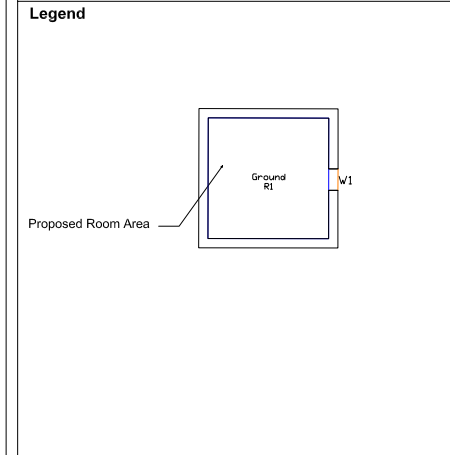




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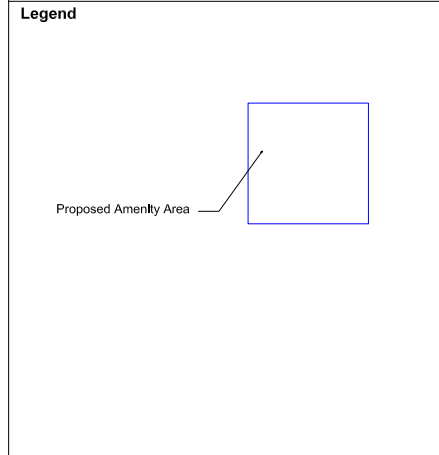
00	First issue	31/01/2020
Rev	Description	Date

CLIENT
 PA Housing Ltd

PROJECT
 Strathmore Road, Teddington

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	2594	KC	VK

DWG REF. NSL contours	DWG No. 2594_39
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00	First issue	31/01/2020	
Rev	Description	Date	
CLIENT			
PA Housing Ltd			
PROJECT			
Strathmore Road, Teddington			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	2594	KC	VK
DWG REF.		DWG No.	
2hr SoG amenity contours		2594_40	

Appendix A.3 – Tabulated Results for Daylight and Sunlight Calculations (Impacts on Neighbours)

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Daylight & Sunlight Assessment- Neighbour Analysis Test
 Date of Analysis: 27/01/2020
 VSC & APSH Analysis



Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria					
63 Strathmore Rd																							
Ground	R1	Residential	LKD	W1	Existing	70.00	1.00	YES	174° Inc	92	0.99	YES	27	0.96	YES								
				Proposed	69.79			91			26												
				W2	Existing	35.36	0.99	YES	174°	83	1.00	YES	26	1.00	YES	92	YES	27	YES				
				Proposed	35.05			83			26												
47 Strathmore Rd																							
Ground	R1	Residential	LKD	W1	Existing	35.55	0.97	YES	265°	49	1.00	YES	14	1.07	YES								
				Proposed	34.58			49			15												
				W2	Existing	33.49	0.98	YES	265°	42	1.00	YES	7	1.14	YES					69	YES	22	YES
				Proposed	32.90			42			8												
				W3	Existing	86.66	1.00	YES	265° Inc	68	0.97	YES	22	0.91	YES					68	YES	21	YES
				Proposed	86.28			66			20												
				W4	Existing	87.22	1.00	YES	265° Inc	67	0.99	YES	21	0.95	YES					68	YES	21	YES
				Proposed	86.85			66			20												
W5	Existing	88.13	1.00	YES	265° Inc	68	0.97	YES	21	0.95	YES	60	YES	18	YES								
Proposed	87.77			66			20																
W6	Existing	80.89	1.00	YES	265° Inc	62	0.97	YES	20	0.90	YES	61	YES	18	YES								
Proposed	80.52			60			18																
W7	Existing	81.63	1.00	YES	265° Inc	61	0.98	YES	19	0.95	YES	62	YES	19	YES								
Proposed	81.28			60			18																
W8	Existing	82.83	1.00	YES	265° Inc	62	0.98	YES	19	0.95	YES	61	YES	18	YES								
Proposed	82.50			61			18																
First	R1	Residential	Bedroom	W1	Existing	37.84	0.98	YES	265°	51	0.98	YES	16	0.94	YES	51	YES	16	YES				
	Proposed	37.08			50			15															
	R2	Residential	Bedroom	W2	Existing	36.41	0.98	YES	265°	44	0.95	YES	9	0.78	YES	44	YES	9	YES				
	Proposed	35.59			42			7															
Second	R1	Residential	Bathroom	W1	Existing	39.16	0.99	n/a	265°	51	1.00	n/a	16	1.00	n/a	51	n/a	16	n/a				
	Proposed	38.79			51			16															
	R2	Residential	Bedroom	W2	Existing	38.99	0.99	YES	265°	49	1.00	YES	14	1.00	YES	49	YES	14	YES				
	Proposed	38.57			49			14															
45 Strathmore Rd																							
Ground	R1	Residential	LKD	W1	Existing	33.73	0.98	YES	265°	47	0.96	YES	13	0.92	YES								
				Proposed	33.13			45			12												
				W2	Existing	84.90	1.00	YES	62°N	*North*		*North*			73	YES	23	YES					
				Proposed	84.78																		

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 VSC & APSH Analysis



Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
First	R1	Residential	Bedroom	W1	Existing 38.06 Proposed 37.04	0.97	YES	265°	51 49	0.96	YES	16 14	0.88	YES	51 49	YES	16 14	YES
	R2	Residential	Bedroom	W2	Existing 38.00 Proposed 37.04	0.97	YES	265°	51 49	0.96	YES	16 14	0.88	YES	51 49	YES	16 14	YES
Second	R1	Residential	Bedroom	W1	Existing 39.17 Proposed 38.62	0.99	YES	265°	51 51	1.00	YES	16 16	1.00	YES	51 51	YES	16 16	YES
	R2	Residential	Bathroom	W2	Existing 39.16 Proposed 38.65	0.99	n/a	265°	51 51	1.00	n/a	16 16	1.00	n/a	51 51	YES	16 16	YES
43 Strathmore Rd																		
Ground	R1	Residential	Bedroom	W1	Existing 34.62 Proposed 33.37	0.96	YES	265°	49 49	1.00	YES	15 14	0.93	YES	49 49	YES	15 14	YES
	R2	Residential	Bathroom	W2	Existing 29.45 Proposed 28.81	0.98	n/a	265°	29 30	1.03	n/a	1 1	1.00	n/a	29 30	n/a	1 1	n/a
First	R1	Residential	Bedroom	W1	Existing 38.11 Proposed 37.03	0.97	YES	265°	51 49	0.96	YES	16 14	0.88	YES	51 49	YES	16 14	YES
	R2	Residential	Bathroom	W2	Existing 38.13 Proposed 36.99	0.97	n/a	265°	51 49	0.96	n/a	16 14	0.88	YES	51 49	n/a	16 14	n/a
41 Strathmore Rd																		
Ground	R1	Residential	Unknown	W1	Existing 34.64 Proposed 33.58	0.97	YES	265°	49 48	0.98	YES	14 14	1.00	YES	49 48	YES	14 14	YES
First	R1	Residential	Unknown	W1	Existing 36.94 Proposed 35.72	0.97	YES	265°	45 43	0.96	YES	13 11	0.85	YES	45 43	YES	13 11	YES
	R2	Residential	Unknown	W2	Existing 35.80 Proposed 34.62	0.97	YES	265°	49 47	0.96	YES	15 13	0.87	YES	49 47	YES	15 13	YES
Second	R1	Residential	Unknown	W1	Existing 39.29 Proposed 38.78	0.99	YES	265°	51 51	1.00	YES	16 16	1.00	YES	51 51	YES	16 16	YES

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 VSC & APSH Analysis



Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
				W16	Existing 12.27 Proposed 12.22	1.00	YES	355°N			*North*			*North*				
				W17	Existing 13.63 Proposed 13.58	1.00	YES	355°N			*North*			*North*				
				W18	Existing 14.89 Proposed 14.84	1.00	YES	355°N			*North*			*North*				
				W19	Existing 79.66 Proposed 79.18	0.99	YES	265° Inc	61 57	0.93	YES	17 15	0.88	YES				
				W20	Existing 79.23 Proposed 78.74	0.99	YES	265° Inc	59 55	0.93	YES	15 13	0.87	YES				
															62 58	YES	18 16	YES
First	R1	Residential	Bedroom	W1	Existing 37.35 Proposed 35.76	0.96	YES	265°	46 44	0.96	YES	11 9	0.82	YES				
	R2	Residential	Bedroom	W2	Existing 37.91 Proposed 36.32	0.96	YES	265°	49 47	0.96	YES	14 12	0.86	YES				
															46 44	YES	11 9	YES
															49 47	YES	14 12	YES
33 Strathmore Rd																		
Ground	R1	Residential	LKD	W1	Existing 34.86 Proposed 32.09	0.92	YES	266°	41 36	0.88	YES	10 7	0.70	YES				
				W2	Existing 59.19 Proposed 58.98	1.00	YES	90° Hz	36 34	0.94	YES	3 2	0.67	YES				
															47 45	YES	10 9	YES
First	R1	Residential	Bathroom	W1	Existing 27.67 Proposed 26.36	0.95	n/a	265°	23 22	0.96	n/a	2 1	0.50	n/a				
	R2	Residential	Bedroom	W7	Existing 30.74 Proposed 29.24	0.95	YES	265°	38 37	0.97	YES	7 6	0.86	YES				
															23 22	n/a	2 1	n/a
															38 37	YES	7 6	YES
Second	R1	Residential	Bathroom	W1	Existing 35.89 Proposed 35.22	0.98	YES	265°	47 47	1.00	n/a	12 12	1.00	n/a				
	R2	Residential	Bedroom	W2	Existing 37.80 Proposed 37.05	0.98	YES	265°	49 49	1.00	YES	14 14	1.00	YES				
															47 47	n/a	12 12	n/a
															49 49	YES	14 14	YES
31 Strathmore Rd																		
Ground	R1	Residential	LKD	W1	Existing 33.27 Proposed 30.19	0.91	YES	264°	50 44	0.88	YES	16 13	0.81	YES				
				W2	Existing 35.24 Proposed 31.62	0.90	YES	264°	50 45	0.90	YES	16 14	0.88	YES				
				W3	Existing 35.61 Proposed 31.80	0.89	YES	264°	50 44	0.88	YES	15 13	0.87	YES				
				W4	Existing 87.02	0.98	YES	264° Inc	69	0.93	YES	23	0.87	YES				

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
				W31	Existing 42.80 Proposed 42.80	1.00	YES	84°N										
				W32	Existing 40.45 Proposed 40.45	1.00	YES	84°N										
				W33	Existing 70.56 Proposed 70.05	0.99	YES	354°N										
				W34	Existing 76.18 Proposed 75.64	0.99	YES	354°N										
															74 71		23 22	
First	R1	Residential	Bedroom	W1	Existing 36.45 Proposed 34.60	0.95	YES	265°	42 41	0.98	YES	9 8	0.89	YES	42 41	YES	9 8	YES
	R2	Residential	Bathroom	W2	Existing 38.35 Proposed 36.45	0.95	n/a	265°	50 49	0.98	n/a	15 14	0.93	n/a	50 49	n/a	15 14	n/a
Second	R1	Residential	Bedroom	W1	Existing 39.22 Proposed 38.27	0.98	YES	265°	51 51	1.00	YES	16 16	1.00	YES	51 51	YES	16 16	YES
	R2	Residential	Bathroom	W2	Existing 39.21 Proposed 38.22	0.97	n/a	265°	51 51	1.00	n/a	16 16	1.00	n/a	51 51	n/a	16 16	n/a
29 Strathmore Rd																		
Ground	R1	Residential	Unknown	W1	Existing 35.26 Proposed 32.62	0.93	YES	265°	51 46	0.90	YES	16 14	0.88	YES	51 46	YES	16 14	YES
	R2	Residential	Unknown	W2	Existing 36.97 Proposed 34.26	0.93	YES	265°	50 46	0.92	YES	15 14	0.93	YES	50 46	YES	15 14	YES
First	R1	Residential	Bedroom	W1	Existing 38.45 Proposed 36.51	0.95	YES	265°	51 49	0.96	YES	16 15	0.94	YES	51 49	YES	16 15	YES
	R2	Residential	Bathroom	W2	Existing 38.47 Proposed 36.65	0.95	n/a	265°	51 49	0.96	n/a	16 15	0.94	n/a	51 49	n/a	16 15	n/a
27 Strathmore Rd																		
Ground	R1	Residential	Unknown	W1	Existing 37.32 Proposed 34.95	0.94	YES	265°	50 47	0.94	YES	15 15	1.00	YES	50 47	YES	15 15	YES
	R2	Residential	Unknown	W2	Existing 37.36 Proposed 35.19	0.94	YES	265°	50 47	0.94	YES	15 15	1.00	YES	50 47	YES	15 15	YES

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 VSC & APSH Analysis



Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
First	R1	Residential	Bedroom	W1	Existing 38.48 Proposed 36.90	0.96	YES	265°	51 50	0.98	YES	16 16	1.00	YES	51 50		16 16	
	R2	Residential	Bathroom	W2	Existing 38.46 Proposed 37.03	0.96	n/a	265°	50 49	0.98	n/a	15 15	1.00	n/a	50 49	YES	15 15	YES
25 Strathmore Rd																		
Ground	R1	Residential	Unknown	W1	Existing 37.33 Proposed 35.38	0.95	YES	265°	50 47	0.94	YES	15 15	1.00	YES	50 47		15 15	
	R2	Residential	Unknown	W2	Existing 36.82 Proposed 34.97	0.95	YES	265°	49 47	0.96	YES	14 14	1.00	YES	49 47	YES	14 14	YES
First	R1	Residential	Bedroom	W1	Existing 38.49 Proposed 37.21	0.97	YES	265°	51 50	0.98	YES	16 16	1.00	YES	51 50		16 16	
	R2	Residential	Bathroom	W2	Existing 38.48 Proposed 37.32	0.97	n/a	265°	50 49	0.98	n/a	15 15	1.00	n/a	50 49	YES	15 15	YES
23 Strathmore Rd																		
Ground	R1	Residential	Unknown	W1	Existing 36.20 Proposed 35.30	0.98	YES	265°	51 50	0.98	YES	16 16	1.00	YES	51 50		16 16	
	R2	Residential	Unknown	W2	Existing 37.25 Proposed 35.86	0.96	YES	265°	51 50	0.98	YES	16 16	1.00	YES	51 50	YES	16 16	YES
First	R1	Residential	Bedroom	W1	Existing 38.51 Proposed 37.51	0.97	YES	265°	51 51	1.00	YES	16 16	1.00	YES	51 51		16 16	
	R2	Residential	Bathroom	W2	Existing 38.52 Proposed 37.60	0.98	n/a	265°	51 51	1.00	n/a	16 16	1.00	n/a	51 51	YES	16 16	YES
21 Strathmore Rd																		
Ground	R1	Residential	Kitchen	W1	Existing 32.56 Proposed 31.38	0.96	YES	265°	35 35	1.00	YES	4 5	1.25	YES	35 35		4 5	
	R2	Residential	Bathroom	W2	Existing 33.78 Proposed 32.57	0.96	n/a	265°	49 48	0.98	n/a	14 14	1.00	n/a	49 48	YES	14 14	YES

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First	R1	Residential	Bedroom	W1	Existing 36.55 Proposed 35.81	0.98	YES	265°	47 47	1.00	YES	16 16	1.00	YES	47 47	YES	16 16	YES
	R2	Residential	Bedroom	W2	Existing 34.77 Proposed 33.97	0.98	YES	265°	46 46	1.00	YES	15 15	1.00	YES	46 46	YES	15 15	YES
Second	R1	Residential	Bathroom	W1	Existing 39.13 Proposed 38.73	0.99	n/a	265°	51 51	1.00	n/a	16 16	1.00	n/a	51 51	n/a	16 16	n/a
	R2	Residential	Bedroom	W2	Existing 39.11 Proposed 38.68	0.99	YES	265°	50 50	1.00	YES	15 15	1.00	YES	50 50	YES	15 15	YES
19 Strathmore Rd																		
Ground	R1	Residential	Bedroom	W1	Existing 32.59 Proposed 31.75	0.97	YES	265°	42 41	0.98	YES	7 7	1.00	YES	42 41	YES	7 7	YES
	R2	Residential	Kitchen	W2	Existing 21.18 Proposed 21.19	1.00	YES	265°	35 35	1.00	YES	3 3	1.00	YES	35 35	YES	3 3	YES
First	R1	Residential	Bathroom	W1	Existing 27.91 Proposed 27.95	1.00	n/a	265°	47 47	1.00	n/a	15 15	1.00	n/a	47 47	n/a	15 15	n/a
	R2	Residential	Bedroom	W2	Existing 31.77 Proposed 31.55	0.99	YES	265°	39 39	1.00	YES	7 7	1.00	YES	39 39	YES	7 7	YES
17 Strathmore Rd																		
Ground	R1	Residential	Unknown	W1	Existing 29.10 Proposed 29.11	1.00	YES	265°	48 48	1.00	YES	15 15	1.00	YES	48 48	YES	15 15	YES
	R2	Residential	Unknown	W2	Existing 34.13 Proposed 33.82	0.99	YES	265°	46 45	0.98	YES	11 11	1.00	YES	46 45	YES	11 11	YES
First	R1	Residential	Bedroom	W1	Existing 37.23 Proposed 36.81	0.99	YES	265°	51 51	1.00	YES	16 16	1.00	YES	51 51	YES	16 16	YES
	R2	Residential	Bathroom	W2	Existing 37.93 Proposed 37.50	0.99	n/a	265°	50 50	1.00	n/a	15 15	1.00	n/a	50 50	n/a	15 15	n/a

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228 Stanley Road																		
Ground	R1	Residential	Unknown	W1	Existing 37.64 Proposed 36.24	0.96	YES	74°N			*North*			*North*	*North*	*North*	*North*	*North*
	R2	Residential	Unknown	W2	Existing 37.27 Proposed 35.85	0.96	YES	74°N			*North*			*North*	*North*	*North*	*North*	*North*
	R3	Residential	Unknown	W3	Existing 30.92 Proposed 29.63	0.96	YES	74°N			*North*			*North*	*North*	*North*	*North*	*North*
First	R1	Residential	Unknown	W1	Existing 28.50 Proposed 27.71	0.97	YES	74°N			*North*			*North*	*North*	*North*	*North*	*North*
	R2	Residential	Unknown	W2	Existing 28.48 Proposed 27.79	0.98	YES	74°N			*North*			*North*	*North*	*North*	*North*	*North*
	R3	Residential	Unknown	W3	Existing 29.12 Proposed 28.34	0.97	YES	74°N			*North*			*North*	*North*	*North*	*North*	*North*
226 Stanley Road																		
Ground	R1	Residential	Unknown	W1	Existing 37.14 Proposed 35.85	0.97	YES	74°N			*North*			*North*	*North*	*North*	*North*	*North*
	R2	Residential	Unknown	W2	Existing 28.49 Proposed 27.25	0.96	YES	74°N			*North*			*North*	*North*	*North*	*North*	*North*
	R3	Residential	Unknown	W3	Existing 28.18 Proposed 27.25	0.97	YES	74°N			*North*			*North*	*North*	*North*	*North*	*North*
First	R1	Residential	Unknown	W1	Existing 38.20 Proposed 37.49	0.98	YES	74°N			*North*			*North*	*North*	*North*	*North*	*North*
	R2	Residential	Unknown	W2	Existing 38.63 Proposed 37.94	0.98	YES	74°N			*North*			*North*	*North*	*North*	*North*	*North*
	R3	Residential	Unknown	W3	Existing 36.73 Proposed 36.04	0.98	YES	74°N			*North*			*North*	*North*	*North*	*North*	*North*
224 Stanley Road																		
Ground	R1	Residential	LKD	W1	Existing 37.74 Proposed 36.26	0.96	YES	73°N			*North*			*North*	72 71	YES	16 16	YES
				W2	Existing 72.49 Proposed 72.41		1.00	YES	90° Hz	72 71	0.99	YES	16 16	1.00				
First	R1	Residential	Bedroom	W1	Existing 38.80 Proposed 37.79	0.97	YES	73°N			*North*			*North*	*North*	*North*	*North*	*North*
	R2	Residential	Bedroom	W2	Existing 23.31 Proposed 23.18	0.99	YES	73°N			*North*			*North*	*North*	*North*	*North*	*North*

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	R3	Residential	Bedroom	W5	Existing 21.22 Proposed 20.76	0.98	YES	76°N										
	R4	Residential	Kitchen	W6	Existing 28.08 Proposed 27.28	0.97	YES	76°N							*North*	*North*	*North*	*North*
				W7	Existing 30.70 Proposed 29.98	0.98	YES	76°N							*North*	*North*	*North*	*North*
				W8	Existing 10.83 Proposed 10.79	1.00	YES	347°N							*North*	*North*	*North*	*North*
First	R1	Residential	Bedroom	W1	Existing 38.01 Proposed 36.40	0.96	YES	76°N							*North*	*North*	*North*	*North*
	R2	Residential	Bedroom	W2	Existing 37.82 Proposed 36.27	0.96	YES	76°N							*North*	*North*	*North*	*North*
	R3	Residential	Bedroom	W3	Existing 24.88 Proposed 24.41	0.98	YES	76°N							*North*	*North*	*North*	*North*
	R4	Residential	Bedroom	W4	Existing 34.62 Proposed 33.92	0.98	YES	76°N							*North*	*North*	*North*	*North*
				W5	Existing 17.71 Proposed 17.63	1.00	YES	347°N							*North*	*North*	*North*	*North*

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Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
63 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2 % of room	19.14	19.10 100%	19.10 100%	1.00	YES
47 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2 % of room	35.66	35.52 100%	35.52 100%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	7.02	6.90 98%	6.90 98%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	11.02	10.80 98%	10.80 98%	1.00	YES
Second	R1	Residential	Bathroom	Area m2 % of room	2.43				n/a
	R2	Residential	Bedroom	Area m2 % of room	11.71	10.56 90%	10.56 90%	1.00	YES
45 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2 % of room	23.40	23.31 100%	23.31 100%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	9.78	9.67 99%	9.67 99%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	6.32	6.23 99%	6.23 99%	1.00	YES
Second	R1	Residential	Bedroom	Area m2 % of room	7.20	6.11 85%	6.11 85%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	4.09				n/a
43 Strathmore Rd									
Ground	R1	Residential	Bedroom	Area m2 % of room	9.02	8.91 99%	8.91 99%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	5.33				n/a
First	R1	Residential	Bedroom	Area m2 % of room	10.33	10.10 98%	10.10 98%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	5.33				n/a
41 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2 % of room	23.68	23.43 99%	23.43 99%	1.00	YES
First	R1	Residential	Unknown	Area m2 % of room	5.85	5.83 100%	5.83 100%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	11.51	11.27 98%	11.27 98%	1.00	YES
Second	R1	Residential	Unknown	Area m2 % of room	17.13	16.56 97%	16.56 97%	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
39 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2	5.85	5.68	5.68	1.00	YES
				% of room		97%	97%		
	R2	Residential	Unknown	Area m2	11.42	11.19	11.19	1.00	YES
				% of room		98%	98%		
First	R1	Residential	Bedroom	Area m2	5.85	5.84	5.84	1.00	YES
				% of room		100%	100%		
	R2	Residential	Bedroom	Area m2	10.95	10.70	10.70	1.00	YES
				% of room		98%	98%		
37 Strathmore Rd									
Ground	R1	Residential	Dining Room	Area m2	12.80	12.80	12.80	1.00	YES
				% of room		100%	100%		
First	R1	Residential	Bedroom	Area m2	8.87	8.76	8.76	1.00	YES
				% of room		99%	99%		
	R2	Residential	Bedroom	Area m2	7.63	7.56	7.56	1.00	YES
				% of room		99%	99%		
35 Strathmore Rd									
Ground	R1	Residential	Dining Room	Area m2	12.88	12.88	12.88	1.00	YES
				% of room		100%	100%		
First	R1	Residential	Bedroom	Area m2	6.37	6.27	6.27	1.00	YES
				% of room		98%	98%		
	R2	Residential	Bedroom	Area m2	10.59	10.37	10.37	1.00	YES
				% of room		98%	98%		
33 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2	34.96	34.89	34.81	1.00	YES
				% of room		100%	100%		
First	R1	Residential	Bathroom	Area m2	5.65				n/a
				% of room					
	R2	Residential	Bedroom	Area m2	11.02	10.72	10.72	1.00	YES
				% of room		97%	97%		
Second	R1	Residential	Bathroom	Area m2	3.01				n/a
				% of room					
	R2	Residential	Bedroom	Area m2	11.40	11.26	11.26	1.00	YES
				% of room		99%	99%		
31 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2	18.62	18.62	18.62	1.00	YES
				% of room		100%	100%		
First	R1	Residential	Bedroom	Area m2	10.46	10.25	10.25	1.00	YES
				% of room		98%	98%		
	R2	Residential	Bathroom	Area m2	6.56				n/a
				% of room					
Second	R1	Residential	Bedroom	Area m2	5.50	5.48	5.48	1.00	YES
				% of room		100%	100%		
	R2	Residential	Bathroom	Area m2	5.91				n/a
				% of room					

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Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
29 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2	4.05	4.02	4.02	1.00	YES
				% of room		99%	99%		
	R2	Residential	Unknown	Area m2	7.44	7.23	7.23	1.00	YES
				% of room		97%	97%		
First	R1	Residential	Bedroom	Area m2	10.07	9.88	9.88	1.00	YES
				% of room		98%	98%		
	R2	Residential	Bathroom	Area m2	5.68				n/a
				% of room					
27 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2	4.05	4.02	4.02	1.00	YES
				% of room		99%	99%		
	R2	Residential	Unknown	Area m2	6.99	6.84	6.84	1.00	YES
				% of room		98%	98%		
First	R1	Residential	Bedroom	Area m2	10.23	10.05	10.05	1.00	YES
				% of room		98%	98%		
	R2	Residential	Bathroom	Area m2	4.89				n/a
				% of room					
25 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2	4.05	4.02	4.02	1.00	YES
				% of room		99%	99%		
	R2	Residential	Unknown	Area m2	6.99	6.84	6.84	1.00	YES
				% of room		98%	98%		
First	R1	Residential	Bedroom	Area m2	10.07	9.88	9.88	1.00	YES
				% of room		98%	98%		
	R2	Residential	Bathroom	Area m2	5.54				n/a
				% of room					
23 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2	4.05	4.02	4.02	1.00	YES
				% of room		99%	99%		
	R2	Residential	Unknown	Area m2	6.99	6.84	6.84	1.00	YES
				% of room		98%	98%		
First	R1	Residential	Bedroom	Area m2	10.33	10.12	10.12	1.00	YES
				% of room		98%	98%		
	R2	Residential	Bathroom	Area m2	4.89				n/a
				% of room					
21 Strathmore Rd									
Ground	R1	Residential	Kitchen	Area m2	8.41	7.91	7.91	1.00	YES
				% of room		94%	94%		
	R2	Residential	Bathroom	Area m2	5.80				n/a
				% of room					
First	R1	Residential	Bedroom	Area m2	5.77	5.72	5.72	1.00	YES
				% of room		99%	99%		
	R2	Residential	Bedroom	Area m2	10.80	10.52	10.52	1.00	YES
				% of room		97%	97%		

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Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Second	R1	Residential	Bathroom	Area m2 % of room	3.01				n/a
	R2	Residential	Bedroom	Area m2 % of room	11.40	11.28 99%	11.28 99%	1.00	YES
19 Strathmore Rd									
Ground	R1	Residential	Bedroom	Area m2 % of room	5.00	5.00 100%	5.00 100%	1.00	YES
	R2	Residential	Kitchen	Area m2 % of room	8.20	7.60 93%	7.60 93%	1.00	YES
First	R1	Residential	Bathroom	Area m2 % of room	6.88				n/a
	R2	Residential	Bedroom	Area m2 % of room	9.96	9.82 99%	9.82 99%	1.00	YES
17 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2 % of room	4.05	4.02 99%	4.02 99%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	7.65	7.43 97%	7.43 97%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	10.11	9.91 98%	9.91 98%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	5.60				n/a
15 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2 % of room	21.83	21.77 100%	21.77 100%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	10.21	10.03 98%	10.03 98%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	5.56				n/a
13 Strathmore Rd									
Ground	R1	Residential	Kitchen	Area m2 % of room	14.52	13.32 92%	13.32 92%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	10.80	10.55 98%	10.55 98%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	5.77				n/a
Second	R1	Residential	Bedroom	Area m2 % of room	11.40	11.32 99%	11.32 99%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	3.01				n/a
11 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2 % of room	29.34	29.00 99%	29.00 99%	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
228 Stanley Road									
Ground	R1	Residential	Unknown	Area m2	13.61	13.15	13.15		
				% of room		97%	97%	1.00	YES
	R2	Residential	Unknown	Area m2	9.89	9.65	9.65		
				% of room		98%	98%	1.00	YES
	R3	Residential	Unknown	Area m2	14.11	14.04	14.04		
				% of room		100%	100%	1.00	YES
First	R1	Residential	Unknown	Area m2	8.89	8.25	8.25		
				% of room		93%	93%	1.00	YES
	R2	Residential	Unknown	Area m2	9.02	8.54	8.54		
				% of room		95%	95%	1.00	YES
	R3	Residential	Unknown	Area m2	10.16	9.57	9.57		
				% of room		94%	94%	1.00	YES
226 Stanley Road									
Ground	R1	Residential	Unknown	Area m2	11.91	11.56	11.56		
				% of room		97%	97%	1.00	YES
	R2	Residential	Unknown	Area m2	10.53	10.40	10.40		
				% of room		99%	99%	1.00	YES
	R3	Residential	Unknown	Area m2	10.16	9.47	9.47		
				% of room		93%	93%	1.00	YES
First	R1	Residential	Unknown	Area m2	8.89	8.56	8.56		
				% of room		96%	96%	1.00	YES
	R2	Residential	Unknown	Area m2	10.53	9.95	9.95		
				% of room		94%	94%	1.00	YES
	R3	Residential	Unknown	Area m2	10.16	9.67	9.67		
				% of room		95%	95%	1.00	YES
224 Stanley Road									
Ground	R1	Residential	LKD	Area m2	54.46	50.27	47.71		
				% of room		92%	88%	0.95	YES
First	R1	Residential	Bedroom	Area m2	8.26	7.99	7.99		
				% of room		97%	97%	1.00	YES
	R2	Residential	Bedroom	Area m2	13.61	12.55	12.55		
				% of room		92%	92%	1.00	YES
Second	R1	Residential	Bathroom	Area m2	7.80				n/a
				% of room					n/a
222 Stanley Road									
Ground	R1	Residential	Bedroom	Area m2	15.16	15.12	15.12		
				% of room		100%	100%	1.00	YES
	R2	Residential	Kitchen	Area m2	17.24	17.24	17.24		
				% of room		100%	100%	1.00	YES
First	R1	Residential	Bedroom	Area m2	7.31	6.86	6.86		
				% of room		94%	94%	1.00	YES
	R2	Residential	Bedroom	Area m2	11.83	11.44	11.44		
				% of room		97%	97%	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Second	R1	Residential	Unknown	Area m2	21.22	19.75	19.75	1.00	YES
				% of room		93%	93%		
	R2	Residential	Bedroom	Area m2	14.77	12.02	12.02	1.00	YES
				% of room		81%	81%		
220 Stanley Road									
Ground	R1	Residential	Unknown	Area m2	12.32	12.28	12.28	1.00	YES
				% of room		100%	100%		
	R2	Residential	Unknown	Area m2	10.37	10.00	10.00	1.00	YES
				% of room		96%	96%		
First	R1	Residential	Bedroom	Area m2	12.32	11.94	11.94	1.00	YES
				% of room		97%	97%		
	R2	Residential	Bedroom	Area m2	15.70	14.93	14.93	1.00	YES
				% of room		95%	95%		
218 Stanley Road									
Ground	R1	Residential	Unknown	Area m2	7.07	6.73	6.73	1.00	YES
				% of room		95%	95%		
	R2	Residential	Unknown	Area m2	10.37	7.05	7.05	1.00	YES
				% of room		68%	68%		
First	R1	Residential	Bedroom	Area m2	13.01	12.46	12.46	1.00	YES
				% of room		96%	96%		
	R2	Residential	Bedroom	Area m2	15.70	14.92	14.92	1.00	YES
				% of room		95%	95%		
5 to 8 Fulwell Court									
Ground	R1	Residential	Kitchen	Area m2	12.11	12.02	12.02	1.00	YES
				% of room		99%	99%		
	R2	Residential	Bedroom	Area m2	13.62	13.50	13.50		
				% of room		99%	99%		
	R3	Residential	Kitchen	Area m2	9.42	9.38	9.38	1.00	YES
				% of room		100%	100%		
	R4	Residential	Bedroom	Area m2	8.85	8.59	8.59	1.00	YES
				% of room		97%	97%		
First	R1	Residential	Bedroom	Area m2	10.39	10.35	10.35	1.00	YES
				% of room		100%	100%		
	R2	Residential	Bedroom	Area m2	20.77	20.47	20.47		
				% of room		99%	99%		
	R3	Residential	Bedroom	Area m2	6.07	6.05	6.05	1.00	YES
				% of room		100%	100%		
	R4	Residential	Bedroom	Area m2	8.85	8.78	8.78	1.00	YES
				% of room		99%	99%		
1 to 4 Fulwell Court									
Ground	R1	Residential	Bedroom	Area m2	14.35	14.06	14.06	1.00	YES
				% of room		98%	98%		
	R2	Residential	Kitchen	Area m2	10.21	10.14	10.14	1.00	YES
				% of room		99%	99%		

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Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R3	Residential	Bedroom	Area m2	11.66	11.33	11.33		
				% of room		97%	97%	1.00	YES
	R4	Residential	Kitchen	Area m2	10.98	10.89	10.89		
				% of room		99%	99%	1.00	YES
First	R1	Residential	Bedroom	Area m2	19.71	19.55	19.55		
				% of room		99%	99%	1.00	YES
	R2	Residential	Bedroom	Area m2	8.88	8.87	8.87		
				% of room		100%	100%	1.00	YES
	R3	Residential	Bedroom	Area m2	11.66	11.49	11.49		
				% of room		98%	98%	1.00	YES
	R4	Residential	Bedroom	Area m2	10.98	10.94	10.94		
				% of room		100%	100%	1.00	YES

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 Date of Analysis: 27/01/2020
 Two Hour Sun on Ground Analysis



Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
63 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	47.91 75%	36.06 75%	1.00	YES
47 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	80.92 68%	54.88 68%	1.01	YES
45 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	65.48 63%	41.09 62%	0.99	YES
43 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	90.32 65%	58.52 64%	0.99	YES
41 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	94.42 70%	65.96 69%	0.99	YES
39 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	101.68 68%	68.95 67%	0.99	YES
37 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	68.35 67%	45.58 66%	0.98	YES
35 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	67.86 66%	44.51 65%	0.99	YES
33 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	59.86 64%	38.29 63%	0.98	YES
31 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	37.65 63%	23.85 63%	1.00	YES

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Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
29 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	54.72 36.76 67%	36.38 66%	0.99	YES
27 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	52.78 34.68 66%	34.68 66%	1.00	YES
25 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	54.10 30.32 56%	30.32 56%	1.00	YES
23 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	54.00 35.15 65%	35.15 65%	1.00	YES
21 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	57.63 38.75 67%	38.75 67%	1.00	YES
19 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	84.07 48.49 58%	48.43 58%	1.00	YES
17 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	86.53 47.46 55%	47.41 55%	1.00	YES
15 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	72.30 34.66 48%	34.66 48%	1.00	YES
13 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	104.40 62.54 60%	62.54 60%	1.00	YES
11 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	68.96 40.31 58%	40.31 58%	1.00	YES

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Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
228 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	296.47	256.65 87%	256.65 87%	1.00	YES
226 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	277.21	225.59 81%	225.59 81%	1.00	YES
224 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	262.19	227.13 87%	227.13 87%	1.00	YES
222 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	220.23	180.74 82%	180.74 82%	1.00	YES
220 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	162.14	116.56 72%	116.56 72%	1.00	YES
218 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	152.58	117.88 77%	117.88 77%	1.00	YES
216 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	178.06	159.65 90%	159.65 90%	1.00	YES
214 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	127.60	116.80 92%	116.80 92%	1.00	YES
5 to 8 Fulwell Court							
Ground	A1	Area m2 Percentage	49.79	32.16 65%	32.16 65%	1.00	YES
Ground	A2	Area m2 Percentage	39.66	28.38 72%	28.38 72%	1.00	YES
1 to 4 Fulwell Court							

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Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Ground	A1	Area m2	36.62	21.07	21.07	1.00	YES
		Percentage		58%	58%		
Ground	A2	Area m2	63.81	26.13	26.13	1.00	YES
		Percentage		41%	41%		
Stanley Primary School							
Ground	Caretaker's Yard	Area m2	50.74	30.05	30.05	1.00	YES
		Percentage		59%	59%		

Appendix A.4 – Tabulated Results for Daylight and Sunlight Calculations (Provision to New Development)

Project Name: Strathmore Road, Teddington
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 Report Title: Average Daylight Analysis for the Proposed Scheme
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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Without Trees	Req'd Value
Block A														
Unit 1														
Ground	R4	Residential	Living Room	W5-L	0.78	0.96	1.22	74.34	68.51	75.53	0.65	0.15	0.24	1.50
				W5-U	0.78	0.96	2.12	74.89	69.48	75.53	0.65	1.00	2.75	
Ground	R5	Residential	Bedroom	W6-L	0.78	0.96	1.22	46.04	40.36	64.82	0.65	0.15	0.17	1.00
				W6-U	0.78	0.96	2.12	32.87	27.29	64.82	0.65	1.00	1.41	
Ground	R10	Residential	Bedroom	W16	0.78	0.96	1.94	69.28	69.28	62.27	0.65	1.00	2.83	1.00
Ground	R11	Residential	KD	W17	0.78	0.96	1.94	73.71	73.51	64.48	0.65	1.00	2.90	2.00
													2.90	
Unit 2														
Ground	R6	Residential	Living Room	W7-L	0.78	0.96	1.22	75.61	61.98	75.73	0.65	0.15	0.24	1.50
				W7-U	0.78	0.96	2.12	75.74	63.05	75.73	0.65	1.00	2.78	
				W8-L	0.78	0.96	0.69	34.09	13.75	75.73	0.65	0.15	0.06	
				W8-U	0.78	0.96	1.20	22.72	7.17	75.73	0.65	1.00	0.47	
Ground	R7	Residential	Bedroom	W9-L	0.78	0.96	1.22	46.99	30.00	65.28	0.65	0.15	0.17	1.00
				W9-U	0.78	0.96	2.12	32.69	18.26	65.28	0.65	1.00	1.39	
				W10-L	0.78	0.96	0.01	42.98	27.74	65.28	0.65	0.15	0.00	
				W10-U	0.78	0.96	0.81	47.21	31.41	65.28	0.65	1.00	0.76	
				W11-L	0.78	0.96	0.01	31.89	27.36	65.28	0.65	0.15	0.00	
Ground	R8	Residential	Bedroom	W11-U	0.78	0.96	0.81	36.94	32.45	65.28	0.65	1.00	0.60	1.00
				W12-L	0.78	0.96	0.01	24.91	24.07	64.45	0.65	0.15	0.00	
				W12-U	0.78	0.96	0.81	29.79	28.82	64.45	0.65	1.00	0.49	
				W13-L	0.78	0.96	0.01	18.65	18.62	64.45	0.65	0.15	0.00	
Ground	R9	Residential	KD	W13-U	0.78	0.96	0.81	22.54	22.47	64.45	0.65	1.00	0.37	2.00
				W14	0.78	0.96	1.94	63.10	63.10	64.45	0.65	1.00	2.49	
				W15	0.78	0.96	1.94	74.72	74.71	64.76	0.65	1.00	2.93	

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Without Trees	Req'd Value
Unit 3														
First	R4	Residential	Living Room	W5-L	0.78	0.96	1.22	79.35	74.44	75.53	0.65	0.15	0.25	1.50
				W5-U	0.78	0.96	2.12	79.57	75.28	75.53	0.65	1.00	2.92	
First	R5	Residential	Bedroom	W6-L	0.78	0.96	1.22	50.02	45.80	64.82	0.65	0.15	0.19	1.00
				W6-U	0.78	0.96	2.12	37.22	33.08	64.82	0.65	1.00	1.59	
First	R10	Residential	Bedroom	W16	0.78	0.96	1.94	77.29	77.29	62.27	0.65	1.00	3.15	1.00
First	R11	Residential	KD	W17	0.78	0.96	1.94	80.43	80.27	64.48	0.65	1.00	3.17	2.00
Unit 4														
First	R6	Residential	Living Room	W7-L	0.78	0.96	1.22	80.26	68.51	75.73	0.65	0.15	0.25	1.50
				W7-U	0.78	0.96	2.12	80.05	70.15	75.73	0.65	1.00	2.93	
				W8-L	0.78	0.96	0.69	39.55	16.43	75.73	0.65	0.15	0.07	
				W8-U	0.78	0.96	1.20	28.67	10.72	75.73	0.65	1.00	0.60	
First	R7	Residential	Bedroom	W9-L	0.78	0.96	1.20	47.77	31.34	65.28	0.65	0.15	0.17	1.00
				W9-U	0.78	0.96	2.09	34.29	21.02	65.28	0.65	1.00	1.43	
				W10-L	0.78	0.96	0.01	66.52	50.44	65.28	0.65	0.15	0.00	
				W10-U	0.78	0.96	0.81	71.48	55.32	65.28	0.65	1.00	1.16	
				W11-L	0.78	0.96	0.01	62.07	57.44	65.28	0.65	0.15	0.00	
First	R8	Residential	Bedroom	W11-U	0.78	0.96	0.81	67.43	62.78	65.28	0.65	1.00	1.09	1.00
First	R8	Residential	Bedroom	W12-L	0.78	0.96	0.01	59.63	58.35	64.45	0.65	0.15	0.00	1.00
				W12-U	0.78	0.96	0.81	65.10	63.76	64.45	0.65	1.00	1.07	
				W13-L	0.78	0.96	0.01	57.61	57.35	64.45	0.65	0.15	0.00	
				W13-U	0.78	0.96	0.81	63.67	63.40	64.45	0.65	1.00	1.04	
				W14	0.78	0.96	1.94	75.68	75.68	64.45	0.65	1.00	2.98	
First	R9	Residential	KD	W15	0.78	0.96	1.94	81.51	81.50	64.76	0.65	1.00	3.20	2.00

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First	R3	Residential	Living Room	W4-L	0.78	0.96	1.22	78.66	74.81	75.73	0.65	0.15	0.25	
				W4-U	0.78	0.96	2.12	79.07	75.66	75.73	0.65	1.00	2.90	
													3.15	1.50
First	R12	Residential	KD	W18	0.78	0.96	1.94	79.72	79.31	64.76	0.65	1.00	3.13	
													3.13	2.00
First	R13	Residential	Bedroom	W19	0.78	0.96	1.94	76.08	75.08	62.27	0.65	1.00	3.10	
													3.10	1.00
Unit 11														
Second	R1	Residential	LKD	W1-L	0.78	0.96	0.69	59.47	44.29	103.53	0.65	0.15	0.08	
				W1-U	0.78	0.96	1.20	61.02	48.10	103.53	0.65	1.00	0.93	
				W2-L	0.78	0.96	0.47	54.74	53.83	103.53	0.65	0.15	0.05	
				W2-U	0.78	0.96	0.81	56.82	56.21	103.53	0.65	1.00	0.58	
				W3-L	0.78	0.96	0.40	84.38	82.24	103.53	0.65	0.15	0.06	
				W3-U	0.78	0.96	2.12	84.23	82.41	103.53	0.65	1.00	2.26	
				W18	0.78	0.96	0.61	78.27	38.60	103.53	0.65	1.00	0.60	
													4.56	2.00
Second	R8	Residential	Bedroom	W16	0.78	0.92	1.86	N/A	N/A	69.10	0.71	1.00	0.28	
				W17-L	0.78	0.96	0.15	79.10	37.32	69.10	0.65	0.15	0.03	
				W17-U	0.78	0.96	0.62	78.29	42.18	69.10	0.65	1.00	0.91	
													1.23	1.00
Unit 12														
Second	R2	Residential	LKD	W4-L	0.78	0.96	0.63	0.00	0.00	109.78	0.65	0.15	0.00	
				W4-U	0.78	0.96	1.20	70.65	69.96	109.78	0.65	1.00	1.01	
				W5-L	0.78	0.96	0.40	84.37	81.55	109.78	0.65	0.15	0.06	
				W5-U	0.78	0.96	2.12	84.07	81.63	109.78	0.65	1.00	2.13	
													3.20	2.00
Second	R7	Residential	Bedroom	W15	0.78	0.92	1.86	N/A	N/A	65.21	0.72	1.00	1.81	
													1.81	1.00
Block B														
Unit 13														
Ground	R1	Residential	Bedroom	W1-L	0.78	0.96	0.70	75.29	75.21	65.56	0.65	0.15	0.16	
				W1-U	0.78	0.96	1.15	75.99	75.92	65.56	0.65	1.00	1.73	
													1.89	1.00
Ground	R2	Residential	Kitchen	W2	0.78	0.96	0.98	73.23	73.23	49.22	0.65	1.00	1.91	
													1.91	2.00

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Ground	R25	Residential	Bedroom	W30-L	0.78	0.96	1.22	52.54	45.37	69.77	0.65	0.15	0.18	1.00
				W30-U	0.78	0.96	2.00	37.12	29.17	69.77	0.65	1.00	1.39	
Ground	R26	Residential	LD	W31-L	0.78	0.96	1.24	74.08	66.39	100.99	0.65	0.15	0.18	1.50
				W31-U	0.78	0.96	2.00	73.95	66.94	100.99	0.65	1.00	1.92	
				W32-L	0.78	0.96	0.69	71.82	64.98	100.99	0.65	0.15	0.10	
				W32-U	0.78	0.96	1.15	72.48	66.18	100.99	0.65	1.00	1.07	
Ground	R27	Residential	Bedroom	W33	0.78	0.96	1.13	66.90	55.94	46.32	0.65	1.00	2.13	1.00
Unit 14														
First	R1	Residential	Bedroom	W1-L	0.78	0.96	0.70	79.86	79.83	65.56	0.65	0.15	0.17	1.00
				W1-U	0.78	0.96	1.14	80.02	80.02	65.56	0.65	1.00	1.82	
First	R2	Residential	Kitchen	W2	0.78	0.96	0.98	78.34	78.34	49.22	0.65	1.00	2.05	2.00
First	R26	Residential	Bedroom	W31-L	0.78	0.96	1.22	71.02	65.29	68.50	0.65	0.15	0.25	1.00
				W31-U	0.78	0.96	2.00	73.18	68.15	68.50	0.65	1.00	2.79	
First	R27	Residential	LD	W32-L	0.78	0.96	1.24	79.46	73.15	100.14	0.65	0.15	0.19	1.50
				W32-U	0.78	0.96	2.00	79.54	73.99	100.14	0.65	1.00	2.08	
				W33-L	0.78	0.96	0.70	76.79	71.23	100.14	0.65	0.15	0.11	
				W33-U	0.78	0.96	1.14	77.46	72.51	100.14	0.65	1.00	1.15	
First	R28	Residential	Bedroom	W34	0.78	0.96	1.13	77.29	68.38	46.31	0.65	1.00	2.46	1.00
Unit 15														
First	R3	Residential	Kitchen	W3	0.78	0.96	0.98	79.16	79.16	61.33	0.65	1.00	1.66	2.00
First	R4	Residential	Bedroom	W4-L	0.78	0.96	0.79	76.55	76.50	61.81	0.65	0.15	0.19	1.00
				W4-U	0.78	0.96	2.02	77.03	76.99	61.81	0.65	1.00	3.29	
First	R24	Residential	Bedroom	W29-L	0.78	0.96	1.24	76.31	62.47	65.70	0.65	0.15	0.28	1.00
				W29-U	0.78	0.96	2.00	76.07	65.30	65.70	0.65	1.00	3.02	
First	R25	Residential	LD	W30-L	0.78	0.96	1.38	62.66	54.77	91.95	0.65	0.15	0.18	1.50
				W30-U	0.78	0.96	2.26	44.13	37.33	91.95	0.65	1.00	1.42	

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Unit 16														
Second	R1	Residential	Bedroom	W1	0.78	0.92	0.69	N/A	N/A	45.60	0.73	1.00	3.38	
				W27-L	0.78	0.96	0.25	78.90	71.93	45.60	0.65	0.15	0.09	
				W27-U	0.78	0.96	0.75	78.89	73.02	45.60	0.65	1.00	1.69	
													5.16	1.00
Second	R2	Residential	Kitchen	W2	0.78	0.92	0.69	N/A	N/A	45.62	0.73	1.00	3.38	
													3.38	2.00
Second	R20	Residential	Bedroom	W23-L	0.78	0.96	0.57	85.20	80.59	63.50	0.65	0.15	0.15	
				W23-U	0.78	0.96	2.00	84.25	80.45	63.50	0.65	1.00	3.47	
													3.62	1.00
Second	R21	Residential	LD	W24-L	0.78	0.96	0.58	84.86	80.65	79.99	0.65	0.15	0.12	
				W24-U	0.78	0.96	2.00	84.06	80.60	79.99	0.65	1.00	2.75	
				W25-L	0.78	0.96	0.33	82.29	78.56	79.99	0.65	0.15	0.07	
				W25-U	0.78	0.96	1.14	82.11	79.03	79.99	0.65	1.00	1.53	
				W26-L	0.78	0.96	0.22	78.15	71.86	79.99	0.65	0.15	0.04	
				W26-U	0.78	0.96	0.78	78.57	73.21	79.99	0.65	1.00	1.00	
													5.51	1.50
Unit 17														
Second	R3	Residential	Kitchen	W3	0.78	0.92	0.69	N/A	N/A	44.91	0.73	1.00	3.49	
													3.49	2.00
Second	R18	Residential	Bedroom	W21-L	0.78	0.96	0.58	85.48	78.29	69.50	0.65	0.15	0.14	
				W21-U	0.78	0.96	2.00	84.44	78.62	69.50	0.65	1.00	3.18	
													3.32	1.00
Second	R19	Residential	LD	W22-L	0.78	0.96	1.38	85.49	79.32	73.45	0.65	0.15	0.31	
				W22-U	0.78	0.96	2.26	84.61	79.67	73.45	0.65	1.00	3.40	
													3.72	1.50

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Unit 21														
First	R7	Residential	Kitchen	W7	0.78	0.96	0.98	78.31	78.29	47.14	0.65	1.00	2.13 2.13	2.00
First	R8	Residential	Bedroom	W8-L W8-U	0.78 0.78	0.96 0.96	0.44 1.16	70.54 71.45	70.54 71.45	47.40 47.40	0.65 0.65	0.15 1.00	0.13 2.28 2.41	1.00
First	R9	Residential	Bedroom	W9-L W9-U	0.78 0.78	0.96 0.96	0.70 1.15	78.31 78.82	78.22 78.75	65.42 65.42	0.65 0.65	0.15 1.00	0.16 1.81 1.97	1.00
First	R20	Residential	Bedroom	W25-L W25-U	0.78 0.78	0.96 0.96	1.22 2.00	62.35 64.19	49.30 52.81	68.46 68.46	0.65 0.65	0.15 1.00	0.22 2.45 2.67	1.00
First	R21	Residential	LD	W26-L W26-U	0.78 0.78	0.96 0.96	1.65 2.67	56.38 38.57	38.39 20.10	91.43 91.43	0.65 0.65	0.15 1.00	0.20 1.47 1.67	1.50
Unit 22														
Second	R4	Residential	Kitchen	W4	0.78	0.92	0.70	N/A	N/A	45.86	0.73	1.00	3.43 3.43	2.00
Second	R16	Residential	LD	W19-L W19-U	0.78 0.78	0.96 0.96	1.37 2.27	84.66 84.16	71.46 76.07	73.09 73.09	0.65 0.65	0.15 1.00	0.31 3.42 3.73	1.50
Second	R17	Residential	Bedroom	W20-L W20-U	0.78 0.78	0.96 0.96	0.58 2.00	85.26 84.30	75.85 77.23	69.17 69.17	0.65 0.65	0.15 1.00	0.14 3.19 3.33	1.00
Unit 23														
Second	R5	Residential	Kitchen	W5	0.78	0.92	0.70	N/A	N/A	46.59	0.73	1.00	3.32 3.32	2.00
Second	R6	Residential	Bedroom	W6	0.78	0.92	0.70	N/A	N/A	45.55	0.73	1.00	3.40 3.40	1.00
Second	R14	Residential	Bedroom	W17-L W17-U	0.78 0.78	0.96 0.96	0.58 2.00	75.32 77.80	65.37 68.58	65.18 65.18	0.65 0.65	0.15 1.00	0.13 3.12 3.25	1.00
Second	R15	Residential	LD	W18-L W18-U	0.78 0.78	0.96 0.96	1.65 2.67	81.39 82.17	69.31 72.50	80.81 80.81	0.65 0.65	0.15 1.00	0.33 3.54 3.87	1.50

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Unit 24														
Ground	R7	Residential	Bedroom	W7-L	0.78	0.96	0.80	72.66	72.66	65.26	0.65	0.15	0.17	1.00
				W7-U	0.78	0.96	2.01	73.02	73.02	65.26	0.65	1.00	2.93	
Ground	R8	Residential	Kitchen	W8	0.78	0.96	0.98	73.49	73.39	59.08	0.65	1.00	1.60	2.00
Ground	R19	Residential	Bedroom	W24-L	0.78	0.96	1.22	55.81	39.14	69.41	0.65	0.15	0.19	1.00
				W24-U	0.78	0.96	2.00	56.34	42.06	69.41	0.65	1.00	2.12	
Ground	R20	Residential	LD	W25-L	0.78	0.96	1.63	50.62	23.96	88.72	0.65	0.15	0.18	1.50
				W25-U	0.78	0.96	2.67	34.61	6.69	88.72	0.65	1.00	1.36	
Unit 25														
Ground	R9	Residential	Bedroom	W9-L	0.78	0.96	0.79	68.57	68.35	67.56	0.65	0.15	0.16	1.00
				W9-U	0.78	0.96	2.02	69.04	68.82	67.56	0.65	1.00	2.69	
Ground	R10	Residential	Bedroom	W10-L	0.78	0.96	0.69	66.54	66.54	51.04	0.65	0.15	0.18	1.00
				W10-U	0.78	0.96	1.15	67.30	67.30	51.04	0.65	1.00	1.99	
Ground	R11	Residential	KD	W11	0.78	0.96	0.98	73.36	73.03	71.72	0.65	1.00	1.31	2.00
				W12-L	0.78	0.96	0.69	78.10	73.98	71.72	0.65	0.15	0.15	
				W12-U	0.78	0.96	1.15	79.03	74.62	71.72	0.65	1.00	1.66	
Ground	R12	Residential	Living Room	W13-L	0.78	0.96	0.54	76.42	72.84	80.95	0.65	0.15	0.10	1.50
				W13-U	0.78	0.96	0.90	77.59	73.67	80.95	0.65	1.00	1.13	
				W14-L	0.78	0.96	1.21	72.04	68.92	80.95	0.65	0.15	0.21	
				W14-U	0.78	0.96	2.03	75.89	72.31	80.95	0.65	1.00	2.48	
Ground	R18	Residential	Bedroom	W23-L	0.78	0.96	1.23	33.88	24.34	68.92	0.65	0.15	0.12	1.00
				W23-U	0.78	0.96	2.00	34.87	26.31	68.92	0.65	1.00	1.32	
Unit 26														
First	R10	Residential	Bedroom	W10-L	0.78	0.96	0.79	75.19	74.98	68.30	0.65	0.15	0.17	1.00
				W10-U	0.78	0.96	2.02	75.87	75.70	68.30	0.65	1.00	2.93	
													3.10	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Average Daylight Analysis for the Proposed Scheme
 Date: 27/01/2020



Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Without Trees	Req'd Value
First	R11	Residential	Bedroom	W11-L	0.78	0.96	0.44	72.86	72.86	51.01	0.65	0.15	0.12	1.00
				W11-U	0.78	0.96	1.15	73.82	73.82	51.01	0.65	1.00	2.18	
First	R12	Residential	KD	W12	0.78	0.96	0.98	78.23	78.01	75.25	0.65	1.00	1.34	2.00
				W13-L	0.78	0.96	0.70	83.11	78.38	75.25	0.65	0.15	0.15	
				W13-U	0.78	0.96	1.14	82.53	78.27	75.25	0.65	1.00	1.64	
First	R13	Residential	Living Room	W14-L	0.78	0.96	0.70	83.24	78.64	89.28	0.65	0.15	0.13	1.50
				W14-U	0.78	0.96	1.14	82.61	78.44	89.28	0.65	1.00	1.38	
				W15-L	0.78	0.96	1.21	85.59	81.09	89.28	0.65	0.15	0.23	
				W15-U	0.78	0.96	2.03	84.42	80.35	89.28	0.65	1.00	2.51	
First	R19	Residential	Bedroom	W24-L	0.78	0.96	1.22	37.94	30.52	68.10	0.65	0.15	0.13	1.00
				W24-U	0.78	0.96	2.00	39.37	32.70	68.10	0.65	1.00	1.51	
Unit 27														
First	R14	Residential	Bedroom	W16-L	0.78	0.96	0.78	84.21	80.61	49.74	0.65	0.15	0.26	1.00
				W16-U	0.78	0.96	2.04	83.50	80.15	49.74	0.65	1.00	4.47	
First	R15	Residential	KD	W17	0.78	0.96	0.91	55.56	54.28	64.48	0.65	1.00	1.02	2.00
				W18	0.78	0.96	0.98	81.87	79.06	64.48	0.65	1.00	1.63	
				W19	0.78	0.96	0.60	75.40	46.01	64.48	0.65	1.00	0.92	
First	R16	Residential	Living Room	W20-L	0.78	0.96	0.54	77.37	0.00	75.20	0.65	0.15	0.11	1.50
				W20-U	0.78	0.96	0.89	77.68	0.00	75.20	0.65	1.00	1.20	
				W21-L	0.78	0.96	1.22	76.36	33.16	75.20	0.65	0.15	0.24	
				W21-U	0.78	0.96	2.02	76.98	0.00	75.20	0.65	1.00	2.70	
First	R17	Residential	Bedroom	W22-L	0.78	0.96	1.22	46.75	41.79	61.96	0.65	0.15	0.18	1.00
				W22-U	0.78	0.96	2.01	35.13	31.49	61.96	0.65	1.00	1.49	
First	R18	Residential	Bedroom	W23-L	0.78	0.96	0.70	54.84	46.42	62.42	0.65	0.15	0.12	1.00
				W23-U	0.78	0.96	1.15	40.47	34.46	62.42	0.65	1.00	0.97	
Unit 28														
Second	R7	Residential	KD	W7	0.78	0.92	1.40	N/A	N/A	62.70	0.72	1.00	4.89	2.00
													4.89	

Project Name: Strathmore Road, Teddington
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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Without Trees	Req'd Value
Second	R8	Residential	Bedroom	W8	0.78	0.92	0.70	N/A	N/A	62.28	0.72	1.00	2.43	1.00
				W9-L	0.78	0.96	0.32	85.04	81.66	62.28	0.65	0.15	0.09	
				W9-U	0.78	0.96	1.16	83.91	81.08	62.28	0.65	1.00	2.03	
													4.55	
Second	R9	Residential	Living Room	W10-L	0.78	0.96	0.56	87.50	84.16	71.24	0.65	0.15	0.13	1.50
				W10-U	0.78	0.96	2.03	85.78	83.04	71.24	0.65	1.00	3.19	
				W11-L	0.78	0.96	0.81	63.77	62.00	71.24	0.65	0.15	0.14	
				W11-U	0.78	0.96	1.34	69.04	66.77	71.24	0.65	1.00	1.70	
													5.16	
Second	R13	Residential	Bedroom	W16-L	0.78	0.96	1.22	45.74	40.37	63.05	0.65	0.15	0.17	1.00
				W16-U	0.78	0.96	2.00	52.89	48.25	63.05	0.65	1.00	2.19	
													2.36	
Unit 29														
Second	R10	Residential	LKD	W12-L	0.78	0.96	0.26	81.17	0.00	113.41	0.65	0.15	0.04	2.00
				W12-U	0.78	0.96	0.89	80.90	0.00	113.41	0.65	1.00	0.83	
				W13-L	0.78	0.96	1.22	82.77	0.00	113.41	0.65	0.15	0.18	
				W13-U	0.78	0.96	2.02	83.01	0.00	113.41	0.65	1.00	1.93	
													2.97	
Second	R11	Residential	Bedroom	W14-L	0.78	0.96	1.22	75.05	69.50	62.69	0.65	0.15	0.29	1.00
				W14-U	0.78	0.96	2.02	77.87	73.29	62.69	0.65	1.00	3.27	
													3.56	
Second	R12	Residential	Bedroom	W15-L	0.78	0.96	0.69	70.98	67.13	63.92	0.65	0.15	0.15	1.00
				W15-U	0.78	0.96	1.15	75.28	72.34	63.92	0.65	1.00	1.76	
													1.91	
Unit 30														
Ground	R13	Residential	Bedroom	W15-L	0.78	0.96	0.77	75.93	73.24	49.74	0.65	0.15	0.23	1.00
				W15-U	0.78	0.96	2.04	77.20	74.21	49.74	0.65	1.00	4.13	
													4.36	
Ground	R14	Residential	KD	W16	0.78	0.96	0.91	49.91	48.62	64.47	0.65	1.00	0.92	2.00
				W17	0.78	0.96	0.98	79.12	76.45	64.47	0.65	1.00	1.57	
				W18	0.78	0.96	0.60	71.90	48.13	64.47	0.65	1.00	0.88	
													3.37	
Ground	R15	Residential	Living Room	W19-L	0.78	0.96	0.54	73.19	25.71	75.14	0.65	0.15	0.10	1.50
				W19-U	0.78	0.96	0.89	74.01	16.47	75.14	0.65	1.00	1.15	
				W20-L	0.78	0.96	1.22	70.47	34.16	75.14	0.65	0.15	0.22	
				W20-U	0.78	0.96	2.02	71.01	33.64	75.14	0.65	1.00	2.49	
													3.96	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Average Daylight Analysis for the Proposed Scheme
 Date: 27/01/2020



Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Without Trees	Req'd Value
Ground	R16	Residential	Bedroom	W21-L	0.78	0.96	1.22	43.28	33.72	62.35	0.65	0.15	0.17	1.00
				W21-U	0.78	0.96	2.02	31.82	21.66	62.35	0.65	1.00	1.34	
Ground	R17	Residential	Bedroom	W22-L	0.78	0.96	0.70	47.47	34.52	62.42	0.65	0.15	0.10	1.00
				W22-U	0.78	0.96	1.15	34.55	22.74	62.42	0.65	1.00	0.83	

Project Name: Strathmore Road, Teddington

Project No.: 2594

Report Title: Daylight Assessment for the Proposed Development at Strathmore Road

Date of Analysis: 27/01/2020

Average Daylight Factor with Impact from Trees

Flat No.	Room	Tree type	Full leaf	Bare branch	ADF from model (Trees Opaque)	ADF from model (No Trees)	Recommended ADF (%)	Summer ADF (%)	Winter ADF (%)
Unit 11	R8 - Bedroom	Silver Maple (15, 55)	15	55	0.79	1.23	1.0	0.9	1.0
Unit 13	R2 - Kitchen	<i>Does not face trees</i>	/	/	/	/	/	/	/
Unit 15	R3 - Kitchen	<i>Does not face trees</i>	/	/	/	/	/	/	/
Unit 15	R25 - LD	European Birch (20, 55)	20	55	1.36	1.60	1.5	1.4	1.5
Unit 18	R3 - Kitchen	<i>Does not face trees</i>	/	/	/	/	/	/	/
Unit 18	R24 LD	European Birch (20, 55)	20	55	1.17	1.59	1.5	1.3	1.4
Unit 19	R6 - Kitchen	<i>Does not face trees</i>	/	/	/	/	/	/	/
Unit 19	R21 LD	European Birch (20, 55)	20	55	0.59	1.56	2.0	0.8	1.0
Unit 20	R6 - Kitchen	<i>Does not face trees</i>	/	/	/	/	/	/	/
Unit 20	R22 - LD	European Birch (20, 55)	20	55	0.67	1.57	1.5	0.9	1.1
Unit 21	R21 - LD	European Birch (20, 55)	20	55	0.90	1.67	1.5	1.1	1.2
Unit 24	R8 - Kitchen	<i>Does not face trees</i>	/	/	/	/	/	/	/
Unit 24	R20 - LD	European Birch (20, 55)	20	55	0.35	1.54	1.5	0.6	0.9
Unit 27	R16 - Living Room	European Beech (20, 45)	20	45	0.11	4.25	1.5	0.9	1.6
Unit 27	R18 - Bedroom	European Birch (20, 55)	20	55	0.93	1.09	1.0	1.0	1.0
Unit 29	R10 - LKD	European Beech (20, 45)	20	45	0.00	2.97	1.5	0.6	1.1
Unit 30	R17 - Bedroom	European Birch (20, 55)	20	55	0.62	0.93	1.5	0.7	0.8

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development
 Date of Analysis: 27/01/2020
 APSh Analysts



Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria	
Block A													
Unit 1													
Ground	R4	Residential	Living Room	W5	Without trees With Trees	160°	82 72	26 19	82 72	YES YES	26 19	YES YES	YES
	R5	Residential	Bedroom	W6	Without trees With Trees	160°	23 19	20 16	23 19	NO NO	20 16	YES YES	
	R10	Residential	Bedroom	W16	Without trees With Trees	340°N	8 8	0 0	8 8	NO NO	0 0	NO NO	
	R11	Residential	KD	W17	Without trees With Trees	340°N	14 13	0 0	14 13	NO NO	0 0	NO NO	
Unit 2													
Ground	R6	Residential	Living Room	W7	Without trees With Trees	160°	76 57	25 12	77 57	YES YES	25 12	YES YES	YES
				W8	Without trees With Trees	250°	18 4	17 4					
	R7	Residential	Bedroom	W9	Without trees With Trees	160°	26 8	20 8	48 22	YES NO	23 10	YES YES	
				W10	Without trees With Trees	250°	35 7	16 3					
				W11	Without trees With Trees	250°	26 11	10 1					
	R8	Residential	Bedroom	W12	Without trees With Trees	250°	21 14	8 1	21 14	NO NO	8 1	YES NO	
				W13	Without trees With Trees	250°	17 12	6 1					
				W14	Without trees With Trees	340°N	0 0	0 0					
	R9	Residential	KD	W15	Without trees With Trees	340°N	12 12	0 0					
									12 12	NO NO	0 0	NO NO	
Unit 3													
First	R4	Residential	Living Room	W5	Without trees With Trees	160°	83 78	27 22	83 78	YES YES	27 22	YES YES	YES
	R5	Residential	Bedroom	W6	Without trees With Trees	160°	25 23	21 19	25 23	YES NO	21 19	YES YES	
	R10	Residential	Bedroom	W16	Without trees With Trees	340°N	11 11	0 0	11 11	NO NO	0 0	NO NO	
	R11	Residential	KD	W17	Without trees With Trees	340°N	14 13	0 0	14 13	NO NO	0 0	NO NO	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria					
Unit 4																	
First	R6	Residential	Living Room	W7	Without trees With Trees	160° 250°	79 67	27 18	83 69	YES YES	28 19	YES YES	YES				
				W8	Without trees With Trees	250°	24 9	20 8									
	R7	Residential	Bedroom	W9	Without trees With Trees	160°	28 12	22 10	61 52	YES YES	25 17	YES YES					
				W10	Without trees With Trees	250°	54 26	20 4									
				W11	Without trees With Trees	250°	52 42	17 8									
				W12	Without trees With Trees	250°	50 46	17 13									
	R8	Residential	Bedroom	W13	Without trees With Trees	250°	49 47	16 14	54 52	YES YES	17 15	YES YES					
				W14	Without trees With Trees	340°N	11 11	0 0									
				W15	Without trees With Trees	340°N	14 14	0 0									
	R9	Residential	KD	W15	Without trees With Trees	340°N	14 14	0 0	14 14	NO NO	0 0	NO NO					
				Unit 5													
	Second	R3	Residential	LKD	W6	Without trees With Trees	160°	85 84	29 28	85 84	YES YES	29 28		YES YES	YES		
					W7	Without trees With Trees	160°	63 62	24 23								
					W14	Without trees With Trees	340°N	60 58	3 3								
		R6	Residential	Bedroom	W14	Without trees With Trees	340°N	60 58	3 3	60 58	YES YES	3 3		NO NO			
Unit 6																	
Second					R4	Residential	LKD	W8	Without trees With Trees	160°	85 81	29 25	99 98	YES YES		30 29	YES YES
	W9	Without trees With Trees	250°	51 44				21 14									
	W10	Without trees With Trees	160°	53 46				23 16									
	W11	Without trees With Trees	250°	60 57				21 18									
	W12	Without trees With Trees	250°	60 58				21 19									
	R5	Residential	Bedroom	W12	Without trees With Trees	250°	60 58	21 19	80 77	YES YES	21 19	YES YES					
				W13	Without trees With Trees	340°N	60 59	3 3									

Project Name: Strathmore Road, Teddington
 Project No.: 2594
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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria
Unit 7												
Ground	R1	Residential	Living Room	W1	Without trees With Trees	70°N	18 14	7 7	80 74	YES YES	24 22	YES YES
				W2	Without trees With Trees	160°	78 73	23 21				
	R14	Residential	KD	W20	Without trees With Trees	340°N	14 13	0 0	14 13	NO NO	0 0	NO NO
	R15	Residential	Bedroom	W21	Without trees With Trees	340°N	3 2	0 0	41 6	YES NO	8 2	YES NO
				W22	Without trees With Trees	70°N	39 4	8 2				
	R16	Residential	Bedroom	W23	Without trees With Trees	70°N	38 8	8 5	40 14	YES NO	10 10	YES YES
				W24	Without trees With Trees	160°	18 9	8 8				
Unit 8												
Ground	R2	Residential	Bedroom	W3	Without trees With Trees	160°	21 21	14 14	21 21	NO NO	14 14	NO NO
	R3	Residential	Living Room	W4	Without trees With Trees	160°	81 74	25 21	81 74	YES YES	25 21	YES YES
	R12	Residential	KD	W18	Without trees With Trees	340°N	14 13	0 0	14 13	NO NO	0 0	NO NO
	R13	Residential	Bedroom	W19	Without trees With Trees	340°N	3 3	0 0	3 3	NO NO	0 0	NO NO
Unit 9												
First	R1	Residential	Living Room	W1	Without trees With Trees	70°N	20 16	9 9	83 78	YES YES	27 26	YES YES
				W2	Without trees With Trees	160°	82 78	27 26				
	R14	Residential	KD	W20	Without trees With Trees	340°N	15 14	1 1	15 14	NO NO	1 1	NO NO
	R15	Residential	Bedroom	W21	Without trees With Trees	340°N	4 3	0 0	43 7	YES NO	9 1	YES NO
				W22	Without trees With Trees	70°N	40 4	9 1				
	R16	Residential	Bedroom	W23	Without trees With Trees	70°N	40 4	9 2	44 16	YES NO	13 13	YES YES
				W24	Without trees With Trees	160°	24 14	13 13				

Project Name: Strathmore Road, Teddington Project No.: 2594 Report Title: Sunlight Assessment for the Proposed Development Date of Analysis: 27/01/2020 APSH Analysis													
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria	
Unit 10													
First	R2	Residential	Bedroom	W3	Without trees With Trees	160°	24 24	18 18	24 24	NO NO	18 18	YES YES	YES
	R3	Residential	Living Room	W4	Without trees With Trees	160°	84 81	28 26	84 81	YES YES	28 26	YES YES	
	R12	Residential	KD	W18	Without trees With Trees	340°N	15 14	1 1	15 14	NO NO	1 1	NO NO	
	R13	Residential	Bedroom	W19	Without trees With Trees	340°N	6 5	0 0	6 5	NO NO	0 0	NO NO	
Unit 11													
Second	R1	Residential	LKD	W1	Without trees With Trees	70°N	40 35	9 9	86 82	YES YES	29 29	YES YES	YES
				W2	Without trees With Trees	160°	47 42	13 13					
				W3	Without trees With Trees	160°	85 82	29 29					
				W18	Without trees With Trees	70°N	40 20	9 6					
	R8	Residential	Bedroom	W16	Without trees With Trees	340°N	60 54	3 3	80 62	YES YES	12 7	YES YES	
				W17	Without trees With Trees	70°N	40 15	9 4					
Unit 12													
Second	R2	Residential	LKD	W4	Without trees With Trees	160°	56 56	18 18	85 84	YES YES	29 28	YES YES	YES
				W5	Without trees With Trees	160°	85 84	29 28					
	R7	Residential	Bedroom	W15	Without trees With Trees	340°N	60 58	3 3	60 58	YES YES	3 3	NO NO	
Unit 13													
Ground	R1	Residential	Bedroom	W1	Without trees With Trees	86°N	46 46	12 12	46 46	YES YES	12 12	YES YES	YES
	R2	Residential	Kitchen	W2	Without trees With Trees	86°N	40 40	7 7	40 40	YES YES	7 7	YES YES	
	R25	Residential	Bedroom	W30	Without trees With Trees	266°	23 16	9 5	23 16	NO NO	9 5	YES YES	
	R26	Residential	LD	W31	Without trees With Trees	266°	44 34	13 7	47 38	YES YES	13 7	YES YES	
				W32	Without trees With Trees	266°	47 38	13 7					
	R27	Residential	Bedroom	W33	Without trees With Trees	26°N	0 0	0 0	0 0	NO NO	0 0	NO NO	

Project Name: Strathmore Road, Teddington
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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria		
Unit 14														
First	R1	Residential	Bedroom	W1	Without trees With Trees	86°N 86°N	49 49	14 14	49 49	YES YES	14 14	YES YES	YES	
	R2	Residential	Kitchen	W2	Without trees With Trees	86°N	48 48	13 13	48 48	YES YES	13 13	YES YES		
	R26	Residential	Bedroom	W31	Without trees With Trees	266°	48 45	13 11	48 45	YES YES	13 11	YES YES		
	R27	Residential	LD	W32 W33	Without trees With Trees Without trees With Trees	266° 266°	50 47 50 46	16 14 16 13	50 47	YES YES	16 14	YES YES		
	R28	Residential	Bedroom	W34	Without trees With Trees	26°N	5 5	0 0	5 5	NO NO	0 0	NO NO		
	Unit 15													
First	R3	Residential	Kitchen	W3	Without trees With Trees	86°N	47 47	14 14	47 47	YES YES	14 14	YES YES	NO	
	R4	Residential	Bedroom	W4	Without trees With Trees	86°N	48 48	13 13	48 48	YES YES	13 13	YES YES		
	R24	Residential	Bedroom	W29	Without trees With Trees	266°	48 38	13 5	48 38	YES YES	13 5	YES YES		
	R25	Residential	LD	W30	Without trees With Trees	266°	30 21	15 8	30 21	YES NO	15 8	YES YES		
Unit 16														
Second	R1	Residential	Bedroom	W1 W27	Without trees With Trees Without trees With Trees	86°N 356°N	65 65 13 13	18 18 0 0	73 73	YES YES	18 18	YES YES	YES	
	R2	Residential	Kitchen	W2	Without trees With Trees	86°N	64 64	17 17	64 64	YES YES	17 17	YES YES		
	R20	Residential	Bedroom	W23	Without trees With Trees	266°	51 50	16 15	51 50	YES YES	16 15	YES YES		
	R21	Residential	LD	W24 W25 W26	Without trees With Trees Without trees With Trees	266° 266° 356°N	50 49 50 13 13	15 14 16 15 0 0	50 49	YES YES	16 15	YES YES		
	Unit 17													

Project Name: Strathmore Road, Teddington Project No.: 2594 Report Title: Sunlight Assessment for the Proposed Development Date of Analysis: 27/01/2020 APSH Analysis													
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria	
Unit 17													
Second	R3	Residential	Kitchen	W3	Without trees With Trees	86°N	64 64	17 17	64 64	YES YES	17 17	YES YES	YES
	R18	Residential	Bedroom	W21	Without trees With Trees	266°	51 47	16 12	51 47	YES YES	16 12	YES YES	
	R19	Residential	LD	W22	Without trees With Trees	266°	50 47	15 12	50 47	YES YES	15 12	YES YES	
Unit 18													
Ground	R3	Residential	Kitchen	W3	Without trees With Trees	86°N	47 47	13 13	47 47	YES YES	13 13	YES YES	NO
	R4	Residential	Bedroom	W4	Without trees With Trees	86°N	40 40	8 8	40 40	YES YES	8 8	YES YES	
	R23	Residential	Bedroom	W28	Without trees With Trees	266°	41 19	8 0	41 19	YES NO	8 0	YES NO	
	R24	Residential	LD	W29	Without trees With Trees	266°	26 14	11 3	26 14	YES NO	11 3	YES NO	
Unit 19													
Ground	R5	Residential	Bedroom	W5	Without trees With Trees	86°N	31 31	4 4	31 31	YES YES	4 4	NO NO	NO
	R6	Residential	Kitchen	W6	Without trees With Trees	86°N	46 46	12 12	46 46	YES YES	12 12	YES YES	
	R21	Residential	LD	W26	Without trees With Trees	266°	22 2	7 2	22 2	NO NO	7 2	YES NO	
	R22	Residential	Bedroom	W27	Without trees With Trees	266°	29 5	5 0	29 5	YES NO	5 0	YES NO	
Unit 20													
First	R5	Residential	Bedroom	W5	Without trees With Trees	86°N	37 37	6 6	37 37	YES YES	6 6	YES YES	YES
	R6	Residential	Kitchen	W6	Without trees With Trees	86°N	48 48	14 14	48 48	YES YES	14 14	YES YES	
	R22	Residential	LD	W27	Without trees With Trees	266°	27 8	11 5	27 8	YES NO	11 5	YES YES	
	R23	Residential	Bedroom	W28	Without trees With Trees	266°	38 17	8 1	38 17	YES NO	8 1	YES NO	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development
 Date of Analysis: 27/01/2020
 AP5H Analysts



Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria	
Unit 21													
First	R7	Residential	Kitchen	W7	Without trees With Trees	86°N	46 46	11 11	46 46	YES YES	11 11	YES YES	NO
	R8	Residential	Bedroom	W8	Without trees With Trees	86°N	27 27	4 4	27 27	YES YES	4 4	NO NO	
	R9	Residential	Bedroom	W9	Without trees With Trees	86°N	49 49	14 14	49 49	YES YES	14 14	YES YES	
	R20	Residential	Bedroom	W25	Without trees With Trees	266°	24 15	0 0	24 15	NO NO	0 0	NO NO	
	R21	Residential	LD	W26	Without trees With Trees	266°	24 13	5 2	24 13	NO NO	5 2	YES NO	
Unit 22													
Second	R4	Residential	Kitchen	W4	Without trees With Trees	86°N	64 64	17 17	64 64	YES YES	17 17	YES YES	YES
	R16	Residential	LD	W19	Without trees With Trees	266°	51 47	16 13	51 47	YES YES	16 13	YES YES	
	R17	Residential	Bedroom	W20	Without trees With Trees	266°	51 48	16 13	51 48	YES YES	16 13	YES YES	
Unit 23													
Second	R5	Residential	Kitchen	W5	Without trees With Trees	86°N	65 65	18 18	65 65	YES YES	18 18	YES YES	YES
	R6	Residential	Bedroom	W6	Without trees With Trees	86°N	64 64	17 17	64 64	YES YES	17 17	YES YES	
	R14	Residential	Bedroom	W17	Without trees With Trees	266°	44 39	9 8	44 39	YES YES	9 8	YES YES	
	R15	Residential	LD	W18	Without trees With Trees	266°	47 42	12 9	47 42	YES YES	12 9	YES YES	
Unit 24													
Ground	R7	Residential	Bedroom	W7	Without trees With Trees	86°N	34 34	6 6	34 34	YES YES	6 6	YES YES	NO
	R8	Residential	Kitchen	W8	Without trees With Trees	86°N	46 45	12 11	46 45	YES YES	12 11	YES YES	
	R19	Residential	Bedroom	W24	Without trees With Trees	266°	11 0	0 0	11 0	NO NO	0 0	NO NO	
	R20	Residential	LD	W25	Without trees With Trees	266°	15 1	1 0	15 1	NO NO	1 0	NO NO	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development
 Date of Analysis: 27/01/2020
 AP5H Analysis



Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria
Unit 25												
Ground	R9	Residential	Bedroom	W9	Without trees	40	8	40	YES	8	YES	YES
					With Trees	40	8		YES			
R10	Residential	Bedroom	W10	Without trees	25	3	25	YES	3	NO		
				With Trees	25	3		YES				
R11	Residential	KD	W11	Without trees	46	12	25	YES	3	NO		
				With Trees	45	11						
			W12	Without trees	84	27						
				With Trees	82	25						
R12	Residential	Living Room	W13	Without trees	82	26	88	YES	27	YES		
				With Trees	80	24						
			W14	Without trees	71	24						
				With Trees	68	21						
R18	Residential	Bedroom	W23	Without trees	7	0	80	YES	24	YES		
				With Trees	0	0		NO				
Unit 26												
First	R10	Residential	Bedroom	W10	Without trees	48	13	48	YES	13	YES	YES
					With Trees	48	13		YES			
R11	Residential	Bedroom	W11	Without trees	34	5	34	YES	5	YES		
				With Trees	34	5		YES				
R12	Residential	KD	W12	Without trees	47	14	91	YES	30	YES		
				With Trees	46	13						
			W13	Without trees	87	30						
				With Trees	86	29						
R13	Residential	Living Room	W14	Without trees	87	30	87	YES	30	YES		
				With Trees	85	28						
			W15	Without trees	87	30						
				With Trees	86	29						
R19	Residential	Bedroom	W24	Without trees	9	0	86	YES	29	YES		
				With Trees	0	0		NO				
Unit 27												
First	R14	Residential	Bedroom	W16	Without trees	84	28	84	YES	28	YES	NO
					With Trees	84	28		YES			
R15	Residential	KD	W17	Without trees	43	14	95	YES	30	YES		
				With Trees	43	14						
			W18	Without trees	87	30						
				With Trees	87	30						
R16	Residential	Living Room	W19	Without trees	50	15	87	YES	30	YES		
				With Trees	42	15						
			W20	Without trees	49	14						
				With Trees	0	0						
W21	Without trees	8	0									
	With Trees	0	0									
R17	Residential	Bedroom	W22	Without trees	0	0	0	NO	0	NO		
				With Trees	0	0		NO				
R18	Residential	Bedroom	W23	Without trees	1	0	0	NO	0	NO		
				With Trees	0	0		NO				

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development
 Date of Analysis: 27/01/2020
 AP5H Analysis



Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria			
Unit 28															
Second	R7	Residential	KD	W7	Without trees	86°N	65	18	65	YES	18	YES	YES		
					With Trees	65	18								
	R8	Residential	Bedroom	W8	Without trees	86°N	64	17	65	YES	18	YES			
					With Trees	64	17								
					W9	Without trees	176°	87						30	
					With Trees	87	30								
	R9	Residential	Living Room	W10	Without trees	176°	87	30	92	YES	30	YES			
					With Trees	87	30								
					W11	Without trees	266°	49						16	
					With Trees	46	16								
	R13	Residential	Bedroom	W16	Without trees	266°	16	0	93	YES	30	YES			
					With Trees	12	0								
						16	0	12	NO	0	NO				
Unit 29															
Second	R10	Residential	LKD	W12	Without trees	266°	51	16	55	YES	16	YES	NO		
					With Trees	0	0								
					W13	Without trees	356°N	12						0	
					With Trees	0	0								
	R11	Residential	Bedroom	W14	Without trees	356°N	3	0	3	NO	0	NO			
					With Trees	2	0								
	R12	Residential	Bedroom	W15	Without trees	356°N	5	0	5	NO	0	NO			
					With Trees	1	0								
														1	0
	Unit 30														
	Ground	R13	Residential	Bedroom	W15	Without trees	176°	71	26	71	YES	26		YES	YES
						With Trees	70	25							
R14		Residential	KD	W16	Without trees	86°N	44	14	70	YES	25	YES			
					With Trees	43	13								
					W17	Without trees	176°	86					29		
						With Trees	84	27							
					W18	Without trees	266°	48	14	93	YES	29	YES		
					With Trees	47	14								
R15		Residential	Living Room	W19	Without trees	266°	48	14	91	YES	28	YES			
					With Trees	12	12								
					W20	Without trees	356°N	7					0		
					With Trees	1	0								
R16		Residential	Bedroom	W21	Without trees	356°N	0	0	48	YES	14	YES			
					With Trees	0	0								
R17		Residential	Bedroom	W22	Without trees	356°N	1	0	0	NO	0	NO			
					With Trees	0	0								
													1	0	
							0	0	0	NO	0	NO			

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development at Strathmore Road
 Date of Analysis: 27/01/2020
 APSH Results with Impact from Trees

Flat No.	Room	Tree type	Full leaf	Bare branch	Annual Transparency	APSH (Solid Trees)	APSH No Trees)	Winter PSH (Solid Trees)	Winter PSH (No trees)	Summer Hours (Solid Trees)	Summer hours (No trees)	Annual PSH	Winter PSH
Unit 15	LD	European Birch (20, 55)	20	55	37.5	21	30	8	15	8	15	24	12
Unit 18	LD	European Birch (20, 55)	20	55	37.5	14	26	3	11	3	15	19	7
Unit 19	LD	European Birch (20, 55)	20	55	37.5	2	22	2	2	7	20	10	2
Unit 20	LD	European Birch (20, 55)	20	55	37.5	17	38	5	1	8	37	25	3
Unit 21	LD	European Birch (20, 55)	20	55	37.5	13	24	2	2	5	22	17	2
Unit 24	LD	European Birch (20, 55)	20	55	37.5	1	15	0	1	0	14	6	1
Unit 27	Living Room	European Birch (20, 55)	20	55	37.5	0	49	0	14	0	35	18	8
Unit 29	LKD	European Birch (20, 55)	20	55	37.5	0	55	0	16	0	39	21	9
Unit 30	Living Room	European Birch (20, 55)	20	55	37.5	13	48	12	14	1	34	26	13

Project Name: Strathmore Road, Teddington

Project No.: 2594

Report Title: Amenity Analysis for the Proposed Development

Date of Analysis: 27/01/2020

Two Hour Sun on Ground Analysis

Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Without Trees	Lit Area With Trees	Meets BRE Criteria
Proposed Block B					
Ground	Communal Amenity	Area m2 Percentage	464.67 100%	350.77 75%	YES
Proposed Block A					
Ground	Communal Amenity	Area m2 Percentage	264.18 100%	131.51 50%	YES

Appendix A.3 – Tabulated Results for Daylight and Sunlight Calculations (Impacts on Neighbours)

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Daylight & Sunlight Assessment- Neighbour Analysis Test
 Date of Analysis: 27/01/2020
 VSC & APSH Analysis



Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria					
63 Strathmore Rd																							
Ground	R1	Residential	LKD	W1	Existing	70.00	1.00	YES	174° Inc	92	0.99	YES	27	0.96	YES								
				Proposed	69.79			91			26												
				W2	Existing	35.36	0.99	YES	174°	83	1.00	YES	26	1.00	YES	92	YES	27	YES				
				Proposed	35.05			83			26												
47 Strathmore Rd																							
Ground	R1	Residential	LKD	W1	Existing	35.55	0.97	YES	265°	49	1.00	YES	14	1.07	YES								
				Proposed	34.58			49			15												
				W2	Existing	33.49	0.98	YES	265°	42	1.00	YES	7	1.14	YES					69	YES	22	YES
				Proposed	32.90			42			8												
				W3	Existing	86.66	1.00	YES	265° Inc	68	0.97	YES	22	0.91	YES					68	YES	21	YES
				Proposed	86.28			66			20												
				W4	Existing	87.22	1.00	YES	265° Inc	67	0.99	YES	21	0.95	YES					68	YES	21	YES
				Proposed	86.85			66			20												
W5	Existing	88.13	1.00	YES	265° Inc	68	0.97	YES	21	0.95	YES	60	YES	18	YES								
Proposed	87.77			66			20																
W6	Existing	80.89	1.00	YES	265° Inc	62	0.97	YES	20	0.90	YES	61	YES	18	YES								
Proposed	80.52			60			18																
W7	Existing	81.63	1.00	YES	265° Inc	61	0.98	YES	19	0.95	YES	62	YES	19	YES								
Proposed	81.28			60			18																
W8	Existing	82.83	1.00	YES	265° Inc	62	0.98	YES	19	0.95	YES	61	YES	18	YES								
Proposed	82.50			61			18																
First	R1	Residential	Bedroom	W1	Existing	37.84	0.98	YES	265°	51	0.98	YES	16	0.94	YES	51	YES	16	YES				
	Proposed	37.08			50			15															
	R2	Residential	Bedroom	W2	Existing	36.41	0.98	YES	265°	44	0.95	YES	9	0.78	YES	44	YES	9	YES				
	Proposed	35.59			42			7															
Second	R1	Residential	Bathroom	W1	Existing	39.16	0.99	n/a	265°	51	1.00	n/a	16	1.00	n/a	51	n/a	16	n/a				
	Proposed	38.79			51			16															
	R2	Residential	Bedroom	W2	Existing	38.99	0.99	YES	265°	49	1.00	YES	14	1.00	YES	49	YES	14	YES				
	Proposed	38.57			49			14															
45 Strathmore Rd																							
Ground	R1	Residential	LKD	W1	Existing	33.73	0.98	YES	265°	47	0.96	YES	13	0.92	YES								
				Proposed	33.13			45			12												
				W2	Existing	84.90	1.00	YES	62°N	*North*		*North*			73	YES	23	YES					
				Proposed	84.78																		

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Daylight & Sunlight Assessment- Neighbour Analysis Test
 Date of Analysis: 27/01/2020
 VSC & APSH Analysis



Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
First	R1	Residential	Bedroom	W1	Existing 38.06 Proposed 37.04	0.97	YES	265°	51 49	0.96	YES	16 14	0.88	YES	51 49	YES	16 14	YES
	R2	Residential	Bedroom	W2	Existing 38.00 Proposed 37.04	0.97	YES	265°	51 49	0.96	YES	16 14	0.88	YES	51 49	YES	16 14	YES
Second	R1	Residential	Bedroom	W1	Existing 39.17 Proposed 38.62	0.99	YES	265°	51 51	1.00	YES	16 16	1.00	YES	51 51	YES	16 16	YES
	R2	Residential	Bathroom	W2	Existing 39.16 Proposed 38.65	0.99	n/a	265°	51 51	1.00	n/a	16 16	1.00	n/a	51 51	YES	16 16	YES
43 Strathmore Rd																		
Ground	R1	Residential	Bedroom	W1	Existing 34.62 Proposed 33.37	0.96	YES	265°	49 49	1.00	YES	15 14	0.93	YES	49 49	YES	15 14	YES
	R2	Residential	Bathroom	W2	Existing 29.45 Proposed 28.81	0.98	n/a	265°	29 30	1.03	n/a	1 1	1.00	n/a	29 30	n/a	1 1	n/a
First	R1	Residential	Bedroom	W1	Existing 38.11 Proposed 37.03	0.97	YES	265°	51 49	0.96	YES	16 14	0.88	YES	51 49	YES	16 14	YES
	R2	Residential	Bathroom	W2	Existing 38.13 Proposed 36.99	0.97	n/a	265°	51 49	0.96	n/a	16 14	0.88	YES	51 49	n/a	16 14	n/a
41 Strathmore Rd																		
Ground	R1	Residential	Unknown	W1	Existing 34.64 Proposed 33.58	0.97	YES	265°	49 48	0.98	YES	14 14	1.00	YES	49 48	YES	14 14	YES
First	R1	Residential	Unknown	W1	Existing 36.94 Proposed 35.72	0.97	YES	265°	45 43	0.96	YES	13 11	0.85	YES	45 43	YES	13 11	YES
	R2	Residential	Unknown	W2	Existing 35.80 Proposed 34.62	0.97	YES	265°	49 47	0.96	YES	15 13	0.87	YES	49 47	YES	15 13	YES
Second	R1	Residential	Unknown	W1	Existing 39.29 Proposed 38.78	0.99	YES	265°	51 51	1.00	YES	16 16	1.00	YES	51 51	YES	16 16	YES

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Daylight & Sunlight Assessment- Neighbour Analysis Test
 Date of Analysis: 27/01/2020
 VSC & APSH Analysis



Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
				W15	Proposed 7.90 Existing 8.31	1.00	YES	355°N				*North*						
				W16	Proposed 8.30 Existing 8.44	1.00	YES	355°N				*North*						
				W17	Proposed 8.43 Existing 8.38	1.00	YES	355°N				*North*						
				W18	Proposed 8.36 Existing 81.92	0.99	YES	265° Inc	66 63	0.95	YES	20 18	0.90	YES				
				W19	Proposed 81.47 Existing 81.37 Proposed 80.92	0.99	YES	265° Inc	64 62	0.97	YES	19 17	0.89	YES				
															66 63		20 18	
First	R1	Residential	Bedroom	W1	Existing 38.13 Proposed 36.55	0.96	YES	265°	51 49	0.96	YES	16 14	0.88	YES		YES	16 18	YES
	R2	Residential	Bedroom	W2	Existing 38.20 Proposed 36.65	0.96	YES	265°	51 49	0.96	YES	16 14	0.88	YES		YES	16 14	YES
35 Strathmore Rd																		
Ground	R1	Residential	Dining Room	W1	Existing 32.86 Proposed 30.64	0.93	YES	265°	47 44	0.94	YES	14 11	0.79	YES				
				W2	Existing 34.58 Proposed 32.16	0.93	YES	265°	48 44	0.92	YES	14 11	0.79	YES				
				W3	Existing 34.79 Proposed 32.43	0.93	YES	265°	47 43	0.91	YES	12 10	0.83	YES				
				W4	Existing 34.22 Proposed 32.00	0.94	YES	265°	43 39	0.91	YES	8 6	0.75	YES				
				W5	Existing 32.43 Proposed 30.46	0.94	YES	265°	34 31	0.91	YES	3 2	0.67	YES				
				W6	Existing 78.65 Proposed 78.17	0.99	YES	265° Inc	57 53	0.93	YES	14 12	0.86	YES				
				W7	Existing 77.89 Proposed 77.41	0.99	YES	265° Inc	54 50	0.93	YES	12 10	0.83	YES				
				W8	Existing 27.69 Proposed 26.12	0.94	YES	265°	20 18	0.90	YES	0 0	1.00	YES				
				W9	Existing 1.87 Proposed 1.85	0.99	YES	175°	4 4	1.00	YES	0 0	1.00	YES				
				W10	Existing 1.69 Proposed 1.67	0.99	YES	175°	2 2	1.00	YES	0 0	1.00	YES				
				W11	Existing 1.64 Proposed 1.62	0.99	YES	175°	3 3	1.00	YES	0 0	1.00	YES				
				W12	Existing 1.57 Proposed 1.55	0.99	YES	175°	3 3	1.00	YES	0 0	1.00	YES				
				W13	Existing 75.00 Proposed 74.63	1.00	YES	265° Inc	49 46	0.94	YES	7 6	0.86	YES				
				W14	Existing 76.84 Proposed 76.38	0.99	YES	265° Inc	53 50	0.94	YES	11 10	0.91	YES				
				W15	Existing 10.57 Proposed 10.52	0.99	YES	355°N				*North*						

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Daylight & Sunlight Assessment- Neighbour Analysis Test
 Date of Analysis: 27/01/2020
 VSC & APSH Analysis



Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
				W16	Existing 12.27 Proposed 12.22	1.00	YES	355°N			*North*			*North*				
				W17	Existing 13.63 Proposed 13.58	1.00	YES	355°N			*North*			*North*				
				W18	Existing 14.89 Proposed 14.84	1.00	YES	355°N			*North*			*North*				
				W19	Existing 79.66 Proposed 79.18	0.99	YES	265° Inc	61 57	0.93	YES	17 15	0.88	YES				
				W20	Existing 79.23 Proposed 78.74	0.99	YES	265° Inc	59 55	0.93	YES	15 13	0.87	YES				
															62 58	YES	18 16	YES
First	R1	Residential	Bedroom	W1	Existing 37.35 Proposed 35.76	0.96	YES	265°	46 44	0.96	YES	11 9	0.82	YES				
	R2	Residential	Bedroom	W2	Existing 37.91 Proposed 36.32	0.96	YES	265°	49 47	0.96	YES	14 12	0.86	YES				
															46 44	YES	11 9	YES
															49 47	YES	14 12	YES
33 Strathmore Rd																		
Ground	R1	Residential	LKD	W1	Existing 34.86 Proposed 32.09	0.92	YES	266°	41 36	0.88	YES	10 7	0.70	YES				
				W2	Existing 59.19 Proposed 58.98	1.00	YES	90° Hz	36 34	0.94	YES	3 2	0.67	YES				
															47 45	YES	10 9	YES
First	R1	Residential	Bathroom	W1	Existing 27.67 Proposed 26.36	0.95	n/a	265°	23 22	0.96	n/a	2 1	0.50	n/a				
	R2	Residential	Bedroom	W7	Existing 30.74 Proposed 29.24	0.95	YES	265°	38 37	0.97	YES	7 6	0.86	YES				
															23 22	n/a	2 1	n/a
															38 37	YES	7 6	YES
Second	R1	Residential	Bathroom	W1	Existing 35.89 Proposed 35.22	0.98	YES	265°	47 47	1.00	n/a	12 12	1.00	n/a				
	R2	Residential	Bedroom	W2	Existing 37.80 Proposed 37.05	0.98	YES	265°	49 49	1.00	YES	14 14	1.00	YES				
															47 47	n/a	12 12	n/a
															49 49	YES	14 14	YES
31 Strathmore Rd																		
Ground	R1	Residential	LKD	W1	Existing 33.27 Proposed 30.19	0.91	YES	264°	50 44	0.88	YES	16 13	0.81	YES				
				W2	Existing 35.24 Proposed 31.62	0.90	YES	264°	50 45	0.90	YES	16 14	0.88	YES				
				W3	Existing 35.61 Proposed 31.80	0.89	YES	264°	50 44	0.88	YES	15 13	0.87	YES				
				W4	Existing 87.02	0.98	YES	264° Inc	69	0.93	YES	23	0.87	YES				

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
				W31	Existing 42.80 Proposed 42.80	1.00	YES	84°N										
				W32	Existing 40.45 Proposed 40.45	1.00	YES	84°N										
				W33	Existing 70.56 Proposed 70.05	0.99	YES	354°N										
				W34	Existing 76.18 Proposed 75.64	0.99	YES	354°N										
															74 71		23 22	
First	R1	Residential	Bedroom	W1	Existing 36.45 Proposed 34.60	0.95	YES	265°	42 41	0.98	YES	9 8	0.89	YES	42 41	YES	9 8	YES
	R2	Residential	Bathroom	W2	Existing 38.35 Proposed 36.45	0.95	n/a	265°	50 49	0.98	n/a	15 14	0.93	n/a	50 49	n/a	15 14	n/a
Second	R1	Residential	Bedroom	W1	Existing 39.22 Proposed 38.27	0.98	YES	265°	51 51	1.00	YES	16 16	1.00	YES	51 51	YES	16 16	YES
	R2	Residential	Bathroom	W2	Existing 39.21 Proposed 38.22	0.97	n/a	265°	51 51	1.00	n/a	16 16	1.00	n/a	51 51	n/a	16 16	n/a
29 Strathmore Rd																		
Ground	R1	Residential	Unknown	W1	Existing 35.26 Proposed 32.62	0.93	YES	265°	51 46	0.90	YES	16 14	0.88	YES	51 46	YES	16 14	YES
	R2	Residential	Unknown	W2	Existing 36.97 Proposed 34.26	0.93	YES	265°	50 46	0.92	YES	15 14	0.93	YES	50 46	YES	15 14	YES
First	R1	Residential	Bedroom	W1	Existing 38.45 Proposed 36.51	0.95	YES	265°	51 49	0.96	YES	16 15	0.94	YES	51 49	YES	16 15	YES
	R2	Residential	Bathroom	W2	Existing 38.47 Proposed 36.65	0.95	n/a	265°	51 49	0.96	n/a	16 15	0.94	n/a	51 49	n/a	16 15	n/a
27 Strathmore Rd																		
Ground	R1	Residential	Unknown	W1	Existing 37.32 Proposed 34.95	0.94	YES	265°	50 47	0.94	YES	15 15	1.00	YES	50 47	YES	15 15	YES
	R2	Residential	Unknown	W2	Existing 37.36 Proposed 35.19	0.94	YES	265°	50 47	0.94	YES	15 15	1.00	YES	50 47	YES	15 15	YES

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First	R1	Residential	Bedroom	W1	Existing 38.48 Proposed 36.90	0.96	YES	265°	51 50	0.98	YES	16 16	1.00	YES	51 50		16 16	
	R2	Residential	Bathroom	W2	Existing 38.46 Proposed 37.03	0.96	n/a	265°	50 49	0.98	n/a	15 15	1.00	n/a	50 49	YES	15 15	YES
25 Strathmore Rd																		
Ground	R1	Residential	Unknown	W1	Existing 37.33 Proposed 35.38	0.95	YES	265°	50 47	0.94	YES	15 15	1.00	YES	50 47		15 15	
	R2	Residential	Unknown	W2	Existing 36.82 Proposed 34.97	0.95	YES	265°	49 47	0.96	YES	14 14	1.00	YES	49 47	YES	14 14	YES
First	R1	Residential	Bedroom	W1	Existing 38.49 Proposed 37.21	0.97	YES	265°	51 50	0.98	YES	16 16	1.00	YES	51 50		16 16	
	R2	Residential	Bathroom	W2	Existing 38.48 Proposed 37.32	0.97	n/a	265°	50 49	0.98	n/a	15 15	1.00	n/a	50 49	YES	15 15	YES
23 Strathmore Rd																		
Ground	R1	Residential	Unknown	W1	Existing 36.20 Proposed 35.30	0.98	YES	265°	51 50	0.98	YES	16 16	1.00	YES	51 50		16 16	
	R2	Residential	Unknown	W2	Existing 37.25 Proposed 35.86	0.96	YES	265°	51 50	0.98	YES	16 16	1.00	YES	51 50	YES	16 16	YES
First	R1	Residential	Bedroom	W1	Existing 38.51 Proposed 37.51	0.97	YES	265°	51 51	1.00	YES	16 16	1.00	YES	51 51		16 16	
	R2	Residential	Bathroom	W2	Existing 38.52 Proposed 37.60	0.98	n/a	265°	51 51	1.00	n/a	16 16	1.00	n/a	51 51	YES	16 16	YES
21 Strathmore Rd																		
Ground	R1	Residential	Kitchen	W1	Existing 32.56 Proposed 31.38	0.96	YES	265°	35 35	1.00	YES	4 5	1.25	YES	35 35		4 5	
	R2	Residential	Bathroom	W2	Existing 33.78 Proposed 32.57	0.96	n/a	265°	49 48	0.98	n/a	14 14	1.00	n/a	49 48	YES	14 14	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
First	R1	Residential	Bedroom	W1	Existing 36.55 Proposed 35.81	0.98	YES	265°	47 47	1.00	YES	16 16	1.00	YES	47 47	YES	16 16	YES
	R2	Residential	Bedroom	W2	Existing 34.77 Proposed 33.97	0.98	YES	265°	46 46	1.00	YES	15 15	1.00	YES	46 46	YES	15 15	YES
Second	R1	Residential	Bathroom	W1	Existing 39.13 Proposed 38.73	0.99	n/a	265°	51 51	1.00	n/a	16 16	1.00	n/a	51 51	n/a	16 16	n/a
	R2	Residential	Bedroom	W2	Existing 39.11 Proposed 38.68	0.99	YES	265°	50 50	1.00	YES	15 15	1.00	YES	50 50	YES	15 15	YES
19 Strathmore Rd																		
Ground	R1	Residential	Bedroom	W1	Existing 32.59 Proposed 31.75	0.97	YES	265°	42 41	0.98	YES	7 7	1.00	YES	42 41	YES	7 7	YES
	R2	Residential	Kitchen	W2	Existing 21.18 Proposed 21.19	1.00	YES	265°	35 35	1.00	YES	3 3	1.00	YES	35 35	YES	3 3	YES
First	R1	Residential	Bathroom	W1	Existing 27.91 Proposed 27.95	1.00	n/a	265°	47 47	1.00	n/a	15 15	1.00	n/a	47 47	n/a	15 15	n/a
	R2	Residential	Bedroom	W2	Existing 31.77 Proposed 31.55	0.99	YES	265°	39 39	1.00	YES	7 7	1.00	YES	39 39	YES	7 7	YES
17 Strathmore Rd																		
Ground	R1	Residential	Unknown	W1	Existing 29.10 Proposed 29.11	1.00	YES	265°	48 48	1.00	YES	15 15	1.00	YES	48 48	YES	15 15	YES
	R2	Residential	Unknown	W2	Existing 34.13 Proposed 33.82	0.99	YES	265°	46 45	0.98	YES	11 11	1.00	YES	46 45	YES	11 11	YES
First	R1	Residential	Bedroom	W1	Existing 37.23 Proposed 36.81	0.99	YES	265°	51 51	1.00	YES	16 16	1.00	YES	51 51	YES	16 16	YES
	R2	Residential	Bathroom	W2	Existing 37.93 Proposed 37.50	0.99	n/a	265°	50 50	1.00	n/a	15 15	1.00	n/a	50 50	n/a	15 15	n/a

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
228 Stanley Road																		
Ground	R1	Residential	Unknown	W1	Existing Proposed	37.64 36.24	0.96	YES	74°N		*North*		*North*		*North*	*North*	*North*	*North*
	R2	Residential	Unknown	W2	Existing Proposed	37.27 35.85	0.96	YES	74°N		*North*		*North*		*North*	*North*	*North*	*North*
	R3	Residential	Unknown	W3	Existing Proposed	30.92 29.63	0.96	YES	74°N		*North*		*North*		*North*	*North*	*North*	*North*
First	R1	Residential	Unknown	W1	Existing Proposed	28.50 27.71	0.97	YES	74°N		*North*		*North*		*North*	*North*	*North*	*North*
	R2	Residential	Unknown	W2	Existing Proposed	28.48 27.79	0.98	YES	74°N		*North*		*North*		*North*	*North*	*North*	*North*
	R3	Residential	Unknown	W3	Existing Proposed	29.12 28.34	0.97	YES	74°N		*North*		*North*		*North*	*North*	*North*	*North*
226 Stanley Road																		
Ground	R1	Residential	Unknown	W1	Existing Proposed	37.14 35.85	0.97	YES	74°N		*North*		*North*		*North*	*North*	*North*	*North*
	R2	Residential	Unknown	W2	Existing Proposed	28.49 27.25	0.96	YES	74°N		*North*		*North*		*North*	*North*	*North*	*North*
	R3	Residential	Unknown	W3	Existing Proposed	28.18 27.25	0.97	YES	74°N		*North*		*North*		*North*	*North*	*North*	*North*
First	R1	Residential	Unknown	W1	Existing Proposed	38.20 37.49	0.98	YES	74°N		*North*		*North*		*North*	*North*	*North*	*North*
	R2	Residential	Unknown	W2	Existing Proposed	38.63 37.94	0.98	YES	74°N		*North*		*North*		*North*	*North*	*North*	*North*
	R3	Residential	Unknown	W3	Existing Proposed	36.73 36.04	0.98	YES	74°N		*North*		*North*		*North*	*North*	*North*	*North*
224 Stanley Road																		
Ground	R1	Residential	LKD	W1	Existing Proposed	37.74 36.26	0.96	YES	73°N		*North*		*North*		72 71	YES	16 16	YES
				W2	Existing Proposed	72.49 72.41		1.00	YES	90° Hz	72 71	0.99	YES	16 16				
First	R1	Residential	Bedroom	W1	Existing Proposed	38.80 37.79	0.97	YES	73°N		*North*		*North*		*North*	*North*	*North*	*North*
	R2	Residential	Bedroom	W2	Existing Proposed	23.31 23.18	0.99	YES	73°N		*North*		*North*		*North*	*North*	*North*	*North*

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
	R3	Residential	Bedroom	W5	Existing 21.22 Proposed 20.76	0.98	YES	76°N										
	R4	Residential	Kitchen	W6	Existing 28.08 Proposed 27.28	0.97	YES	76°N							*North*	*North*	*North*	*North*
				W7	Existing 30.70 Proposed 29.98	0.98	YES	76°N							*North*	*North*	*North*	*North*
				W8	Existing 10.83 Proposed 10.79	1.00	YES	347°N							*North*	*North*	*North*	*North*
First	R1	Residential	Bedroom	W1	Existing 38.01 Proposed 36.40	0.96	YES	76°N							*North*	*North*	*North*	*North*
	R2	Residential	Bedroom	W2	Existing 37.82 Proposed 36.27	0.96	YES	76°N							*North*	*North*	*North*	*North*
	R3	Residential	Bedroom	W3	Existing 24.88 Proposed 24.41	0.98	YES	76°N							*North*	*North*	*North*	*North*
	R4	Residential	Bedroom	W4	Existing 34.62 Proposed 33.92	0.98	YES	76°N							*North*	*North*	*North*	*North*
				W5	Existing 17.71 Proposed 17.63	1.00	YES	347°N							*North*	*North*	*North*	*North*

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Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
63 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2 % of room	19.14	19.10 100%	19.10 100%	1.00	YES
47 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2 % of room	35.66	35.52 100%	35.52 100%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	7.02	6.90 98%	6.90 98%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	11.02	10.80 98%	10.80 98%	1.00	YES
Second	R1	Residential	Bathroom	Area m2 % of room	2.43				n/a
	R2	Residential	Bedroom	Area m2 % of room	11.71	10.56 90%	10.56 90%	1.00	YES
45 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2 % of room	23.40	23.31 100%	23.31 100%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	9.78	9.67 99%	9.67 99%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	6.32	6.23 99%	6.23 99%	1.00	YES
Second	R1	Residential	Bedroom	Area m2 % of room	7.20	6.11 85%	6.11 85%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	4.09				n/a
43 Strathmore Rd									
Ground	R1	Residential	Bedroom	Area m2 % of room	9.02	8.91 99%	8.91 99%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	5.33				n/a
First	R1	Residential	Bedroom	Area m2 % of room	10.33	10.10 98%	10.10 98%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	5.33				n/a
41 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2 % of room	23.68	23.43 99%	23.43 99%	1.00	YES
First	R1	Residential	Unknown	Area m2 % of room	5.85	5.83 100%	5.83 100%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	11.51	11.27 98%	11.27 98%	1.00	YES
Second	R1	Residential	Unknown	Area m2 % of room	17.13	16.56 97%	16.56 97%	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
39 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2	5.85	5.68	5.68	1.00	YES
				% of room		97%	97%		
	R2	Residential	Unknown	Area m2	11.42	11.19	11.19	1.00	YES
				% of room		98%	98%		
First	R1	Residential	Bedroom	Area m2	5.85	5.84	5.84	1.00	YES
				% of room		100%	100%		
	R2	Residential	Bedroom	Area m2	10.95	10.70	10.70	1.00	YES
				% of room		98%	98%		
37 Strathmore Rd									
Ground	R1	Residential	Dining Room	Area m2	12.80	12.80	12.80	1.00	YES
				% of room		100%	100%		
First	R1	Residential	Bedroom	Area m2	8.87	8.76	8.76	1.00	YES
				% of room		99%	99%		
	R2	Residential	Bedroom	Area m2	7.63	7.56	7.56	1.00	YES
				% of room		99%	99%		
35 Strathmore Rd									
Ground	R1	Residential	Dining Room	Area m2	12.88	12.88	12.88	1.00	YES
				% of room		100%	100%		
First	R1	Residential	Bedroom	Area m2	6.37	6.27	6.27	1.00	YES
				% of room		98%	98%		
	R2	Residential	Bedroom	Area m2	10.59	10.37	10.37	1.00	YES
				% of room		98%	98%		
33 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2	34.96	34.89	34.81	1.00	YES
				% of room		100%	100%		
First	R1	Residential	Bathroom	Area m2	5.65				n/a
				% of room					
	R2	Residential	Bedroom	Area m2	11.02	10.72	10.72	1.00	YES
				% of room		97%	97%		
Second	R1	Residential	Bathroom	Area m2	3.01				n/a
				% of room					
	R2	Residential	Bedroom	Area m2	11.40	11.26	11.26	1.00	YES
				% of room		99%	99%		
31 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2	18.62	18.62	18.62	1.00	YES
				% of room		100%	100%		
First	R1	Residential	Bedroom	Area m2	10.46	10.25	10.25	1.00	YES
				% of room		98%	98%		
	R2	Residential	Bathroom	Area m2	6.56				n/a
				% of room					
Second	R1	Residential	Bedroom	Area m2	5.50	5.48	5.48	1.00	YES
				% of room		100%	100%		
	R2	Residential	Bathroom	Area m2	5.91				n/a
				% of room					

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Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
29 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2	4.05	4.02	4.02	1.00	YES
				% of room		99%	99%		
	R2	Residential	Unknown	Area m2	7.44	7.23	7.23	1.00	YES
				% of room		97%	97%		
First	R1	Residential	Bedroom	Area m2	10.07	9.88	9.88	1.00	YES
				% of room		98%	98%		
	R2	Residential	Bathroom	Area m2	5.68				n/a
				% of room					
27 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2	4.05	4.02	4.02	1.00	YES
				% of room		99%	99%		
	R2	Residential	Unknown	Area m2	6.99	6.84	6.84	1.00	YES
				% of room		98%	98%		
First	R1	Residential	Bedroom	Area m2	10.23	10.05	10.05	1.00	YES
				% of room		98%	98%		
	R2	Residential	Bathroom	Area m2	4.89				n/a
				% of room					
25 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2	4.05	4.02	4.02	1.00	YES
				% of room		99%	99%		
	R2	Residential	Unknown	Area m2	6.99	6.84	6.84	1.00	YES
				% of room		98%	98%		
First	R1	Residential	Bedroom	Area m2	10.07	9.88	9.88	1.00	YES
				% of room		98%	98%		
	R2	Residential	Bathroom	Area m2	5.54				n/a
				% of room					
23 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2	4.05	4.02	4.02	1.00	YES
				% of room		99%	99%		
	R2	Residential	Unknown	Area m2	6.99	6.84	6.84	1.00	YES
				% of room		98%	98%		
First	R1	Residential	Bedroom	Area m2	10.33	10.12	10.12	1.00	YES
				% of room		98%	98%		
	R2	Residential	Bathroom	Area m2	4.89				n/a
				% of room					
21 Strathmore Rd									
Ground	R1	Residential	Kitchen	Area m2	8.41	7.91	7.91	1.00	YES
				% of room		94%	94%		
	R2	Residential	Bathroom	Area m2	5.80				n/a
				% of room					
First	R1	Residential	Bedroom	Area m2	5.77	5.72	5.72	1.00	YES
				% of room		99%	99%		
	R2	Residential	Bedroom	Area m2	10.80	10.52	10.52	1.00	YES
				% of room		97%	97%		

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Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Second	R1	Residential	Bathroom	Area m2 % of room	3.01				n/a
	R2	Residential	Bedroom	Area m2 % of room	11.40	11.28 99%	11.28 99%	1.00	YES
19 Strathmore Rd									
Ground	R1	Residential	Bedroom	Area m2 % of room	5.00	5.00 100%	5.00 100%	1.00	YES
	R2	Residential	Kitchen	Area m2 % of room	8.20	7.60 93%	7.60 93%	1.00	YES
First	R1	Residential	Bathroom	Area m2 % of room	6.88				n/a
	R2	Residential	Bedroom	Area m2 % of room	9.96	9.82 99%	9.82 99%	1.00	YES
17 Strathmore Rd									
Ground	R1	Residential	Unknown	Area m2 % of room	4.05	4.02 99%	4.02 99%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	7.65	7.43 97%	7.43 97%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	10.11	9.91 98%	9.91 98%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	5.60				n/a
15 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2 % of room	21.83	21.77 100%	21.77 100%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	10.21	10.03 98%	10.03 98%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	5.56				n/a
13 Strathmore Rd									
Ground	R1	Residential	Kitchen	Area m2 % of room	14.52	13.32 92%	13.32 92%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	10.80	10.55 98%	10.55 98%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	5.77				n/a
Second	R1	Residential	Bedroom	Area m2 % of room	11.40	11.32 99%	11.32 99%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	3.01				n/a
11 Strathmore Rd									
Ground	R1	Residential	LKD	Area m2 % of room	29.34	29.00 99%	29.00 99%	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
228 Stanley Road									
Ground	R1	Residential	Unknown	Area m2	13.61	13.15	13.15		
				% of room		97%	97%	1.00	YES
	R2	Residential	Unknown	Area m2	9.89	9.65	9.65		
				% of room		98%	98%	1.00	YES
	R3	Residential	Unknown	Area m2	14.11	14.04	14.04		
				% of room		100%	100%	1.00	YES
First	R1	Residential	Unknown	Area m2	8.89	8.25	8.25		
				% of room		93%	93%	1.00	YES
	R2	Residential	Unknown	Area m2	9.02	8.54	8.54		
				% of room		95%	95%	1.00	YES
	R3	Residential	Unknown	Area m2	10.16	9.57	9.57		
				% of room		94%	94%	1.00	YES
226 Stanley Road									
Ground	R1	Residential	Unknown	Area m2	11.91	11.56	11.56		
				% of room		97%	97%	1.00	YES
	R2	Residential	Unknown	Area m2	10.53	10.40	10.40		
				% of room		99%	99%	1.00	YES
	R3	Residential	Unknown	Area m2	10.16	9.47	9.47		
				% of room		93%	93%	1.00	YES
First	R1	Residential	Unknown	Area m2	8.89	8.56	8.56		
				% of room		96%	96%	1.00	YES
	R2	Residential	Unknown	Area m2	10.53	9.95	9.95		
				% of room		94%	94%	1.00	YES
	R3	Residential	Unknown	Area m2	10.16	9.67	9.67		
				% of room		95%	95%	1.00	YES
224 Stanley Road									
Ground	R1	Residential	LKD	Area m2	54.46	50.27	47.71		
				% of room		92%	88%	0.95	YES
First	R1	Residential	Bedroom	Area m2	8.26	7.99	7.99		
				% of room		97%	97%	1.00	YES
	R2	Residential	Bedroom	Area m2	13.61	12.55	12.55		
				% of room		92%	92%	1.00	YES
Second	R1	Residential	Bathroom	Area m2	7.80				n/a
				% of room					n/a
222 Stanley Road									
Ground	R1	Residential	Bedroom	Area m2	15.16	15.12	15.12		
				% of room		100%	100%	1.00	YES
	R2	Residential	Kitchen	Area m2	17.24	17.24	17.24		
				% of room		100%	100%	1.00	YES
First	R1	Residential	Bedroom	Area m2	7.31	6.86	6.86		
				% of room		94%	94%	1.00	YES
	R2	Residential	Bedroom	Area m2	11.83	11.44	11.44		
				% of room		97%	97%	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Second	R1	Residential	Unknown	Area m2	21.22	19.75	19.75	1.00	YES
			% of room			93%	93%		
	R2	Residential	Bedroom	Area m2	14.77	12.02	12.02	1.00	YES
				% of room		81%	81%		
220 Stanley Road									
Ground	R1	Residential	Unknown	Area m2	12.32	12.28	12.28	1.00	YES
			% of room			100%	100%		
	R2	Residential	Unknown	Area m2	10.37	10.00	10.00	1.00	YES
				% of room		96%	96%		
First	R1	Residential	Bedroom	Area m2	12.32	11.94	11.94	1.00	YES
			% of room			97%	97%		
	R2	Residential	Bedroom	Area m2	15.70	14.93	14.93	1.00	YES
				% of room		95%	95%		
218 Stanley Road									
Ground	R1	Residential	Unknown	Area m2	7.07	6.73	6.73	1.00	YES
			% of room			95%	95%		
	R2	Residential	Unknown	Area m2	10.37	7.05	7.05	1.00	YES
				% of room		68%	68%		
First	R1	Residential	Bedroom	Area m2	13.01	12.46	12.46	1.00	YES
			% of room			96%	96%		
	R2	Residential	Bedroom	Area m2	15.70	14.92	14.92	1.00	YES
				% of room		95%	95%		
5 to 8 Fulwell Court									
Ground	R1	Residential	Kitchen	Area m2	12.11	12.02	12.02	1.00	YES
			% of room			99%	99%		
	R2	Residential	Bedroom	Area m2	13.62	13.50	13.50		
			% of room			99%	99%		
	R3	Residential	Kitchen	Area m2	9.42	9.38	9.38	1.00	YES
				% of room		100%	100%		
	R4	Residential	Bedroom	Area m2	8.85	8.59	8.59	1.00	YES
				% of room		97%	97%		
First	R1	Residential	Bedroom	Area m2	10.39	10.35	10.35	1.00	YES
			% of room			100%	100%		
	R2	Residential	Bedroom	Area m2	20.77	20.47	20.47		
			% of room			99%	99%		
	R3	Residential	Bedroom	Area m2	6.07	6.05	6.05	1.00	YES
				% of room		100%	100%		
	R4	Residential	Bedroom	Area m2	8.85	8.78	8.78	1.00	YES
				% of room		99%	99%		
1 to 4 Fulwell Court									
Ground	R1	Residential	Bedroom	Area m2	14.35	14.06	14.06	1.00	YES
			% of room			98%	98%		
	R2	Residential	Kitchen	Area m2	10.21	10.14	10.14	1.00	YES
				% of room		99%	99%		

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Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R3	Residential	Bedroom	Area m2	11.66	11.33	11.33		
				% of room		97%	97%	1.00	YES
	R4	Residential	Kitchen	Area m2	10.98	10.89	10.89		
				% of room		99%	99%	1.00	YES
First	R1	Residential	Bedroom	Area m2	19.71	19.55	19.55		
				% of room		99%	99%	1.00	YES
	R2	Residential	Bedroom	Area m2	8.88	8.87	8.87		
				% of room		100%	100%	1.00	YES
	R3	Residential	Bedroom	Area m2	11.66	11.49	11.49		
				% of room		98%	98%	1.00	YES
	R4	Residential	Bedroom	Area m2	10.98	10.94	10.94		
				% of room		100%	100%	1.00	YES

Project Name: Strathmore road, Teddington
 Project No.: 2594
 Report Title: Sunlight to Amenity Analysis - Neighbour Test
 Date of Analysis: 27/01/2020
 Two Hour Sun on Ground Analysis



Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
63 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	47.91 75%	36.06 75%	1.00	YES
47 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	80.92 68%	54.88 68%	1.01	YES
45 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	65.48 63%	41.09 62%	0.99	YES
43 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	90.32 65%	58.52 64%	0.99	YES
41 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	94.42 70%	65.96 69%	0.99	YES
39 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	101.68 68%	68.95 67%	0.99	YES
37 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	68.35 67%	45.58 66%	0.98	YES
35 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	67.86 66%	44.51 65%	0.99	YES
33 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	59.86 64%	38.29 63%	0.98	YES
31 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	37.65 63%	23.85 63%	1.00	YES

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Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
29 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	54.72 36.76 67%	36.38 66%	0.99	YES
27 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	52.78 34.68 66%	34.68 66%	1.00	YES
25 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	54.10 30.32 56%	30.32 56%	1.00	YES
23 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	54.00 35.15 65%	35.15 65%	1.00	YES
21 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	57.63 38.75 67%	38.75 67%	1.00	YES
19 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	84.07 48.49 58%	48.43 58%	1.00	YES
17 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	86.53 47.46 55%	47.41 55%	1.00	YES
15 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	72.30 34.66 48%	34.66 48%	1.00	YES
13 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	104.40 62.54 60%	62.54 60%	1.00	YES
11 Strathmore Rd						
Ground	Rear Garden	Area m2 Percentage	68.96 40.31 58%	40.31 58%	1.00	YES

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Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
228 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	296.47	256.65 87%	256.65 87%	1.00	YES
226 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	277.21	225.59 81%	225.59 81%	1.00	YES
224 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	262.19	227.13 87%	227.13 87%	1.00	YES
222 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	220.23	180.74 82%	180.74 82%	1.00	YES
220 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	162.14	116.56 72%	116.56 72%	1.00	YES
218 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	152.58	117.88 77%	117.88 77%	1.00	YES
216 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	178.06	159.65 90%	159.65 90%	1.00	YES
214 Stanley Road							
Ground	Rear Garden	Area m2 Percentage	127.60	116.80 92%	116.80 92%	1.00	YES
5 to 8 Fulwell Court							
Ground	A1	Area m2 Percentage	49.79	32.16 65%	32.16 65%	1.00	YES
Ground	A2	Area m2 Percentage	39.66	28.38 72%	28.38 72%	1.00	YES
1 to 4 Fulwell Court							

Project Name: Strathmore road, Teddington
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Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Ground	A1	Area m2	36.62	21.07	21.07	1.00	YES
		Percentage		58%	58%		
Ground	A2	Area m2	63.81	26.13	26.13	1.00	YES
		Percentage		41%	41%		
Stanley Primary School							
Ground	Caretaker's Yard	Area m2	50.74	30.05	30.05	1.00	YES
		Percentage		59%	59%		

Appendix A.4 – Tabulated Results for Daylight and Sunlight Calculations (Provision to New Development)

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Average Daylight Factor - Neighbour Analysis
 Date: 24/07/2020

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Without Trees	ADF With Opaque Trees	Req'd Value
Block A															
Unit 1															
Ground	R4	Unit 1	Living Room	W5-L	0.78	0.96	1.22	74.34	68.51	75.53	0.65	0.15	0.24	0.22	1.5
				W5-U	0.78	0.96	2.12	74.89	69.48	75.53	0.65	1.00	2.75	2.55	
													3.0	2.8	
Ground	R5	Unit 1	Bedroom	W6-L	0.78	0.96	1.22	46.04	40.36	64.82	0.65	0.15	0.17	0.15	1.0
				W6-U	0.78	0.96	2.12	32.87	27.29	64.82	0.65	1.00	1.41	1.17	
													1.6	1.3	
Ground	R10	Unit 1	Bedroom	W16	0.78	0.96	1.94	69.28	69.28	62.27	0.65	1.00	2.83	2.83	1.0
													2.8	2.8	
Ground	R11	Unit 1	KD	W17	0.78	0.96	1.94	73.71	73.51	64.48	0.65	1.00	2.90	2.90	2.0
													2.9	2.9	
Unit 2															
Ground	R6	Unit 2	Living Room	W7-L	0.78	0.96	1.22	75.61	61.98	75.73	0.65	0.15	0.24	0.20	1.5
				W7-U	0.78	0.96	2.12	75.74	63.05	75.73	0.65	1.00	2.78	2.31	
				W8-L	0.78	0.96	0.69	34.09	13.75	75.73	0.65	0.15	0.06	0.02	
				W8-U	0.78	0.96	1.20	22.72	7.17	75.73	0.65	1.00	0.47	0.15	
													3.5	2.7	
Ground	R7	Unit 2	Bedroom	W9-L	0.78	0.96	1.22	46.99	30.00	65.28	0.65	0.15	0.17	0.11	1.0
				W9-U	0.78	0.96	2.12	32.69	18.26	65.28	0.65	1.00	1.39	0.78	
				W10-L	0.78	0.96	0.01	42.98	27.74	65.28	0.65	0.15	0.00	0.00	
				W10-U	0.78	0.96	0.81	47.21	31.41	65.28	0.65	1.00	0.76	0.51	
				W11-L	0.78	0.96	0.01	31.89	27.36	65.28	0.65	0.15	0.00	0.00	
													0.60	0.53	
													2.9	1.9	
Ground	R8	Unit 2	Bedroom	W12-L	0.78	0.96	0.01	24.91	24.07	64.45	0.65	0.15	0.00	0.00	1.0
				W12-U	0.78	0.96	0.81	29.79	28.82	64.45	0.65	1.00	0.49	0.47	
				W13-L	0.78	0.96	0.01	18.65	18.62	64.45	0.65	0.15	0.00	0.00	
				W13-U	0.78	0.96	0.81	22.54	22.47	64.45	0.65	1.00	0.37	0.37	
													2.49	2.49	
													3.3	3.3	
Ground	R9	Unit 2	KD	W15	0.78	0.96	1.94	74.72	74.71	64.76	0.65	1.00	2.93	2.93	2.0
													2.9	2.9	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Average Daylight Factor - Neighbour Analysis
 Date: 24/07/2020

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Without Trees	ADF With Opaque Trees	Req'd Value
Unit 3															
First	R4	Unit 3	Living Room	W5-L	0.78	0.96	1.22	79.35	74.44	75.53	0.65	0.15	0.25	0.24	1.5
				W5-U	0.78	0.96	2.12	79.57	75.28	75.53	0.65	1.00	2.92	2.77	
													3.2	3.0	
First	R5	Unit 3	Bedroom	W6-L	0.78	0.96	1.22	50.02	45.80	64.82	0.65	0.15	0.19	0.17	1.0
				W6-U	0.78	0.96	2.12	37.22	33.08	64.82	0.65	1.00	1.59	1.42	
													1.8	1.6	
First	R10	Unit 3	Bedroom	W16	0.78	0.96	1.94	77.29	77.29	62.27	0.65	1.00	3.15	3.15	1.0
													3.2	3.15	
First	R11	Unit 3	KD	W17	0.78	0.96	1.94	80.43	80.27	64.48	0.65	1.00	3.17	3.16	2.0
													3.2	3.2	
Unit 4															
First	R6	Unit 4	Living Room	W7-L	0.78	0.96	1.22	80.26	68.51	75.73	0.65	0.15	0.25	0.22	1.5
				W7-U	0.78	0.96	2.12	80.05	70.15	75.73	0.65	1.00	2.93	2.57	
				W8-L	0.78	0.96	0.69	39.55	16.43	75.73	0.65	0.15	0.07	0.03	
				W8-U	0.78	0.96	1.20	28.67	10.72	75.73	0.65	1.00	0.60	0.22	
													3.9	3.0	
First	R7	Unit 4	Bedroom	W9-L	0.78	0.96	1.20	47.77	31.34	65.28	0.65	0.15	0.17	0.11	1.0
				W9-U	0.78	0.96	2.09	34.29	21.02	65.28	0.65	1.00	1.43	0.88	
				W10-L	0.78	0.96	0.01	66.52	50.44	65.28	0.65	0.15	0.00	0.00	
				W10-U	0.78	0.96	0.81	71.48	55.32	65.28	0.65	1.00	1.16	0.90	
				W11-L	0.78	0.96	0.01	62.07	57.44	65.28	0.65	0.15	0.00	0.00	
													1.09	1.02	
													3.9	2.9	
First	R8	Unit 4	Bedroom	W12-L	0.78	0.96	0.01	59.63	58.35	64.45	0.65	0.15	0.00	0.00	1.0
				W12-U	0.78	0.96	0.81	65.10	63.76	64.45	0.65	1.00	1.07	1.05	
				W13-L	0.78	0.96	0.01	57.61	57.35	64.45	0.65	0.15	0.00	0.00	
				W13-U	0.78	0.96	0.81	63.67	63.40	64.45	0.65	1.00	1.04	1.04	
				W14	0.78	0.96	1.94	75.68	75.68	64.45	0.65	1.00	2.98	2.98	
													5.1	5.1	
First	R9	Unit 4	KD	W15	0.78	0.96	1.94	81.51	81.50	64.76	0.65	1.00	3.20	3.20	2.0
													3.2	3.2	
Unit 5															
Second	R3	Unit 5	LKD	W6-L	0.78	0.96	0.40	84.61	81.15	109.92	0.65	0.15	0.06	0.06	2.0
				W6-U	0.78	0.96	2.12	84.19	81.25	109.92	0.65	1.00	2.13	2.05	
				W7-L	0.78	0.96	0.63	0.00	0.00	109.92	0.65	0.15	0.00	0.00	
				W7-U	0.78	0.96	1.20	70.78	68.35	109.92	0.65	1.00	1.01	0.98	
													3.2	3.1	
Second	R6	Unit 5	Bedroom	W14	0.78	0.92	1.86	N/A	N/A	65.21	0.72	1.00	1.93	1.92	1.0
													1.9	1.9	

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Unit 6															
Second	R4	Unit 6	LKD	W8-L	0.78	0.96	0.47	85.14	77.30	103.52	0.65	0.15	0.08	0.07	2.0
				W8-U	0.78	0.96	2.12	84.50	78.29	103.52	0.65	1.00	2.27	2.10	
				W9-L	0.78	0.96	0.27	59.44	47.57	103.52	0.65	0.15	0.03	0.02	
				W9-U	0.78	0.96	1.20	60.35	51.70	103.52	0.65	1.00	0.92	0.79	
				W10-L	0.78	0.96	0.38	54.59	46.39	103.52	0.65	0.15	0.04	0.03	
				W10-U	0.78	0.96	0.78	55.66	49.60	103.52	0.65	1.00	0.55	0.49	
				W11	0.78	0.96	0.61	77.67	73.10	103.52	0.65	1.00	0.60	0.56	
												4.5	4.1		
Second	R5	Unit 6	Bedroom	W12-L	0.78	0.96	0.15	78.23	75.80	69.10	0.65	0.15	0.03	0.03	1.0
				W12-U	0.78	0.96	0.65	77.83	76.10	69.10	0.65	1.00	0.96	0.94	
				W13	0.78	0.92	1.81	N/A	N/A	69.10	0.71	1.00	4.01	4.01	
												5.0	5.0		
Unit 7															
Ground	R1	Unit 7	Living Room	W1-L	0.78	0.96	0.66	38.44	24.64	75.53	0.65	0.15	0.07	0.04	1.5
				W1-U	0.78	0.96	1.18	26.30	17.11	75.53	0.65	1.00	0.54	0.35	
				W2-L	0.78	0.96	1.22	71.00	67.50	75.53	0.65	0.15	0.23	0.21	
				W2-U	0.78	0.96	2.12	71.86	68.97	75.53	0.65	1.00	2.64	2.53	
												3.5	3.1		
Ground	R14	Unit 7	KD	W20	0.78	0.96	1.94	73.53	68.75	64.48	0.65	1.00	2.90	2.71	2.0
													2.9	2.7	
Ground	R15	Unit 7	Bedroom	W21	0.78	0.96	1.94	71.43	54.74	64.07	0.65	1.00	2.83	2.17	1.0
				W22-L	0.78	0.96	0.59	80.66	19.57	64.07	0.65	0.15	0.15	0.04	
				W22-U	0.78	0.96	1.20	80.54	11.03	64.07	0.65	1.00	1.98	0.27	
												5.0	2.5		
Ground	R16	Unit 7	Bedroom	W23-L	0.78	0.96	0.59	80.16	19.42	64.07	0.65	0.15	0.15	0.04	1.0
				W23-U	0.78	0.96	1.20	80.16	10.85	64.07	0.65	1.00	1.97	0.27	
				W24-L	0.78	0.96	1.22	39.61	35.91	64.07	0.65	0.15	0.15	0.13	
				W24-U	0.78	0.96	2.12	24.70	21.66	64.07	0.65	1.00	1.07	0.94	
												3.3	1.4		
Unit 8															
Ground	R2	Unit 8	Bedroom	W3-L	0.78	0.96	1.22	43.53	42.53	64.82	0.65	0.15	0.16	0.16	1.0
				W3-U	0.78	0.96	2.12	29.58	28.38	64.82	0.65	1.00	1.27	1.22	
												1.4	1.4		
Ground	R3	Unit 8	Living Room	W4-L	0.78	0.96	1.22	73.37	68.77	75.73	0.65	0.15	0.23	0.22	1.5
				W4-U	0.78	0.96	2.12	74.03	69.78	75.73	0.65	1.00	2.71	2.56	
												2.9	2.8		
Ground	R12	Unit 8	KD	W18	0.78	0.96	1.94	73.04	72.64	64.76	0.65	1.00	2.86	2.85	2.0
													2.9	2.8	
Ground	R13	Unit 8	Bedroom	W19	0.78	0.96	1.94	68.19	67.24	62.27	0.65	1.00	2.78	2.74	1.0
													2.8	2.7	

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Unit 9															
First	R1	Unit 9	Living Room	W1-L	0.78	0.96	0.69	40.97	27.08	75.53	0.65	0.15	0.07	0.05	
				W1-U	0.78	0.96	1.20	29.45	19.64	75.53	0.65	1.00	0.61	0.41	
				W2-L	0.78	0.96	1.22	77.29	74.39	75.53	0.65	0.15	0.25	0.24	
				W2-U	0.78	0.96	2.12	77.91	75.47	75.53	0.65	1.00	2.86	2.77	
												3.8	3.5	1.5	
First	R14	Unit 9	KD	W20	0.78	0.96	1.94	79.64	74.15	64.48	0.65	1.00	3.14	2.92	
													3.1	2.9	2.0
First	R15	Unit 9	Bedroom	W21	0.78	0.96	1.94	76.17	53.08	64.07	0.65	1.00	3.02	2.10	
				W22-L	0.78	0.96	0.59	83.17	15.13	64.07	0.65	0.15	0.15	0.03	
				W22-U	0.78	0.96	1.20	82.68	18.10	64.07	0.65	1.00	2.03	0.44	
												5.2	2.6	1.0	
First	R16	Unit 9	Bedroom	W23-L	0.78	0.96	0.59	82.88	12.76	64.07	0.65	0.15	0.15	0.02	
				W23-U	0.78	0.96	1.20	82.49	14.57	64.07	0.65	1.00	2.02	0.36	
				W24-L	0.78	0.96	1.22	44.66	40.98	64.07	0.65	0.15	0.17	0.15	
				W24-U	0.78	0.96	2.12	31.59	28.76	64.07	0.65	1.00	1.37	1.25	
												3.7	1.8	1.0	
Unit 10															
First	R2	Unit 10	Bedroom	W3-L	0.78	0.96	1.22	46.60	45.85	64.82	0.65	0.15	0.17	0.17	
				W3-U	0.78	0.96	2.12	32.47	31.66	64.82	0.65	1.00	1.39	1.36	
													1.6	1.5	1.0
First	R3	Unit 10	Living Room	W4-L	0.78	0.96	1.22	78.66	74.81	75.73	0.65	0.15	0.25	0.24	
				W4-U	0.78	0.96	2.12	79.07	75.66	75.73	0.65	1.00	2.90	2.77	
													3.1	3.0	1.5
First	R12	Unit 10	KD	W18	0.78	0.96	1.94	79.72	79.31	64.76	0.65	1.00	3.13	3.11	
													3.13	3.1	2.00
First	R13	Unit 10	Bedroom	W19	0.78	0.96	1.94	76.08	75.08	62.27	0.65	1.00	3.10	3.06	
													3.1	3.1	1.0
Unit 11															
Second	R1	Unit 11	LKD	W1-L	0.78	0.96	0.69	59.47	44.29	103.53	0.65	0.15	0.08	0.06	
				W1-U	0.78	0.96	1.20	61.02	48.10	103.53	0.65	1.00	0.93	0.73	
				W2-L	0.78	0.96	0.47	54.74	53.83	103.53	0.65	0.15	0.05	0.05	
				W2-U	0.78	0.96	0.81	56.82	56.21	103.53	0.65	1.00	0.58	0.57	
				W3-L	0.78	0.96	0.40	84.38	82.24	103.53	0.65	0.15	0.06	0.06	
				W3-U	0.78	0.96	2.12	84.23	82.41	103.53	0.65	1.00	2.26	2.21	
				W18	0.78	0.96	0.61	78.27	38.60	103.53	0.65	1.00	0.60	0.30	
												4.6	4.0	2.0	
Second	R8	Unit 11	Bedroom	W16	0.78	0.92	1.86	N/A	N/A	69.10	0.71	1.00	0.28	0.28	
				W17-L	0.78	0.96	0.15	79.10	37.32	69.10	0.65	0.15	0.03	0.02	
				W17-U	0.78	0.96	0.62	78.29	42.18	69.10	0.65	1.00	0.91	0.49	
												1.2	0.8	1.0	

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Unit 12															
Second	R2	Unit 12	LKD	W4-L	0.78	0.96	0.63	0.00	0.00	109.78	0.65	0.15	0.00	0.00	
				W4-U	0.78	0.96	1.20	70.65	69.96	109.78	0.65	1.00	1.01	1.00	
				W5-L	0.78	0.96	0.40	84.37	81.55	109.78	0.65	0.15	0.06	0.06	
				W5-U	0.78	0.96	2.12	84.07	81.63	109.78	0.65	1.00	2.13	2.06	
												3.2	3.1	2.0	
Second	R7	Unit 12	Bedroom	W15	0.78	0.92	1.86	N/A	N/A	65.21	0.72	1.00	1.81	1.78	1.0
Block B															
Unit 13															
Ground	R1	Unit 13	Bedroom	W1-L	0.78	0.96	0.70	75.29	75.21	62.56	0.65	0.15	0.16	0.16	1.0
				W1-U	0.78	0.96	1.15	75.99	75.92	62.56	0.65	1.00	1.82	1.82	
													2.0	2.0	2.0
Ground	R2	Unit 13	Kitchen	W2	0.78	0.96	0.98	73.23	73.23	46.86	0.65	1.00	2.01	2.01	2.0
Ground	R25	Unit 13	Bedroom	W30-L	0.78	0.96	1.22	52.54	45.37	66.72	0.65	0.15	0.19	0.16	1.0
				W30-U	0.78	0.96	2.00	37.12	29.17	66.72	0.65	1.00	1.46	1.14	
													1.6	1.3	1.0
Ground	R26	Unit 13	LD	W31-L	0.78	0.96	1.24	74.08	66.39	97.00	0.65	0.15	0.19	0.17	1.5
				W31-U	0.78	0.96	2.00	73.95	66.94	97.00	0.65	1.00	2.00	1.81	
				W32-L	0.78	0.96	0.69	71.82	64.98	97.00	0.65	0.15	0.10	0.09	
				W32-U	0.78	0.96	1.15	72.48	66.18	97.00	0.65	1.00	1.12	1.02	
													3.4	3.1	1.5
Ground	R27	Unit 13	Bedroom	W33	0.78	0.96	1.13	66.90	55.94	44.02	0.65	1.00	2.24	1.88	1.0
Unit 14															
First	R1	Unit 14	Bedroom	W1-L	0.78	0.96	0.70	79.86	79.83	62.56	0.65	0.15	0.18	0.18	1.0
				W1-U	0.78	0.96	1.14	80.02	80.02	62.56	0.65	1.00	1.90	1.90	
													2.1	2.1	1.0
First	R2	Unit 14	Kitchen	W2	0.78	0.96	0.98	78.34	78.34	46.86	0.65	1.00	2.15	2.15	2.0
First	R26	Unit 14	Bedroom	W31-L	0.78	0.96	1.22	71.02	65.29	65.49	0.65	0.15	0.26	0.24	1.0
				W31-U	0.78	0.96	2.00	73.18	68.15	65.49	0.65	1.00	2.92	2.72	
													3.2	3.0	1.0
First	R27	Unit 14	LD	W32-L	0.78	0.96	1.24	79.46	73.15	96.19	0.65	0.15	0.20	0.18	1.5
				W32-U	0.78	0.96	2.00	79.54	73.99	96.19	0.65	1.00	2.16	2.01	
				W33-L	0.78	0.96	0.70	76.79	71.23	96.19	0.65	0.15	0.11	0.10	
				W33-U	0.78	0.96	1.14	77.46	72.51	96.19	0.65	1.00	1.20	1.12	
													3.7	3.4	1.5

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First	R28	Unit 14	Bedroom	W34	0.78	0.96	1.13	77.29	68.38	44.01	0.65	1.00	2.59	2.29	1.0
													2.6	2.3	
Unit 15															
First	R3	Unit 15	Kitchen	W3-L	0.78	0.96	0.45	N/R	79.61	58.53	0.65	0.15	N/R	0.12	2.0
				W3-U	0.78	0.96	1.16	79.16	79.75	58.53	0.65	1.00	2.05	2.06	
													2.0	2.2	
First	R4	Unit 15	Bedroom	W4-L	0.78	0.96	0.79	76.55	76.50	59.01	0.65	0.15	0.20	0.20	1.0
				W4-U	0.78	0.96	2.02	77.03	76.99	59.01	0.65	1.00	3.45	3.45	
													3.6	3.6	
First	R24	Unit 15	Bedroom	W29-L	0.78	0.96	1.24	76.31	62.47	62.79	0.65	0.15	0.30	0.24	1.0
				W29-U	0.78	0.96	2.00	76.07	65.30	62.79	0.65	1.00	3.16	2.71	
													3.5	3.0	
First	R25	Unit 15	LD	W30-L	0.78	0.96	1.38	62.66	54.77	88.19	0.65	0.15	0.19	0.17	1.5
				W30-U	0.78	0.96	2.26	44.13	37.33	88.19	0.65	1.00	1.48	1.25	
													1.7	1.4	
Unit 16															
Second	R1	Unit 16	Bedroom	W1	0.78	0.92	0.69	N/A	N/A	43.36	0.73	1.00	3.45	3.45	1.0
				W27-L	0.78	0.96	0.25	78.90	71.93	43.36	0.65	0.15	0.09	0.08	
				W27-U	0.78	0.96	0.75	78.89	73.02	43.36	0.65	1.00	1.78	1.64	
													5.3	5.2	
Second	R2	Unit 16	Kitchen	W2	0.78	0.92	0.69	N/A	N/A	43.38	0.73	1.00	3.45	3.45	2.0
													3.5	3.5	
													3.5	3.5	
Second	R20	Unit 16	Bedroom	W23-L	0.78	0.96	0.57	85.20	80.59	60.64	0.65	0.15	0.16	0.15	1.0
				W23-U	0.78	0.96	2.00	84.25	80.45	60.64	0.65	1.00	3.63	3.47	
													3.8	3.6	
Second	R21	Unit 16	LD	W24-L	0.78	0.96	0.58	84.86	80.65	76.49	0.65	0.15	0.13	0.12	1.5
				W24-U	0.78	0.96	2.00	84.06	80.60	76.49	0.65	1.00	2.88	2.76	
				W25-L	0.78	0.96	0.33	82.29	78.56	76.49	0.65	0.15	0.07	0.07	
				W25-U	0.78	0.96	1.14	82.11	79.03	76.49	0.65	1.00	1.60	1.54	
				W26-L	0.78	0.96	0.22	78.15	71.86	76.49	0.65	0.15	0.04	0.04	
				W26-U	0.78	0.96	0.78	78.57	73.21	76.49	0.65	1.00	1.05	0.98	
													5.8	5.5	
Unit 17															
Second	R3	Unit 17	Kitchen	W3	0.78	0.92	0.69	N/A	N/A	42.67	0.73	1.00	3.57	3.57	2.0
													3.6	3.6	
													3.6	3.6	
Second	R18	Unit 17	Bedroom	W21-L	0.78	0.96	0.58	85.48	78.29	66.46	0.65	0.15	0.15	0.13	1.0
				W21-U	0.78	0.96	2.00	84.44	78.62	66.46	0.65	1.00	3.32	3.09	
													3.5	3.2	
Second	R19	Unit 17	LD	W22-L	0.78	0.96	1.38	85.49	79.32	70.29	0.65	0.15	0.33	0.30	1.5
				W22-U	0.78	0.96	2.26	84.61	79.67	70.29	0.65	1.00	3.56	3.35	
													3.9	3.7	

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Unit 18															
Ground	R3	Unit 18	Kitchen	W3	0.78	0.96	0.98	74.80	74.80	53.49	0.65	1.00	1.79	1.79	2.0
				W34-L	0.50	0.96	1.27	N/R	16.46	53.49	0.65	0.15	N/R	0.05	
				W34-U	0.50	0.96	2.47	N/R	8.43	53.49	0.65	1.00	N/R	0.33	
Ground	R4	Unit 18	Bedroom	W4-L	0.78	0.96	0.69	72.22	72.22	47.53	0.65	0.15	0.21	0.21	1.0
				W4-U	0.78	0.96	1.15	72.87	72.87	47.53	0.65	1.00	2.30	2.30	
													2.5	2.5	
Ground	R23	Unit 18	Bedroom	W28-L	0.78	0.96	1.22	70.85	52.05	66.73	0.65	0.15	0.25	0.19	1.0
				W28-U	0.78	0.96	2.00	69.88	52.83	66.73	0.65	1.00	2.73	2.07	
													3.0	2.3	
Ground	R24	Unit 18	LD	W29-L	0.78	0.96	1.38	58.68	46.86	81.38	0.65	0.15	0.19	0.16	1.5
				W29-U	0.78	0.96	2.26	40.28	29.38	81.38	0.65	1.00	1.46	1.07	
													1.7	1.2	
Unit 19															
Ground	R5	Unit 29	Bedroom	W5-L	0.78	0.96	0.69	72.01	72.01	47.53	0.65	0.15	0.21	0.21	1.0
				W5-U	0.78	0.96	1.15	72.68	72.68	47.53	0.65	1.00	2.30	2.30	
													2.5	2.5	
Ground	R6	Unit 29	Kitchen	W6	0.78	0.96	1.00	74.08	74.06	53.49	0.65	1.00	1.80	1.80	2.0
				W35-L	0.50	0.96	1.27	N/R	15.62	53.49	0.65	0.15	N/R	0.05	
				W35-U	0.50	0.96	2.47	N/R	6.54	53.49	0.65	1.00	N/R	0.25	
Ground	R21	Unit 29	LD	W26-L	0.78	0.96	1.37	57.19	25.03	80.27	0.65	0.15	0.19	0.08	1.5
				W26-U	0.78	0.96	2.27	38.85	14.40	80.27	0.65	1.00	1.44	0.53	
													1.6	0.6	
Ground	R22	Unit 29	Bedroom	W27-L	0.78	0.96	1.22	70.45	42.59	66.73	0.65	0.15	0.25	0.15	1.0
				W27-U	0.78	0.96	2.00	70.23	43.58	66.73	0.65	1.00	2.75	1.71	
													3.0	1.9	
Unit 20															
First	R5	Unit 20	Bedroom	W5-L	0.78	0.96	0.79	76.40	76.40	59.01	0.65	0.15	0.20	0.20	1.0
				W5-U	0.78	0.96	2.02	76.94	76.94	59.01	0.65	1.00	3.44	3.44	
													3.6	3.6	
First	R6	Unit 20	Kitchen	W6-L	0.78	0.96	0.45	N/R	79.00	56.67	0.65	0.15	N/R	0.12	2.0
				W6-U	0.78	0.96	1.16	78.70	79.27	56.67	0.65	1.00	2.10	2.12	
													2.1	2.2	
First	R22	Unit 20	LD	W27-L	0.78	0.96	1.37	61.33	28.41	88.19	0.65	0.15	0.19	0.09	1.5
				W27-U	0.78	0.96	2.27	43.15	18.02	88.19	0.65	1.00	1.45	0.61	
													1.6	0.7	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Average Daylight Factor - Neighbour Analysis
 Date: 24/07/2020

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Without Trees	ADF With Opaque Trees	Req'd Value
First	R23	Unit 20	Bedroom	W28-L	0.78	0.96	1.24	75.98	52.33	62.79	0.65	0.15	0.29	0.20	1.0
				W28-U	0.78	0.96	2.00	75.82	58.78	62.79	0.65	1.00	3.16	2.45	
Unit 21															
First	R7	Unit 21	Kitchen	W7	0.78	0.96	0.98	78.31	78.29	44.84	0.65	1.00	2.24	2.24	2.0
First	R8	Unit 21	Bedroom	W8-L	0.78	0.96	0.44	70.54	70.54	45.09	0.65	0.15	0.14	0.14	1.0
				W8-U	0.78	0.96	1.16	71.45	71.45	45.09	0.65	1.00	2.39	2.39	
First	R9	Unit 21	Bedroom	W9-L	0.78	0.96	0.70	78.31	78.22	62.47	0.65	0.15	0.17	0.17	1.0
				W9-U	0.78	0.96	1.15	78.82	78.75	62.47	0.65	1.00	1.89	1.89	
First	R20	Unit 21	Bedroom	W25-L	0.78	0.96	1.22	62.35	49.30	65.32	0.65	0.15	0.23	0.18	1.0
				W25-U	0.78	0.96	2.00	64.19	52.81	65.32	0.65	1.00	2.56	2.11	
First	R21	Unit 21	LD	W26-L	0.78	0.96	1.65	56.38	38.39	87.76	0.65	0.15	0.21	0.14	1.5
				W26-U	0.78	0.96	2.67	38.57	20.10	87.76	0.65	1.00	1.53	0.80	
Unit 22															
Second	R4	Unit 22	Kitchen	W4	0.78	0.92	0.70	N/A	N/A	43.58	0.73	1.00	3.50	3.50	2.0
Second	R16	Unit 22	LD	W19-L	0.78	0.96	1.37	84.66	71.46	69.95	0.65	0.15	0.32	0.27	1.5
				W19-U	0.78	0.96	2.27	84.16	76.07	69.95	0.65	1.00	3.58	3.23	
Second	R17	Unit 22	Bedroom	W20-L	0.78	0.96	0.58	85.26	75.85	66.13	0.65	0.15	0.15	0.13	1.0
				W20-U	0.78	0.96	2.00	84.30	77.23	66.13	0.65	1.00	3.34	3.06	
Unit 23															
Second	R5	Unit 23	Kitchen	W5	0.78	0.92	0.70	N/A	N/A	44.31	0.73	1.00	3.39	3.39	2.0
Second	R6	Unit 23	Bedroom	W6	0.78	0.92	0.70	N/A	N/A	43.31	0.73	1.00	3.48	3.48	1.0
				W6	0.78	0.92	0.70	N/A	N/A	43.31	0.73	1.00	3.5	3.5	
Second	R14	Unit 23	Bedroom	W17-L	0.78	0.96	0.58	75.32	65.37	62.15	0.65	0.15	0.14	0.12	1.0
				W17-U	0.78	0.96	2.00	77.80	68.58	62.15	0.65	1.00	3.27	2.89	
Second	R15	Unit 23	LD	W18-L	0.78	0.96	1.65	81.39	69.31	77.39	0.65	0.15	0.34	0.29	1.5
				W18-U	0.78	0.96	2.67	82.17	72.50	77.39	0.65	1.00	3.70	3.26	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Average Daylight Factor - Neighbour Analysis
 Date: 24/07/2020

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Without Trees	ADF With Opaque Trees	Req'd Value
Unit 24															
Ground	R7	Unit 24	Bedroom	W7-L	0.78	0.96	0.80	72.66	72.66	62.33	0.65	0.15	0.18	0.18	1.0
				W7-U	0.78	0.96	2.01	73.02	73.02	62.33	0.65	1.00	3.07	3.07	
				W36-L	0.50	0.96	1.24	N/R	17.43	62.33	0.65	0.15	N/R	0.04	
				W36-U	0.50	0.96	2.41	N/R	9.33	62.33	0.65	1.00	N/R	0.30	
												3.3	3.6		
Ground	R8	Unit 24	Kitchen	W8	0.78	0.96	0.98	73.49	73.39	56.33	0.65	1.00	1.67	1.67	2.0
				W36-L	0.50	0.96	1.24	N/R	17.43	56.33	0.65	0.15	N/R	0.05	
				W36-U	0.50	0.96	2.41	N/R	9.33	56.33	0.65	1.00	N/R	0.33	
												0.20	0.14		
Ground	R19	Unit 24	Bedroom	W24-L	0.78	0.96	1.22	55.81	39.14	66.38	0.65	0.15	0.20	0.14	1.0
				W24-U	0.78	0.96	2.00	56.34	42.06	66.38	0.65	1.00	2.21	1.65	
													2.4	1.8	
Ground	R20	Unit 24	LD	W25-L	0.78	0.96	1.63	50.62	23.96	85.12	0.65	0.15	0.19	0.09	1.5
				W25-U	0.78	0.96	2.67	34.61	6.69	85.12	0.65	1.00	1.42	0.27	
													1.6	0.4	
Unit 25															
Ground	R9	Unit 25	Bedroom	W9-L	0.78	0.96	0.79	68.57	68.35	64.56	0.65	0.15	0.16	0.16	1.0
				W9-U	0.78	0.96	2.02	69.04	68.82	64.56	0.65	1.00	2.82	2.81	
													3.0	3.0	
Ground	R10	Unit 25	Bedroom	W10-L	0.78	0.96	0.69	66.54	66.54	48.59	0.65	0.15	0.19	0.19	1.0
				W10-U	0.78	0.96	1.15	67.30	67.30	48.59	0.65	1.00	2.09	2.09	
													2.3	2.3	
Ground	R11	Unit 25	KD	W11	0.78	0.96	0.98	73.36	73.03	68.56	0.65	1.00	1.37	1.37	2.0
				W12-L	0.78	0.96	0.69	78.10	73.98	68.56	0.65	0.15	0.15	0.15	
				W12-U	0.78	0.96	1.15	79.03	74.62	68.56	0.65	1.00	1.73	1.64	
Ground	R12	Unit 25	Living Room	W13-L	0.78	0.96	0.54	76.42	72.84	77.57	0.65	0.15	0.10	0.10	1.5
				W13-U	0.78	0.96	0.90	77.59	73.67	77.57	0.65	1.00	1.18	1.12	
				W14-L	0.78	0.96	1.21	72.04	68.92	77.57	0.65	0.15	0.22	0.21	
				W14-U	0.78	0.96	2.03	75.89	72.31	77.57	0.65	1.00	2.59	2.47	
													4.1	3.9	
Ground	R18	Unit 25	Bedroom	W23-L	0.78	0.96	1.23	33.88	24.34	65.87	0.65	0.15	0.12	0.09	1.0
				W23-U	0.78	0.96	2.00	34.87	26.31	65.87	0.65	1.00	1.38	1.04	
													1.5	1.1	
Unit 26															
First	R10	Unit 26	Bedroom	W10-L	0.78	0.96	0.79	75.19	74.98	65.27	0.65	0.15	0.18	0.18	1.0
				W10-U	0.78	0.96	2.02	75.87	75.70	65.27	0.65	1.00	3.06	3.06	
													3.2	3.2	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Average Daylight Factor - Neighbour Analysis
 Date: 24/07/2020

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Without Trees	ADF With Opaque Trees	Req'd Value
Second	R9	Unit 28	Living Room	W10-L	0.78	0.96	0.56	87.50	84.16	68.16	0.65	0.15	0.14	0.14	1.5
				W10-U	0.78	0.96	2.03	85.78	83.04	68.16	0.65	1.00	3.34	3.23	
				W11-L	0.78	0.96	0.81	63.77	62.00	68.16	0.65	0.15	0.15	0.14	
				W11-U	0.78	0.96	1.34	69.04	66.77	68.16	0.65	1.00	1.77	1.71	
Unit 29															
Second	R10	Unit 19	LKD	W12-L	0.78	0.96	0.26	81.17	0.00	108.99	0.65	0.15	0.04	0.00	2.0
				W12-U	0.78	0.96	0.89	80.90	0.00	108.99	0.65	1.00	0.86	0.00	
				W13-L	0.78	0.96	1.22	82.77	0.00	108.99	0.65	0.15	0.18	0.00	
				W13-U	0.78	0.96	2.02	83.01	0.00	108.99	0.65	1.00	2.01	0.00	
Unit 29															
Second	R11	Unit 19	Bedroom	W14-L	0.78	0.96	1.22	75.05	69.50	59.85	0.65	0.15	0.30	0.28	1.0
				W14-U	0.78	0.96	2.02	77.87	73.29	59.85	0.65	1.00	3.43	3.22	
Second	R12	Unit 19	Bedroom	W15-L	0.78	0.96	0.69	70.98	67.13	61.03	0.65	0.15	0.16	0.15	1.0
				W15-U	0.78	0.96	1.15	75.28	72.34	61.03	0.65	1.00	1.85	1.77	
Unit 30															
Ground	R13	Unit 30	Bedroom	W15-L	0.78	0.96	0.77	75.93	73.24	47.32	0.65	0.15	0.24	0.23	1.0
				W15-U	0.78	0.96	2.04	77.20	74.21	47.32	0.65	1.00	4.34	4.17	
Ground	R14	Unit 30	KD	W16	0.78	0.96	0.91	49.91	48.62	61.59	0.65	1.00	0.96	0.93	2.0
				W17	0.78	0.96	0.98	79.12	76.45	61.59	0.65	1.00	1.65	1.59	
				W18	0.78	0.96	0.60	71.90	48.13	61.59	0.65	1.00	0.92	0.62	
				Unit 30											
Ground	R15	Unit 30	Living Room	W19-L	0.78	0.96	0.54	73.19	25.71	71.94	0.65	0.15	0.11	0.04	1.5
				W19-U	0.78	0.96	0.89	74.01	16.47	71.94	0.65	1.00	1.20	0.27	
				W20-L	0.78	0.96	1.22	70.47	34.16	71.94	0.65	0.15	0.23	0.11	
				W20-U	0.78	0.96	2.02	71.01	33.64	71.94	0.65	1.00	2.60	1.23	
Ground	R16	Unit 30	Bedroom	W21-L	0.78	0.96	1.22	43.28	33.72	59.51	0.65	0.15	0.17	0.14	1.0
				W21-U	0.78	0.96	2.02	31.82	21.66	59.51	0.65	1.00	1.41	0.96	
Ground	R17	Unit 30	Bedroom	W22-L	0.78	0.96	0.70	47.47	34.52	59.58	0.65	0.15	0.11	0.08	1.0
				W22-U	0.78	0.96	1.15	34.55	22.74	59.58	0.65	1.00	0.87	0.57	
Unit 30															

Project Name: Strathmore Road, Teddington

Project No.: 2594

Report Title: Daylight Assessment for the Proposed Development at Strathmore Road

Date of Analysis: 27/07/2020

Average Daylight Factor with Impact from Trees

Flat No.	Room	Tree type	Full leaf	Bare branch	ADF from model (Trees Opaque)	ADF from model (No Trees)	Recommended ADF (%)	Summer ADF (%)	Winter ADF (%)
Unit 11	R8 - Bedroom	Silver Maple (15, 55)	15	55	0.79	1.23	1.0	0.9	1.0
Unit 15	R25 - LD	European Birch (20, 55)	20	55	1.42	1.67	1.5	1.5	1.5
Unit 18	R24 LD	European Birch (20, 55)	20	55	1.22	1.66	1.5	1.3	1.4
Unit 19	R21 LD	European Birch (20, 55)	20	55	0.62	1.63	2.0	0.8	1.1
Unit 20	R22 - LD	European Birch (20, 55)	20	55	0.69	1.64	1.5	0.9	1.1
Unit 21	R21 - LD	European Birch (20, 55)	20	55	0.94	1.74	1.5	1.1	1.3
Unit 24	R20 - LD	European Birch (20, 55)	20	55	0.36	1.61	1.5	0.6	0.9
Unit 27	R16 - Living Room	European Beech (20, 45)	20	45	0.11	4.44	1.5	1.0	1.7
Unit 29	R10 - LKD	European Beech (20, 45)	20	45	0.00	3.09	1.5	0.6	1.1
Unit 30	R17 - Bedroom	European Birch (20, 55)	20	55	0.65	0.98	1.5	0.7	0.8

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development
 Date of Analysis: 27/01/2020
 APSh Analysts



Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria	
Block A													
Unit 1													
Ground	R4	Residential	Living Room	W5	Without trees With Trees	160°	82 72	26 19	82 72	YES YES	26 19	YES YES	YES
	R5	Residential	Bedroom	W6	Without trees With Trees	160°	23 19	20 16	23 19	NO NO	20 16	YES YES	
	R10	Residential	Bedroom	W16	Without trees With Trees	340°N	8 8	0 0	8 8	NO NO	0 0	NO NO	
	R11	Residential	KD	W17	Without trees With Trees	340°N	14 13	0 0	14 13	NO NO	0 0	NO NO	
Unit 2													
Ground	R6	Residential	Living Room	W7	Without trees With Trees	160°	76 57	25 12	77 57	YES YES	25 12	YES YES	YES
				W8	Without trees With Trees	250°	18 4	17 4					
	R7	Residential	Bedroom	W9	Without trees With Trees	160°	26 8	20 8	48 22	YES NO	23 10	YES YES	
				W10	Without trees With Trees	250°	35 7	16 3					
				W11	Without trees With Trees	250°	26 11	10 1					
	R8	Residential	Bedroom	W12	Without trees With Trees	250°	21 14	8 1	21 14	NO NO	8 1	YES NO	
				W13	Without trees With Trees	250°	17 12	6 1					
				W14	Without trees With Trees	340°N	0 0	0 0					
	R9	Residential	KD	W15	Without trees With Trees	340°N	12 12	0 0					
									12 12	NO NO	0 0	NO NO	
Unit 3													
First	R4	Residential	Living Room	W5	Without trees With Trees	160°	83 78	27 22	83 78	YES YES	27 22	YES YES	YES
	R5	Residential	Bedroom	W6	Without trees With Trees	160°	25 23	21 19	25 23	YES NO	21 19	YES YES	
	R10	Residential	Bedroom	W16	Without trees With Trees	340°N	11 11	0 0	11 11	NO NO	0 0	NO NO	
	R11	Residential	KD	W17	Without trees With Trees	340°N	14 13	0 0	14 13	NO NO	0 0	NO NO	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development
 Date of Analysis: 27/01/2020
 AP5H Analysts




Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria	
Unit 4													
First	R6	Residential	Living Room	W7	Without trees	160°	79	27	83	YES	28	YES	
				W8	With Trees	250°	67	18					
	R7	Residential	Bedroom	W9	Without trees	160°	28	22	61	YES	25	YES	
					With Trees	160°	12	10					
					Without trees	250°	54	20					
					With Trees	250°	26	4					
					Without trees	250°	52	17					
	R8	Residential	Bedroom	W12	Without trees	250°	50	17	52	YES	17	YES	
					With Trees	250°	46	13					
					Without trees	250°	49	16					
					With Trees	250°	47	16					
					Without trees	340°N	11	0					
	R9	Residential	KD	W15	Without trees	340°N	14	0	54	YES	17	YES	
					With Trees	340°N	14	0					
					Without trees	340°N	14	0					
With Trees					340°N	14	0						
Without trees					340°N	14	0						
Unit 5													
Second	R3	Residential	LKD	W6	Without trees	160°	85	29	85	YES	29	YES	
				W7	With Trees	160°	84	28					
				W7	Without trees	160°	63	24					
	R6	Residential	Bedroom	W14	Without trees	340°N	60	3	60	YES	3	NO	
					With Trees	340°N	58	3					
					Without trees	340°N	60	3					
Unit 6													
Second	R4	Residential	LKD	W8	Without trees	160°	85	29	99	YES	30	YES	
				W9	With Trees	160°	81	25					
				W9	Without trees	250°	51	21					
				W10	With Trees	160°	44	14					
				W10	Without trees	160°	53	23					
	R5	Residential	Bedroom	W12	Without trees	250°	60	21	98	YES	29	YES	
					With Trees	250°	46	16					
					Without trees	250°	60	21					
					With Trees	250°	57	18					
					Without trees	340°N	60	3					
R5	Residential	Bedroom	W13	Without trees	340°N	60	3	80	YES	21	YES		
				With Trees	340°N	59	3						

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development
 Date of Analysis: 27/01/2020
 AP5H Analysts




Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria
Unit 7												
Ground	R1	Residential	Living Room	W1	Without trees With Trees	70°N	18 14	7 7	80 74	YES YES	24 22	YES YES
				W2	Without trees With Trees	160°	78 73	23 21				
	R14	Residential	KD	W20	Without trees With Trees	340°N	14 13	0 0	14 13	NO NO	0 0	NO NO
	R15	Residential	Bedroom	W21	Without trees With Trees	340°N	3 2	0 0	41 6	YES NO	8 2	YES NO
				W22	Without trees With Trees	70°N	39 4	8 2				
	R16	Residential	Bedroom	W23	Without trees With Trees	70°N	38 8	8 5	40 14	YES NO	10 10	YES YES
				W24	Without trees With Trees	160°	18 9	8 8				
Unit 8												
Ground	R2	Residential	Bedroom	W3	Without trees With Trees	160°	21 21	14 14	21 21	NO NO	14 14	NO NO
	R3	Residential	Living Room	W4	Without trees With Trees	160°	81 74	25 21	81 74	YES YES	25 21	YES YES
	R12	Residential	KD	W18	Without trees With Trees	340°N	14 13	0 0	14 13	NO NO	0 0	NO NO
	R13	Residential	Bedroom	W19	Without trees With Trees	340°N	3 3	0 0	3 3	NO NO	0 0	NO NO
Unit 9												
First	R1	Residential	Living Room	W1	Without trees With Trees	70°N	20 16	9 9	83 78	YES YES	27 26	YES YES
				W2	Without trees With Trees	160°	82 78	27 26				
	R14	Residential	KD	W20	Without trees With Trees	340°N	15 14	1 1	15 14	NO NO	1 1	NO NO
	R15	Residential	Bedroom	W21	Without trees With Trees	340°N	4 3	0 0	43 7	YES NO	9 1	YES NO
				W22	Without trees With Trees	70°N	40 4	9 1				
	R16	Residential	Bedroom	W23	Without trees With Trees	70°N	40 4	9 2	44 16	YES NO	13 13	YES YES
				W24	Without trees With Trees	160°	24 14	13 13				

Project Name: Strathmore Road, Teddington Project No.: 2594 Report Title: Sunlight Assessment for the Proposed Development Date of Analysis: 27/01/2020 APSH Analysis													
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria	
Unit 10													
First	R2	Residential	Bedroom	W3	Without trees With Trees	160°	24 24	18 18	24 24	NO NO	18 18	YES YES	YES
	R3	Residential	Living Room	W4	Without trees With Trees	160°	84 81	28 26	84 81	YES YES	28 26	YES YES	
	R12	Residential	KD	W18	Without trees With Trees	340°N	15 14	1 1	15 14	NO NO	1 1	NO NO	
	R13	Residential	Bedroom	W19	Without trees With Trees	340°N	6 5	0 0	6 5	NO NO	0 0	NO NO	
Unit 11													
Second	R1	Residential	LKD	W1	Without trees With Trees	70°N	40 35	9 9	86 82	YES YES	29 29	YES YES	YES
				W2	Without trees With Trees	160°	47 42	13 13					
				W3	Without trees With Trees	160°	85 82	29 29					
				W18	Without trees With Trees	70°N	40 20	9 6					
	R8	Residential	Bedroom	W16	Without trees With Trees	340°N	60 54	3 3	80 62	YES YES	12 7	YES YES	
				W17	Without trees With Trees	70°N	40 15	9 4					
Unit 12													
Second	R2	Residential	LKD	W4	Without trees With Trees	160°	56 56	18 18	85 84	YES YES	29 28	YES YES	YES
				W5	Without trees With Trees	160°	85 84	29 28					
	R7	Residential	Bedroom	W15	Without trees With Trees	340°N	60 58	3 3	60 58	YES YES	3 3	NO NO	
Unit 13													
Ground	R1	Residential	Bedroom	W1	Without trees With Trees	86°N	46 46	12 12	46 46	YES YES	12 12	YES YES	YES
	R2	Residential	Kitchen	W2	Without trees With Trees	86°N	40 40	7 7	40 40	YES YES	7 7	YES YES	
	R25	Residential	Bedroom	W30	Without trees With Trees	266°	23 16	9 5	23 16	NO NO	9 5	YES YES	
	R26	Residential	LD	W31	Without trees With Trees	266°	44 34	13 7	47 38	YES YES	13 7	YES YES	
				W32	Without trees With Trees	266°	47 38	13 7					
	R27	Residential	Bedroom	W33	Without trees With Trees	26°N	0 0	0 0	0 0	NO NO	0 0	NO NO	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development
 Date of Analysis: 27/01/2020
 AP5H Analysis



Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria	
Unit 14													
First	R1	Residential	Bedroom	W1	Without trees With Trees	86°N 86°N	49 49	14 14	49 49	YES YES	14 14	YES YES	YES
	R2	Residential	Kitchen	W2	Without trees With Trees	86°N 86°N	48 48	13 13	48 48	YES YES	13 13	YES YES	
	R26	Residential	Bedroom	W31	Without trees With Trees	266° 266°	48 45	13 11	48 45	YES YES	13 11	YES YES	
	R27	Residential	LD	W32 W33	Without trees With Trees Without trees With Trees	266° 266°	50 47 50 46	16 14 16 13	50 47	YES YES	16 14	YES YES	
	R28	Residential	Bedroom	W34	Without trees With Trees	26°N 26°N	5 5	0 0	5 5	NO NO	0 0	NO NO	
	Unit 15												
First	R3	Residential	Kitchen	W3	Without trees With Trees	86°N 86°N	47 47	14 14	47 47	YES YES	14 14	YES YES	NO
	R4	Residential	Bedroom	W4	Without trees With Trees	86°N 86°N	48 48	13 13	48 48	YES YES	13 13	YES YES	
	R24	Residential	Bedroom	W29	Without trees With Trees	266° 266°	48 38	13 5	48 38	YES YES	13 5	YES YES	
	R25	Residential	LD	W30	Without trees With Trees	266° 266°	30 21	15 8	30 21	YES NO	15 8	YES YES	
Unit 16													
Second	R1	Residential	Bedroom	W1 W27	Without trees With Trees Without trees With Trees	86°N 356°N	65 65 13 13	18 18 0 0	73 73	YES YES	18 18	YES YES	YES
	R2	Residential	Kitchen	W2	Without trees With Trees	86°N 86°N	64 64	17 17	64 64	YES YES	17 17	YES YES	
	R20	Residential	Bedroom	W23	Without trees With Trees	266° 266°	51 50	16 15	51 50	YES YES	16 15	YES YES	
	R21	Residential	LD	W24 W25 W26	Without trees With Trees Without trees With Trees	266° 266° 356°N	50 49 50 13 13	15 14 15 0 0	56 55	YES YES	16 15	YES YES	

Project Name: Strathmore Road, Teddington Project No.: 2594 Report Title: Sunlight Assessment for the Proposed Development Date of Analysis: 27/01/2020 APSH Analysis													
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria	
Unit 17													
Second	R3	Residential	Kitchen	W3	Without trees With Trees	86°N	64 64	17 17	64 64	YES YES	17 17	YES YES	YES
	R18	Residential	Bedroom	W21	Without trees With Trees	266°	51 47	16 12	51 47	YES YES	16 12	YES YES	
	R19	Residential	LD	W22	Without trees With Trees	266°	50 47	15 12	50 47	YES YES	15 12	YES YES	
Unit 18													
Ground	R3	Residential	Kitchen	W3	Without trees With Trees	86°N	47 47	13 13	47 47	YES YES	13 13	YES YES	NO
	R4	Residential	Bedroom	W4	Without trees With Trees	86°N	40 40	8 8	40 40	YES YES	8 8	YES YES	
	R23	Residential	Bedroom	W28	Without trees With Trees	266°	41 19	8 0	41 19	YES NO	8 0	YES NO	
	R24	Residential	LD	W29	Without trees With Trees	266°	26 14	11 3	26 14	YES NO	11 3	YES NO	
Unit 19													
Ground	R5	Residential	Bedroom	W5	Without trees With Trees	86°N	31 31	4 4	31 31	YES YES	4 4	NO NO	NO
	R6	Residential	Kitchen	W6	Without trees With Trees	86°N	46 46	12 12	46 46	YES YES	12 12	YES YES	
	R21	Residential	LD	W26	Without trees With Trees	266°	22 2	7 2	22 2	NO NO	7 2	YES NO	
	R22	Residential	Bedroom	W27	Without trees With Trees	266°	29 5	5 0	29 5	YES NO	5 0	YES NO	
Unit 20													
First	R5	Residential	Bedroom	W5	Without trees With Trees	86°N	37 37	6 6	37 37	YES YES	6 6	YES YES	YES
	R6	Residential	Kitchen	W6	Without trees With Trees	86°N	48 48	14 14	48 48	YES YES	14 14	YES YES	
	R22	Residential	LD	W27	Without trees With Trees	266°	27 8	11 5	27 8	YES NO	11 5	YES YES	
	R23	Residential	Bedroom	W28	Without trees With Trees	266°	38 17	8 1	38 17	YES NO	8 1	YES NO	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development
 Date of Analysis: 27/01/2020
 AP5H Analysts



Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria	
Unit 21													
First	R7	Residential	Kitchen	W7	Without trees With Trees	86°N	46 46	11 11	46 46	YES YES	11 11	YES YES	NO
	R8	Residential	Bedroom	W8	Without trees With Trees	86°N	27 27	4 4	27 27	YES YES	4 4	NO NO	
	R9	Residential	Bedroom	W9	Without trees With Trees	86°N	49 49	14 14	49 49	YES YES	14 14	YES YES	
	R20	Residential	Bedroom	W25	Without trees With Trees	266°	24 15	0 0	24 15	NO NO	0 0	NO NO	
	R21	Residential	LD	W26	Without trees With Trees	266°	24 13	5 2	24 13	NO NO	5 2	YES NO	
Unit 22													
Second	R4	Residential	Kitchen	W4	Without trees With Trees	86°N	64 64	17 17	64 64	YES YES	17 17	YES YES	YES
	R16	Residential	LD	W19	Without trees With Trees	266°	51 47	16 13	51 47	YES YES	16 13	YES YES	
	R17	Residential	Bedroom	W20	Without trees With Trees	266°	51 48	16 13	51 48	YES YES	16 13	YES YES	
Unit 23													
Second	R5	Residential	Kitchen	W5	Without trees With Trees	86°N	65 65	18 18	65 65	YES YES	18 18	YES YES	YES
	R6	Residential	Bedroom	W6	Without trees With Trees	86°N	64 64	17 17	64 64	YES YES	17 17	YES YES	
	R14	Residential	Bedroom	W17	Without trees With Trees	266°	44 39	9 8	44 39	YES YES	9 8	YES YES	
	R15	Residential	LD	W18	Without trees With Trees	266°	47 42	12 9	47 42	YES YES	12 9	YES YES	
Unit 24													
Ground	R7	Residential	Bedroom	W7	Without trees With Trees	86°N	34 34	6 6	34 34	YES YES	6 6	YES YES	NO
	R8	Residential	Kitchen	W8	Without trees With Trees	86°N	46 45	12 11	46 45	YES YES	12 11	YES YES	
	R19	Residential	Bedroom	W24	Without trees With Trees	266°	11 0	0 0	11 0	NO NO	0 0	NO NO	
	R20	Residential	LD	W25	Without trees With Trees	266°	15 1	1 0	15 1	NO NO	1 0	NO NO	

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development
 Date of Analysis: 27/01/2020
 AP5H Analysis



Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria
Unit 25												
Ground	R9	Residential	Bedroom	W9	Without trees	40	8	40	YES	8	YES	YES
					With Trees	40	8		YES			
	R10	Residential	Bedroom	W10	Without trees	25	3	25	YES	3	NO	
					With Trees	25	3		YES			
	R11	Residential	KD	W11	Without trees	46	12	88	YES	27	YES	
					With Trees	45	11					
				W12	Without trees	84	27					
					With Trees	82	25					
	R12	Residential	Living Room	W13	Without trees	82	26	82	YES	26	YES	
					With Trees	80	24					
				W14	Without trees	71	24					
					With Trees	68	21					
	R18	Residential	Bedroom	W23	Without trees	7	0	80	YES	24	YES	
					With Trees	0	0					NO
Unit 26												
First	R10	Residential	Bedroom	W10	Without trees	48	13	48	YES	13	YES	YES
					With Trees	48	13		YES			
	R11	Residential	Bedroom	W11	Without trees	34	5	34	YES	5	YES	
					With Trees	34	5		YES			
	R12	Residential	KD	W12	Without trees	47	14	91	YES	30	YES	
					With Trees	46	13					
				W13	Without trees	87	30					
					With Trees	86	29					
	R13	Residential	Living Room	W14	Without trees	87	30	87	YES	30	YES	
					With Trees	85	28					
				W15	Without trees	87	30					
					With Trees	86	29					
	R19	Residential	Bedroom	W24	Without trees	9	0	86	YES	29	YES	
					With Trees	0	0					NO
Unit 27												
First	R14	Residential	Bedroom	W16	Without trees	84	28	84	YES	28	YES	NO
					With Trees	84	28		YES			
	R15	Residential	KD	W17	Without trees	43	14	95	YES	30	YES	
					With Trees	43	14					
				W18	Without trees	87	30					
					With Trees	87	30					
	R16	Residential	Living Room	W19	Without trees	50	15	87	YES	30	YES	
					With Trees	42	15					
				W20	Without trees	49	14					
					With Trees	0	0					
	R17	Residential	Bedroom	W21	Without trees	8	0	49	NO	14	YES	
					With Trees	0	0					
	R18	Residential	Bedroom	W22	Without trees	0	0	0	NO	0	NO	
					With Trees	0	0					
				W23	Without trees	1	0					
					With Trees	0	0					

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development
 Date of Analysis: 27/01/2020
 AP5H Analysis



Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Orientation	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	Unit Meets BRE Criteria		
Unit 28														
Second	R7	Residential	KD	W7	Without trees	86°N	65	18	65	YES	18	YES	YES	
					With Trees	65	18							
	R8	Residential	Bedroom	W8	Without trees	86°N	64	17	65	YES	18	YES		
					With Trees	64	17							
					W9	Without trees	176°	87						30
					With Trees	87	30							
	R9	Residential	Living Room	W10	Without trees	176°	87	30	92	YES	30	YES		
					With Trees	87	30							
					W11	Without trees	266°	49						16
					With Trees	46	16							
	R13	Residential	Bedroom	W16	Without trees	266°	16	0	93	YES	30	YES		
					With Trees	12	0							
						16	0	12	NO	0	NO			
Unit 29														
Second	R10	Residential	LKD	W12	Without trees	266°	51	16	55	YES	16	YES	NO	
					With Trees	0	0							
					W13	Without trees	356°N	12						0
					With Trees	0	0							
	R11	Residential	Bedroom	W14	Without trees	356°N	3	0	3	NO	0	NO		
					With Trees	2	0							
	R12	Residential	Bedroom	W15	Without trees	356°N	5	0	5	NO	0	NO		
					With Trees	1	0							
							5	0	1	NO	0	NO		
	Unit 30													
	Ground	R13	Residential	Bedroom	W15	Without trees	176°	71	26	71	YES	26		YES
With Trees						70	25							
R14		Residential	KD	W16	Without trees	86°N	44	14	70	YES	25	YES		
					With Trees	43	13							
					W17	Without trees	176°	86					29	
					With Trees	84	27							
					W18	Without trees	266°	48	14	93	YES	29	YES	
					With Trees	47	14							
R15		Residential	Living Room	W19	Without trees	266°	48	14	91	YES	28	YES		
					With Trees	12	12							
					W20	Without trees	356°N	7					0	
					With Trees	1	0							
R16		Residential	Bedroom	W21	Without trees	356°N	0	0	48	YES	14	YES		
					With Trees	0	0							
R17		Residential	Bedroom	W22	Without trees	356°N	1	0	0	NO	0	NO		
					With Trees	0	0							
														1
							0	0	0	NO	0	NO		

Project Name: Strathmore Road, Teddington
 Project No.: 2594
 Report Title: Sunlight Assessment for the Proposed Development at Strathmore Road
 Date of Analysis: 27/01/2020
 APSH Results with Impact from Trees

Flat No.	Room	Tree type	Full leaf	Bare branch	Annual Transparency	APSH (Solid Trees)	APSH No Trees)	Winter PSH (Solid Trees)	Winter PSH (No trees)	Summer Hours (Solid Trees)	Summer hours (No trees)	Annual PSH	Winter PSH
Unit 15	LD	European Birch (20, 55)	20	55	37.5	21	30	8	15	8	15	24	12
Unit 18	LD	European Birch (20, 55)	20	55	37.5	14	26	3	11	3	15	19	7
Unit 19	LD	European Birch (20, 55)	20	55	37.5	2	22	2	2	7	20	10	2
Unit 20	LD	European Birch (20, 55)	20	55	37.5	17	38	5	1	8	37	25	3
Unit 21	LD	European Birch (20, 55)	20	55	37.5	13	24	2	2	5	22	17	2
Unit 24	LD	European Birch (20, 55)	20	55	37.5	1	15	0	1	0	14	6	1
Unit 27	Living Room	European Birch (20, 55)	20	55	37.5	0	49	0	14	0	35	18	8
Unit 29	LKD	European Birch (20, 55)	20	55	37.5	0	55	0	16	0	39	21	9
Unit 30	Living Room	European Birch (20, 55)	20	55	37.5	13	48	12	14	1	34	26	13

Project Name: Strathmore Road, Teddington

Project No.: 2594

Report Title: Amenity Analysis for the Proposed Development

Date of Analysis: 27/01/2020

Two Hour Sun on Ground Analysis

Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Without Trees	Lit Area With Trees	Meets BRE Criteria
Proposed Block B					
Ground	Communal Amenity	Area m2 Percentage	464.67 100%	350.77 75%	YES
Proposed Block A					
Ground	Communal Amenity	Area m2 Percentage	264.18 100%	131.51 50%	YES