

**RAPLEYS**

Daylight & Sunlight Amenity (Neighbouring) Study for  
Carlford Properties Ltd

**9-10 GEORGE STREET  
RICHMOND  
LONDON  
TW9 1JY**

**Date: November 2020**

**Our Ref: 20-01558**

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Appendix 2	Daylight & Sunlight (VSC, DD & APSH) Results
Appendix 3	Daylight Distribution Contours

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## 1 EXECUTIVE SUMMARY

- 1.1 We have been instructed to compile a Daylight & Sunlight (Neighbouring) Amenity Study with regard to the proposed development at 9-10 Georges Street, Richmond, London TW9 1JY.
- 1.2 We undertook a site inspection in order to view the proposal in context, allowing us to gain a greater understanding of the interrelationship between the various buildings.
- 1.3 We have reviewed the Local Authority's planning policy in respect of Daylight & Sunlight (see s.5).
- 1.4 On the basis of the above, we set about conducting an analysis in accordance with Building Research Establishment's Report 209 "Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice" (2011 2nd Edition). This guidance is regarded as industry standard and we regularly prepare such studies for local authorities throughout the UK.
- 1.5 We identified 8 neighbouring properties within a reasonable proximity to the development and warranting inclusion within the study. It should be noted that some of these properties are commercial in nature and whilst they do not require any further consideration for the purposes of this assessment, as per the BRE guidance they have been included in the testing scope to demonstrate the correct scope has been reviewed.
- 1.6 The analysis has involved utilising specialist software applied an AutoCAD model.
- 1.7 The results of the Vertical Sky Component (VSC) test show that of the 239 windows tested, 235 meet or surpass their targets. This leaves only 4 windows fall short of their targets. These 4 windows serve non-habitable or non-residential rooms, that do not require consideration under the BRE guide. We therefore consider that this test is fully compliant.
- 1.8 The results of the Annual Probably Sunlight Hours (APSH) test show that all windows that face within 90 degrees due south meet or surpass their sunlight requirements. The results of this test show full compliance.
- 1.9 The results of the Daylight Distribution (DD) test show universal compliance, with the exception of room 4 at Lion House. It should however be noted that this room is a freezer and is therefore not considered to be habitable or relevant for any further consideration. We therefore consider this test to be fully compliant.
- 1.10 Our review of the outdoor amenity spaces show that there are no neighbouring gardens or amenity areas directly to the north of the development. The proposed development will therefore not create any new areas which receive less than two hours of sunlight on 21st March. The proposed development therefore satisfies the BRE overshadowing to gardens and open spaces requirements.
- 1.11 We therefore conclude the proposed development will not have a detrimental impact on the light receivable by the neighbouring properties, as the results show that all relevant rooms and windows are fully complaint. In our opinion there is no Daylight and Sunlight related reason why planning permission should not be granted for this scheme.

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## 2 PROPOSED DRAWINGS

2.1 The 3D computer model considers the following proposed design:

### THOMAS MOSS ARCHITECTURAL DESIGN & SURVEYING SERVICES

Drawings Ref	Description	Revision
161/20/01	Existing Floor Plans	Rev -
161/20/02	Existing Elevations	Rev -
	George Street, Richmond - 20 - 400 - Proposed Elevations	
	Proposed Ground Floor Plan - bind	
	Proposed First Floor Plan - bind	
	Proposed Second Floor Plan - bind	
	Proposed Third Floor Plan - bind	
	Proposed Section	



### 3 INTRODUCTION

#### INSTRUCTIONS

- 3.1 We received instructions from Carlford Properties Ltd to prepare a Daylight & Sunlight (Neighbouring) Amenity Study in respect of the proposed development at 9-10 Georges Street, Richmond, London TW9 1JY.
- 3.2 A copy of our terms of engagement are held on file.

#### CONFLICT OF INTEREST

- 3.3 We confirm that, as far as we are aware, no conflict of interest exists either personally or with Rapleys, in connection with Carlford Properties Ltd. We further confirm that Professional Indemnity Insurance on a per claim basis is available in respect of this report.

#### DISCLOSURE

- 3.4 This report is specifically for the addressee stated above.

#### SIGNATURE

- 3.5 We confirm that the undersigned is an appropriately qualified consultant experienced in the commercial property sector.

THIS REPORT HAS BEEN PREPARED WITHIN THE QUALITY SYSTEM OPERATED AT RAPLEYS LLP ACCORDING TO BRITISH STANDARD ISO 9001: 2015	
Created By	Natasha Bray LLB (Hons) Natasha.Bray@rapleys.com
Signature	 <small>N. Bray (Nov 27, 2020 11:48 GMT)</small>
Checked by	Dan Tapscott BSc (Hons) MRICS Dan.Tapscott@rapleys.com
Signature	 <small>D. Tapscott (Nov 27, 2020 11:59 GMT)</small>

FOR AND ON BEHALF OF RAPLEYS LLP  
NOVEMBER 2020

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## 4 BASIS OF ASSESSMENT

### DETAILS OF THE PROPOSALS

- 4.1 The proposals seek to provide a vertical and rear extension to the currently existing two storey building with an attic loft.
- 4.2 The proposals which we have analysed are those which were provided electronically by the Sheen Lane Developments Ltd, received via email on 3 November 2020. An initial set of indicative proposals were forwarded to us prior to this to assist our understanding of the proposals in general.
- 4.3 Rapleys have taken the information supplied upon which this report is based, in good faith, as being sufficiently accurate for these purposes. In the event inaccuracies become apparent, Rapleys would be willing to re visit the analysis subject to further instructions.

### SITE INSPECTION

- 4.4 The site and surrounding properties were inspected externally on 29 October 2020 by Manuella Nguessan LLB (Hons). During the inspection Manuella was accompanied by Cathal Travers of Sheen Lane Developments Ltd.
- 4.5 Where possible high level vantage points were used to view the neighbouring properties externally. The purpose of the inspection was to review the site in context, to identify the surrounding properties considered to be within a reasonable distance and which should be included within the scope of a 3D analysis.
- 4.6 To identify where there may be a Daylight & Sunlight Amenity issue, we used the approach outlined within BRE Report 209: Site Layout Planning for Daylight and Sunlight - a guide to good practice (2nd edition 2011). This states:

*“Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases the loss of light will be small. Thus if the new development were 10m tall, and a typical existing ground floor window would be 1.5m above the ground, the effect on existing buildings more than  $3 \times (10 - 1.5) = 25.5m$  away need not be analysed.”*

### RELEVANT NEIGHBOURING PROPERTIES

- 4.7 Arising from this initial review of the local authorities planning guidance (as discussed in detail under section 5.1), the following properties were identified as warranting inclusion in this study:
- Property 75 to 81 George Street; a four storey commercial building containing a House of Fraser shop, located west of the development site.
  - Property 73 and 74 George Street; a three storey commercial building containing Bowleys shoes located north of the development site.
  - Property 71 George Street; a three storey commercial building containing Reiss located north of the development site.
  - Property 11 to 13 George Street; four storey commercial buildings containing both Marks and Spencers located east of the development site.
  - Property Lion House; a five storey building with mixed commercial and residential use. There appears to be a Pizza Express on the ground floor and residential accommodation on the upper floors. This property is located south of the development site.
  - Property 3 to 7 Red Lion Street; three storey commercial buildings containing Headmasters and Cirrus located south of the development site.

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- Property 4 to 6 George Street; a four storey building with mixed commercial and residential use, with a Barclays Bank on the ground floor located west of the development site.
  - Property 8 George Street; a six storey Barclays bank building located west of the development site.

4.8 In total, 8 properties, 239 windows and 140 rooms have been the subject of our analysis. It should be noted that a portion of these properties, rooms and windows are non-habitable or non-residential in nature. They have been included to demonstrate the appropriate scope of properties has been reviewed, however not all are relevant for further consideration.

#### BACKGROUND TO THE ANALYSIS

4.9 In order to undertake the analysis a 3D computer model was drawn in AutoCAD for the development site and the surrounding properties.

4.10 This was based upon site and drawing information provided by the client and their architect, supplemented by information gathered from the photographs of the subject area taken during our site visit.

4.11 We have completed a thorough review of the Local Authority Planning archives and where found drawing information has been used when modelling neighbouring properties and their rooms. Our research provided drawing information for the following properties:

- 4 - 6 George Street;
- 8 George Street;
- 73 and 74 George Street;
- 75 - 81 George Street; and
- Lion House.

4.12 In the absence of this information, reasonable assumptions have been made based on our Design Analyst's experience, which is in accordance with recognised practice.

4.13 Details of the proposals forwarded by the design team were incorporated into a 3D AutoCAD model.

4.14 Thereafter, industry standard Daylight and Sunlight analysis software was applied to the model. This produced the results which have been presented and commented upon within this report.

4.15 Images taken from the 3D model showing the development site as existing and as proposed, together with the relevant surrounding properties are within Appendix 1.

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## 5 DAYLIGHT & SUNLIGHT AMENITY

### PLANNING GUIDANCE

5.1 Through the planning process the local authority will wish to be reassured that the construction of the proposed development will not harm the residential neighbours' daylight and sunlight.

5.2 The Local Development Plan identified as being relevant to our review is the London Borough of Richmond Upon Thames - Local Development Framework: Development Management Plan (Adopted November 2011).

5.3 The Development Management Plan makes specific reference to Daylight & Sunlight in the following section:

*Policy DM DC 5 - Neighbourliness, Sunlighting and Daylighting: "The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings, and that adjoining land or properties are protected from overshadowing in accordance with established standards".*

5.4 Despite the above not providing specific guidelines, we have experience in producing studies utilising the guidance set out within Building Research Establishment's Report 209 "Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice" (2011 2nd Edition) [the BRE Report]. This is widely recognised as the most appropriate way of undertaking a study such as this.

### ASSESSMENT GUIDELINES

5.5 The BRE Report 209 - Site Layout Planning for Daylight and Sunlight, A guide to good practice, Second Edition (2011)[the BRE Report]provides guidance to designers, clients, consultants and planning officials on laying out proposed development sites to minimise impact on surrounding buildings and open spaces.

5.6 The BRE Report states under paragraph 2.2.2:

*"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."*

5.7 The BRE Report sets out criteria against which an assessment may be made of the levels of Daylight & Sunlight and the impact that development may cause.

5.8 An important point to note contained within the introduction of the BRE Report is:

*"The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of the main factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable..."*

5.9 The basis of the BRE guide is suburban environments. It does not provide alternative targets specific to city centre or dense urban environments. The overarching recommendation to

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interpret the results flexibly, for any other environment besides suburban, is essential to any assessment.

#### VERTICAL SKY COMPONENT (VSC)

- 5.10 The VSC is a measure of the amount of light falling on a window; it is quantified as a ratio of the direct sky illuminance falling on the surface at a specific reference point against the horizontal illuminance under an unobstructed sky. The maximum possible ratio is just under 40% for a completely unobstructed vertical wall. The VSC values attained by windows of a building will not vary with the compass orientation of that building; therefore, orientation does not give an appreciation of the interior daylighting.
- 5.11 The target value recommended is 27% but this is not to be strictly applied. This is because if the VSC for a window is less than 27% and is less than 0.8 times its former value, the BRE numerical guidelines will not be satisfied.
- 5.12 However, if the Vertical Sky Component is less than 27%, but more than 0.8 times its former value then daylight levels might still be adequate to the neighbouring property.
- 5.13 We find it useful to consider the Reduction Factor of 0.8, as a percentage equal to 80%, or put another way, a 20% reduction is recommended as the guideline figure within the BRE Report.

#### ANNUAL PROBABLE SUNLIGHT HOURS (APSH)

- 5.14 With regard to assessing Sunlight, the BRE Report gives recommendations for the assessment of the effect on sunlight enjoyed by individual windows. When considering sunlight, in the northern hemisphere, it is only those windows that face within 90 degrees of due south that will enjoy significant amounts of Sunlight. The BRE Report limits the extent of assessments required to only these windows. Sunlight Amenity is measured in terms of Annual Probable Sunlight Hours (APSH).
- 5.15 Any windows that face within 90 degrees of due north will be annotated as such within the analysis results.
- 5.16 The assessment analyses a point in each window which receives at least a quarter of Annual Probable Sunlight Hours (represented as 25% in the results tables). This includes at least 5% of Annual Probable Sunlight Hours during the winter months, between 21 September and 21 March. Again, a Reduction Factor of 0.8 is also applied to the results.

#### DAYLIGHT DISTRIBUTION (DD)

- 5.17 The Daylight Distribution is otherwise known as the 'no sky-line' method and takes the VSC analysis a step further in looking at where in the room Daylight is received at the working plane (roughly desk or kitchen worktop height). After a development is complete, the area of a room with visible sky should, ideally be 0.8 times or more of the former area on the working plane prior to the development.

#### OVERSHADOWING TO GARDENS AND OPEN SPACES

- 5.18 The BRE Report also recommends a review of the surrounding external amenity spaces such as gardens, parks or playgrounds.
- 5.19 The analysis should confirm whether at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21st March. Alternatively, if an existing garden or amenity space remains no less than 0.8 times its former value, then the loss of light to this space is unlikely to be noticeable. The availability of sunlight should be checked for all open spaces where sunlight is required.

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## 6 FINDINGS OF THE ANALYSIS

### RESULTS

- 6.1 The VSC, DD & APSH results are shown in the tables contained within Appendix 2. No Sky-Line contours are contained in Appendix 3.
- 6.2 It should be noted that where some results have been 'greyed out', we have noted that these windows fall short of the BRE recommendations, however they are either secondary to a main window meeting the requirements or serve non-habitable / non-residential rooms and according to the BRE Report, these need not be assessed. However, as the room uses are not 100% confirmed, the results for these rooms have been included for transparency.
- 6.3 In the sections which follow is commentary on the results from the analysis. Given that the results are universally positive we have combined our feedback below to encompass all properties tested, rather than splitting them out individually for ease.

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## 7 COMMENTARY ON RESULTS

### VSC RESULTS

- 7.1 The results from the analysis confirm that out of the 239 windows tested 235 meet or surpass their targets for the Vertical Sky Component test. This gives a compliance rate of around 98%.
- 7.2 Having reviewed each result individually, 4 windows fall short of the BRE recommendation. Our review of these windows has shown that they serve non-habitable or non-residential rooms. These windows are located at Room 7 on the ground floor at 75-81 George St (Windows 14 & 15) and Rooms 4 & 5 on the Ground floor of Lion House (Windows 5 & 6). Both these properties are commercial buildings and do not require consideration under the BRE guide.
- 7.3 The VSC results for this property are therefore satisfactory and good levels of daylight should continue to be received to its windows.

### APSH RESULTS

- 7.4 The results confirm that satisfactory levels of sunlight amenity will be experienced to all rooms windows that face within 90 degrees of due south following the construction of the proposed development.
- 7.5 These results go beyond the expectations of the guide that only requires living rooms / conservatories to be tested. In this case all windows meet the recommendations, regardless of their use.

### DAYLIGHT DISTRIBUTION RESULTS

- 7.6 The results confirm that satisfactory levels of distribution remain, and all rooms meet the guidelines in every instance with the exception of one room. This room is located on the ground floor of Lion House (Room 4). This room has been identified to be a freezer within a commercial property and as such does not require any further consideration under the BRE guide.
- 7.7 We can conclude that good levels of daylight will therefore be received in all instances following the construction of the proposed development.

### OVERSHADOWING TO GARDENS AND OPEN SPACES

- 7.8 Our review of the outdoor amenity spaces show that there are no neighbouring gardens or amenity areas directly to the north of the development. The proposed development will therefore not create any new areas which receive less than two hours of sunlight on 21st March. The proposed development therefore satisfies the BRE overshadowing to gardens and open spaces requirements.

### CONCLUSION

- 7.9 We conclude that the levels of Daylight & Sunlight to the relevant neighbouring properties will not be negatively impacted upon as a result of the construction of the proposed development. The proposed development respects its neighbours well and is a good neighbour.

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## 8 CONCLUSIONS

- 8.1 The proposed development will not have a noticeable impact on the light receivable by the neighbouring properties. Rapleys confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.
- 8.2 The results meet the guidelines in every instance, the isolated instances of shortfall occur to rooms or windows within commercial buildings and therefore are not considered to be relevant for further consideration under the BRE guide.
- 8.3 Given that the results demonstrate full compliance with the BRE guide we conclude that the proposed development has been designed exceptionally well, especially considering the urban, high street setting. It respects its neighbours who should continue to receive good levels of Daylight & Sunlight Amenity following its construction. We are therefore of the opinion that there is no Daylight and Sunlight related reason why planning permission should not be granted in this instance.



Appendix 1

# IDENTIFICATION DRAWINGS



**Key**

- Analysed Building
- Demolish
- Proposed
- Surrounding

Client  
Carlford Properties Ltd.

Job Title  
20-01558 - 9-10 Georges  
Street, Richmond,  
London TW9 1JY

Drawing Title  
Existing Site Plan

Scale	Date	Drawn
NTS	Nov-20	MF



33 Jermyn Street,  
London SW1Y 6DN  
Tel: 0370 777 6292 [www.rapleys.com](http://www.rapleys.com)



- Key**
- Analysed Building
  - Demolish
  - Proposed
  - Surrounding

Client  
Carlford Properties Ltd.

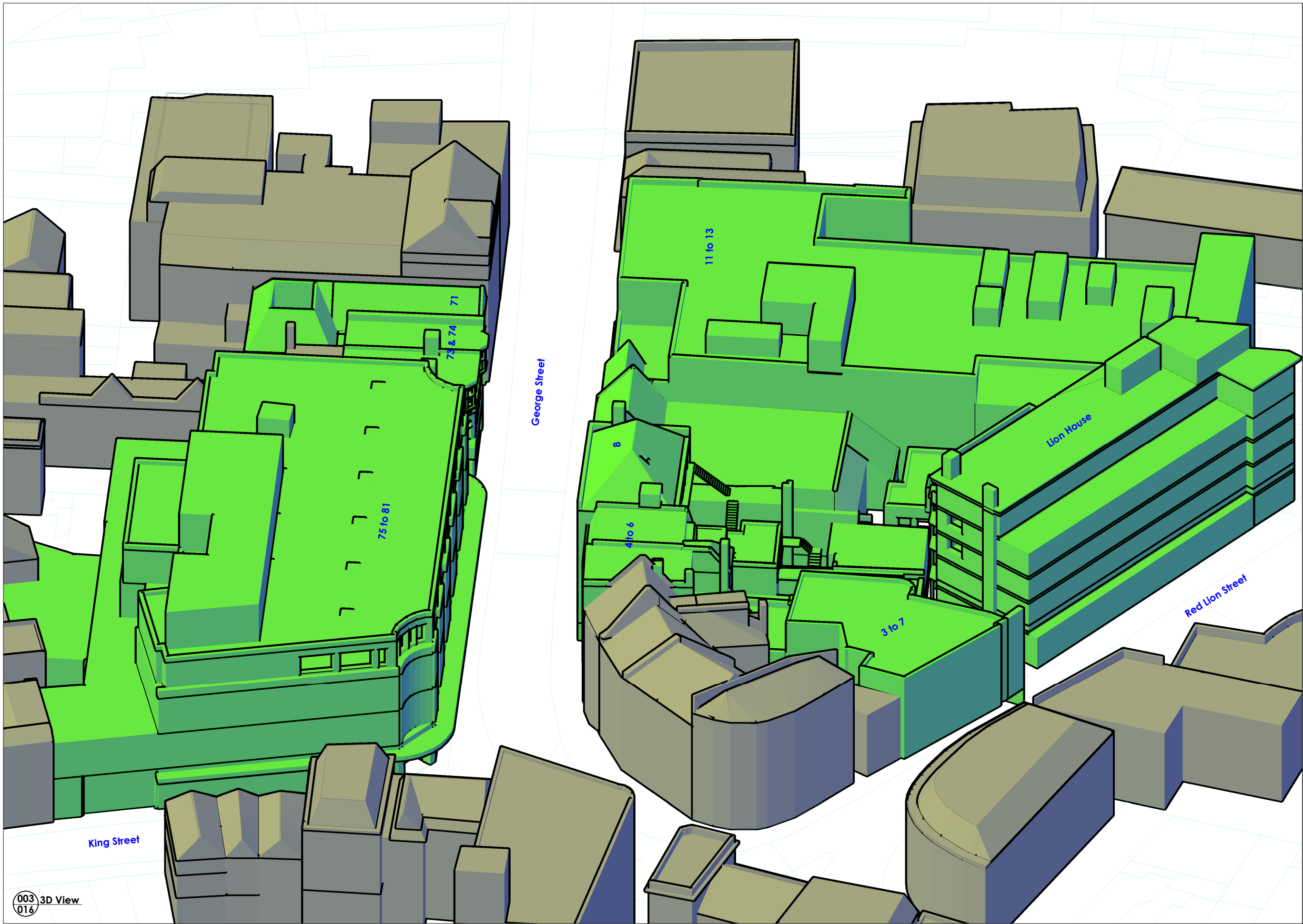
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London TW9 1JY

Drawing Title  
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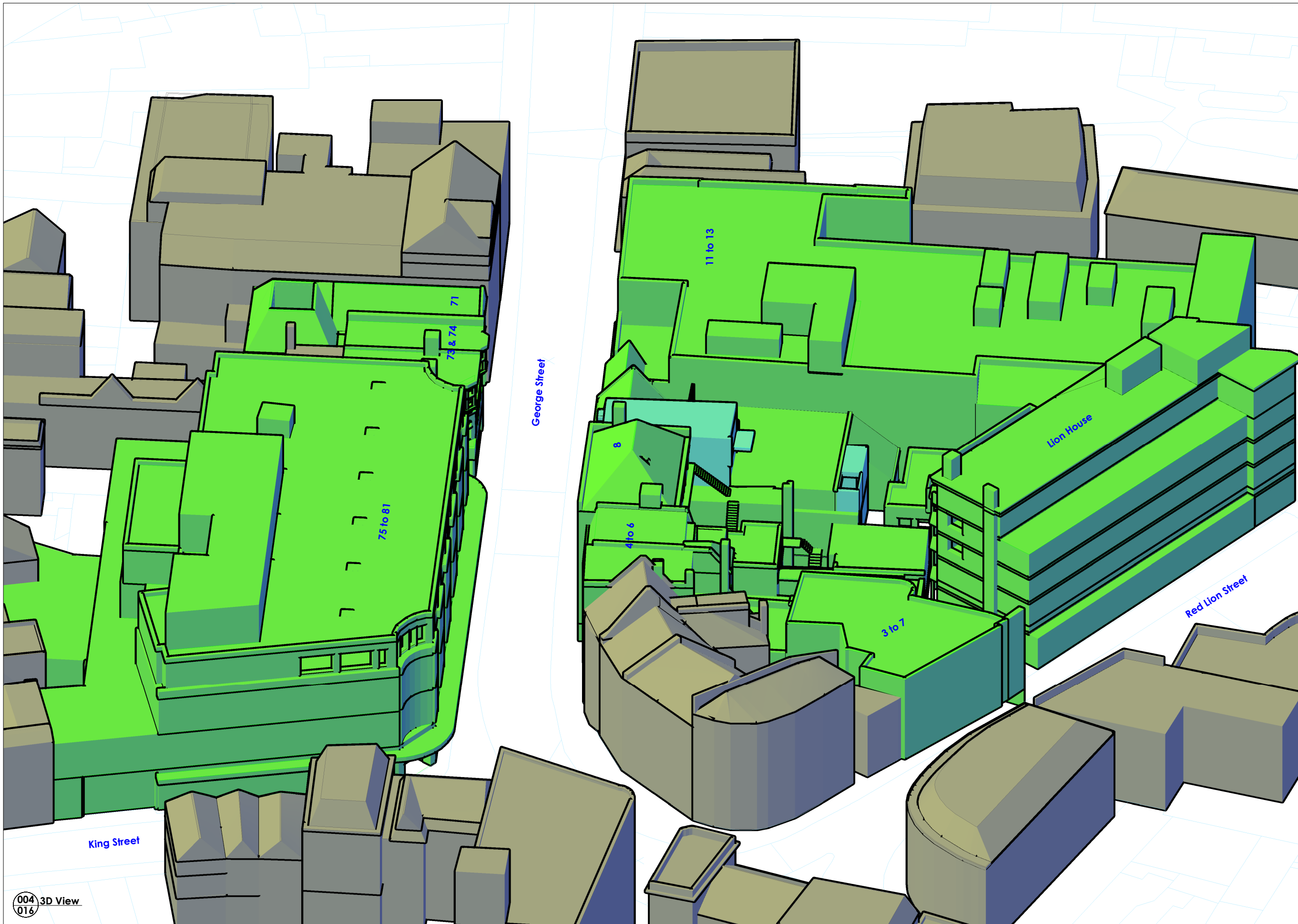
Drawing Title  
Existing 3D View  
Looking North

Scale Date Drawn  
NTS Nov-20 MF



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Key

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Drawing Title  
Proposed 3D View  
Looking North

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King Street

George Street

Red Lion Street

Lion House

75 to 81

71

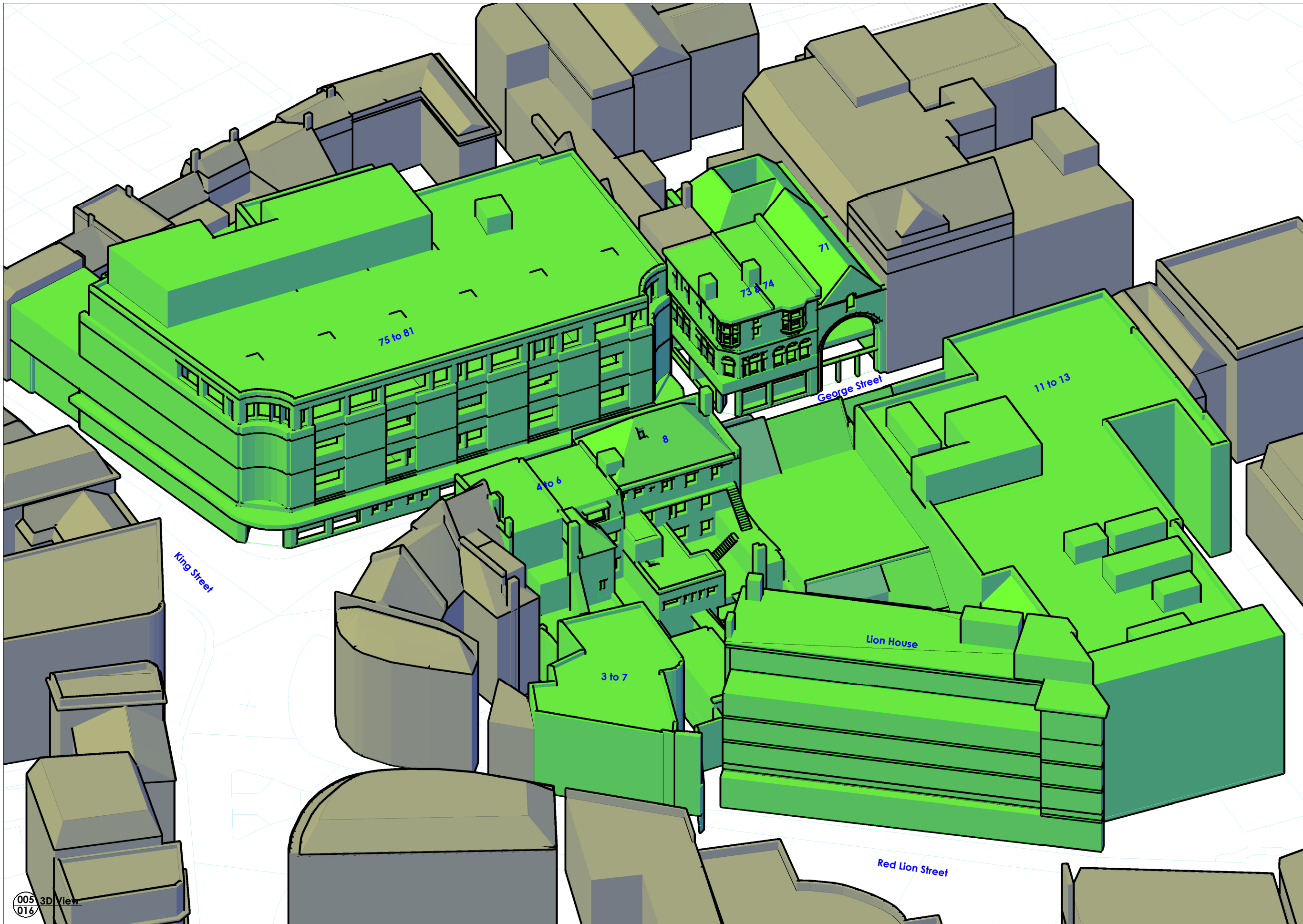
73 & 74

11 to 13

8

4 to 6

3 to 7



Existing Drawings &  
Proposed Drawings  
Thomas Moss Architectural  
Design & Surveying Services  
October 2020

- Key**
- - Analysed Building
  - - Demolish
  - - Proposed
  - - Surrounding

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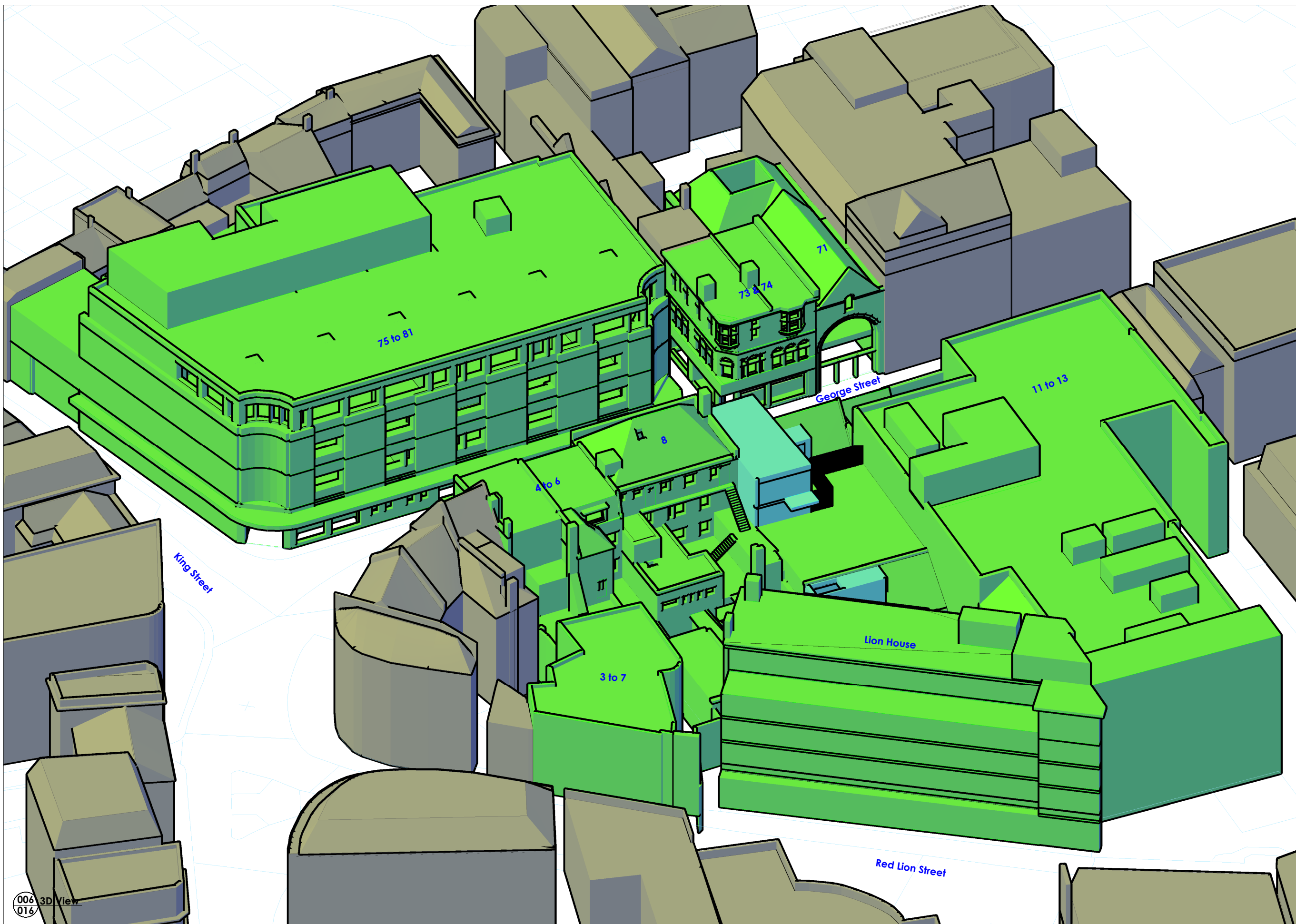
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Looking East

<b>Scale</b>	<b>Date</b>	<b>Drawn</b>
NTS	Nov-20	MF



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Key

- - Analysed Building
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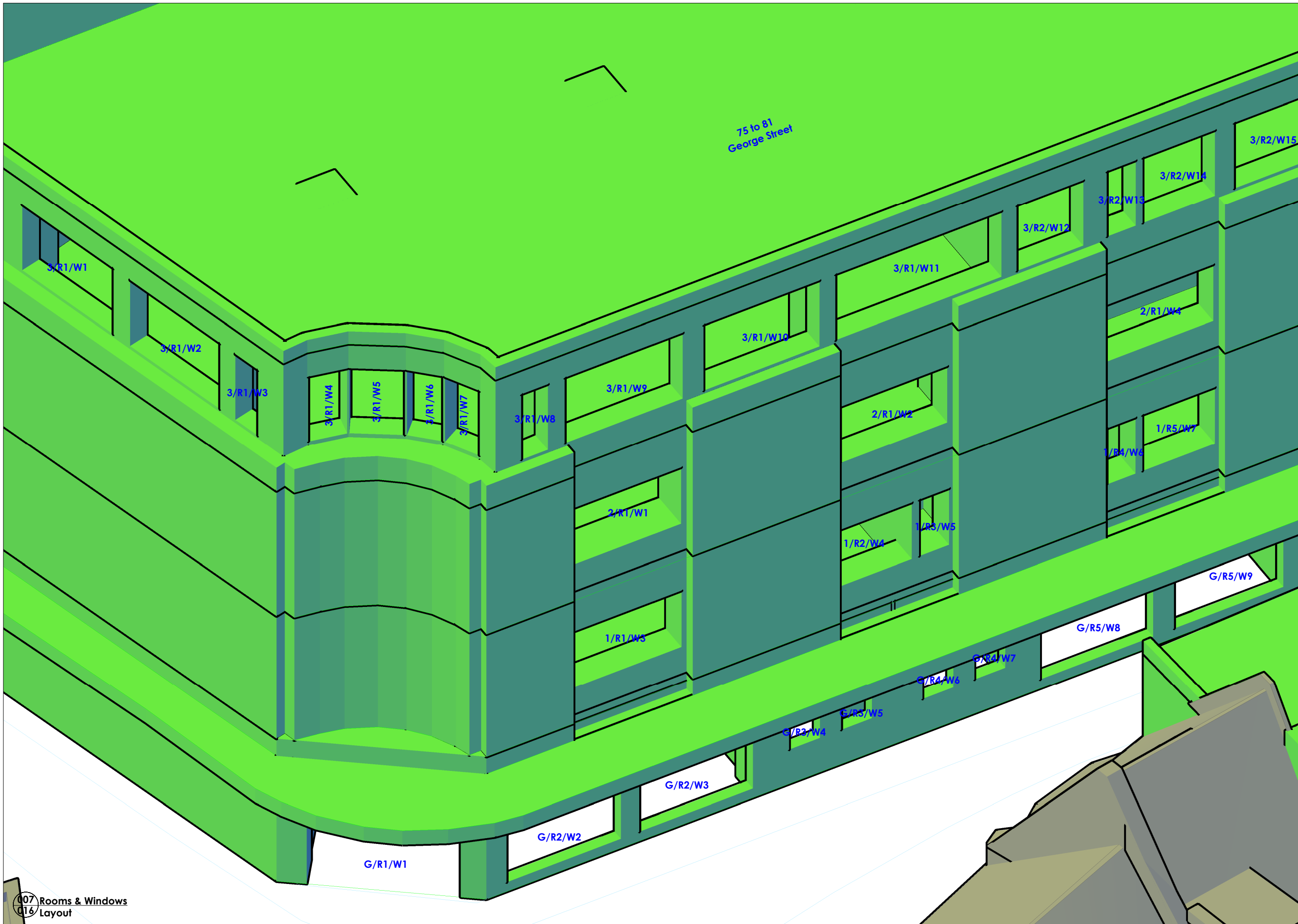
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20-01558 - 9-10 Georges  
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London TW9 1JY

Drawing Title  
Proposed 3D View  
Looking East

Scale	Date	Drawn
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**Key**

- G/R1/W1 - Window Reference
- A1 - Amenity 1

Client  
Carlford Properties Ltd.

Job Title  
20-01558 - 9-10 Georges  
Street, Richmond,  
London TW9 1JY

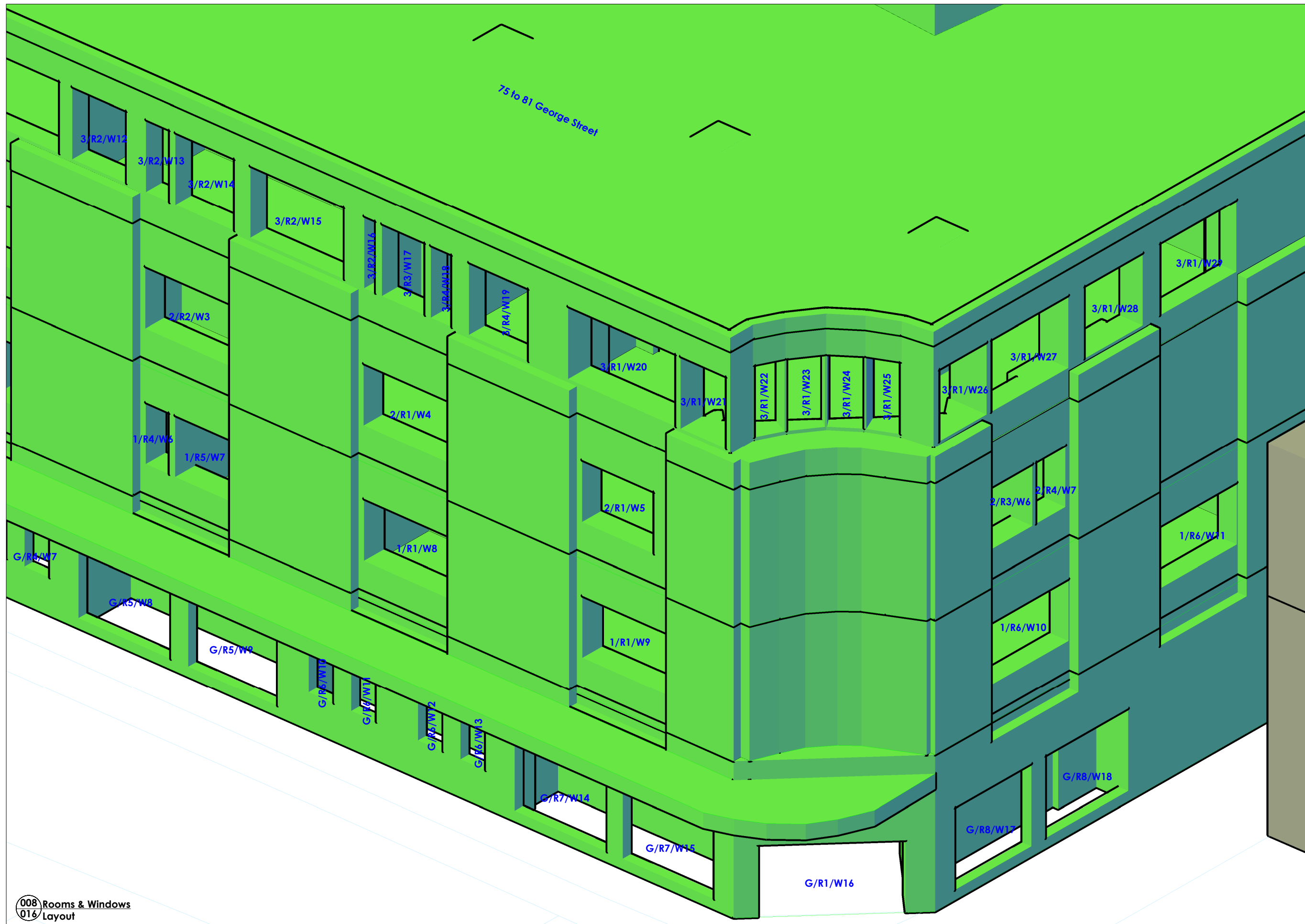
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Rooms & Windows Layout

Scale	Date	Drawn
NTS	Nov-20	MF



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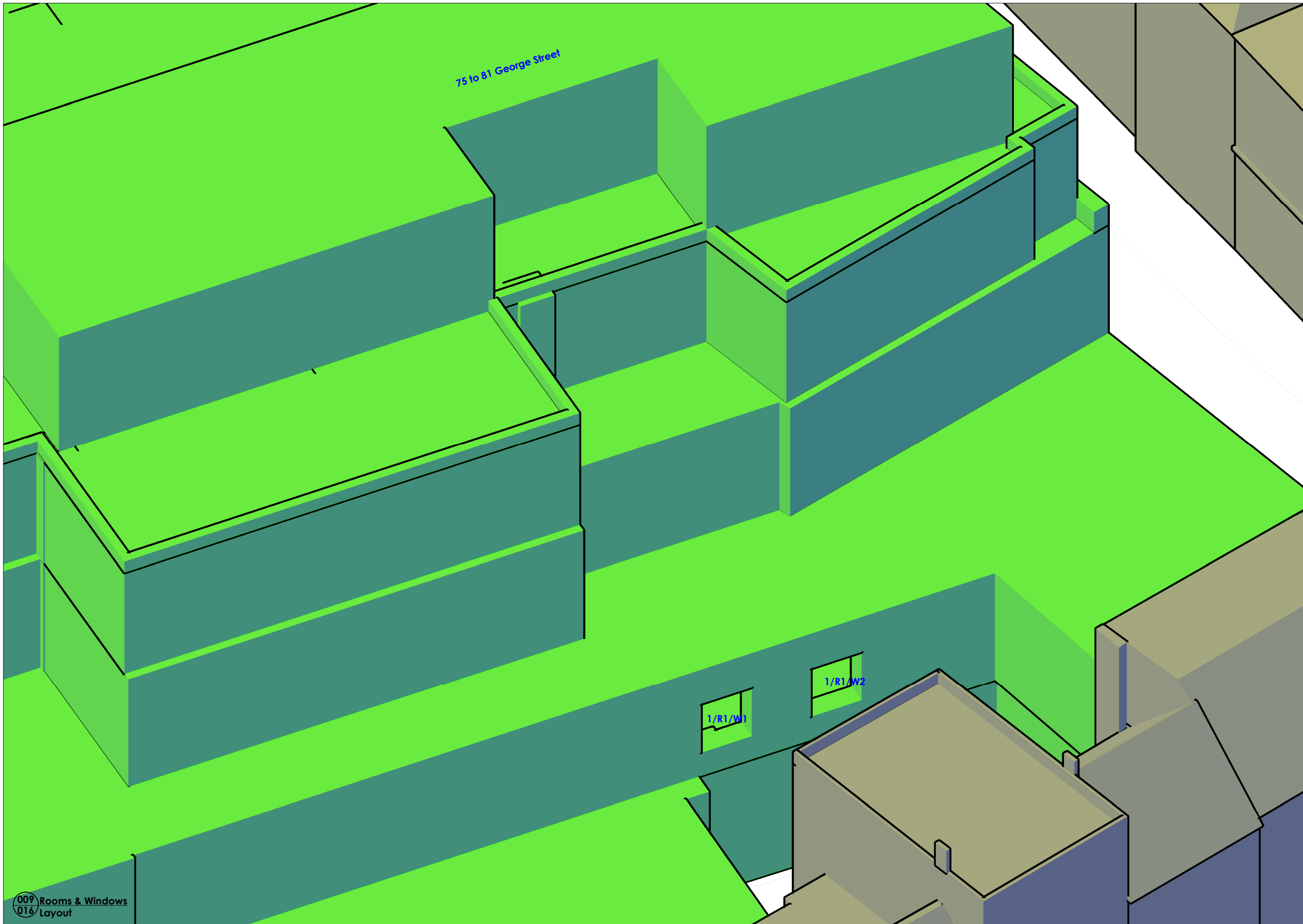
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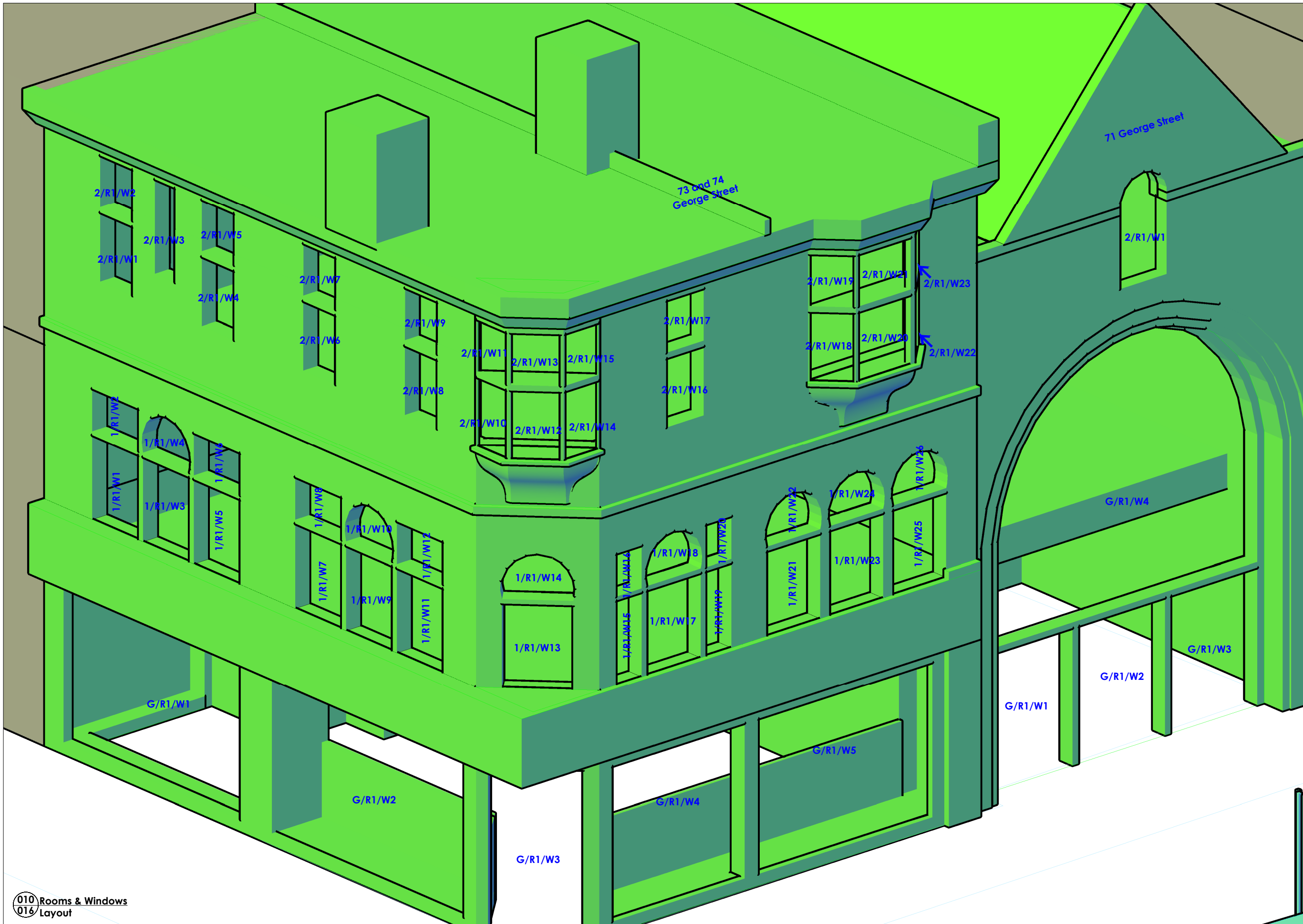
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11 to 13 George Street

2/R1/W1

2/R1/W2

2/R2/W3

2/R2/W4

2/R3/W5

2/R3/W6

**Key**

G/R1/W1 - Window Reference

A1 - Amenity 1

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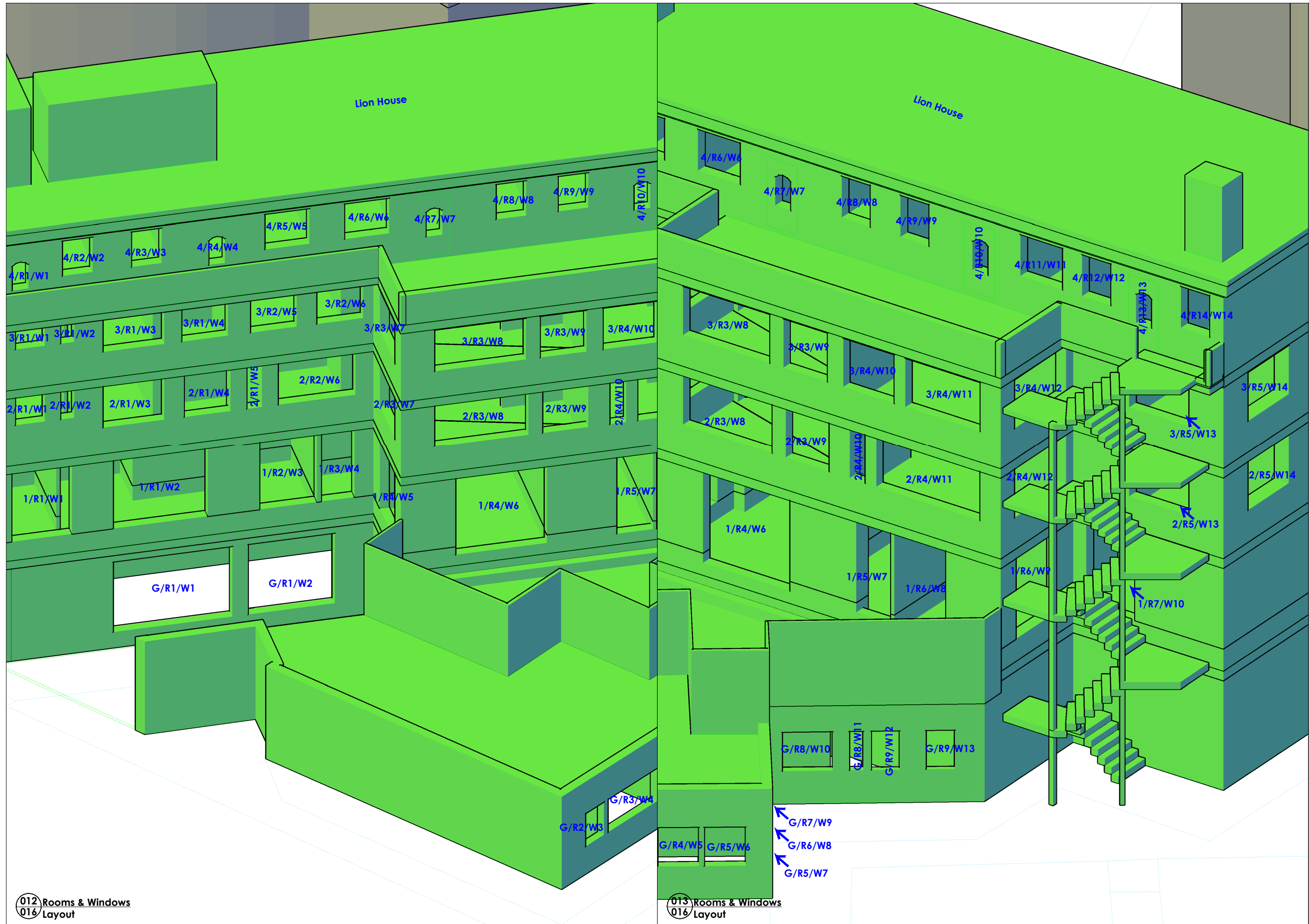
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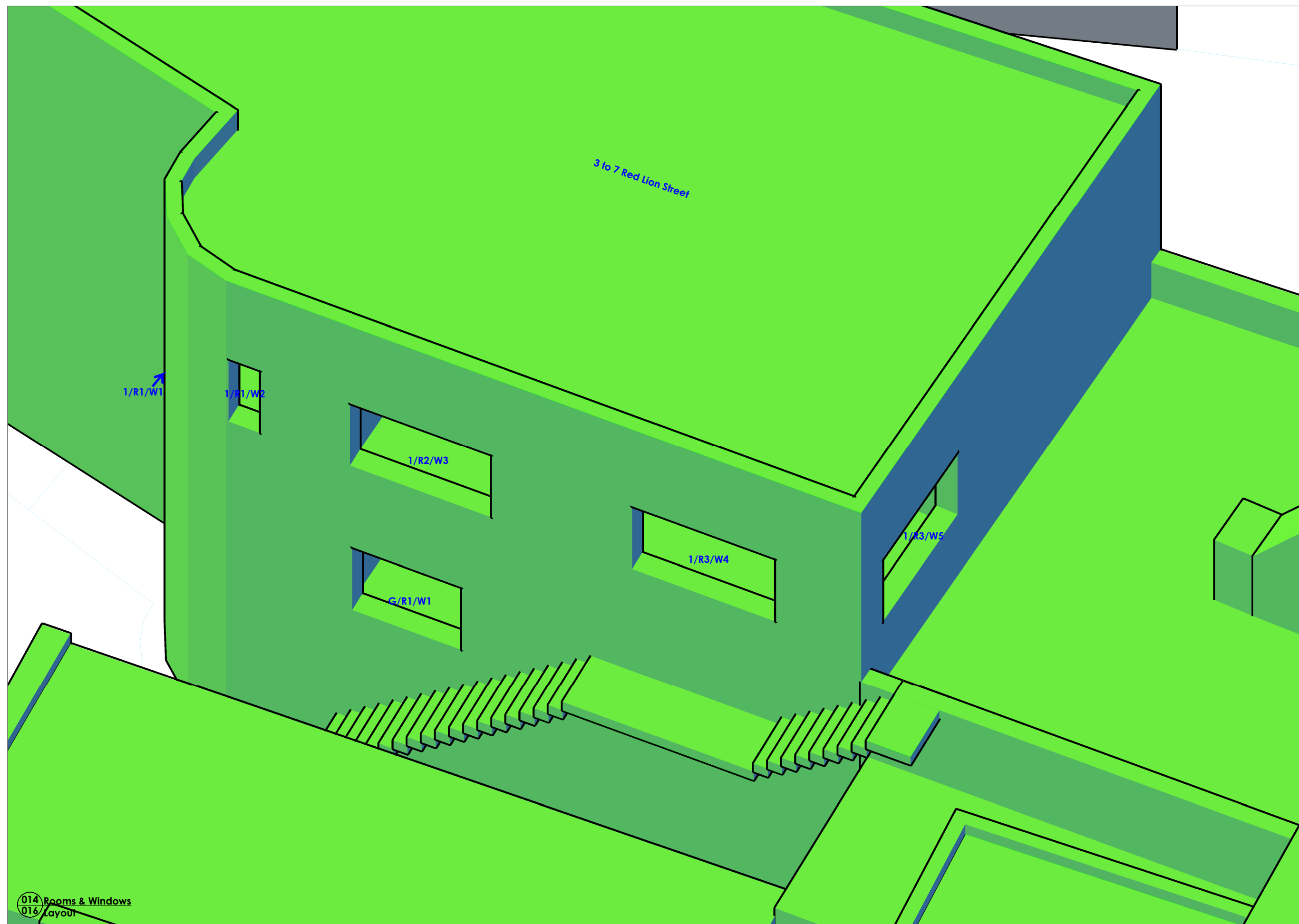
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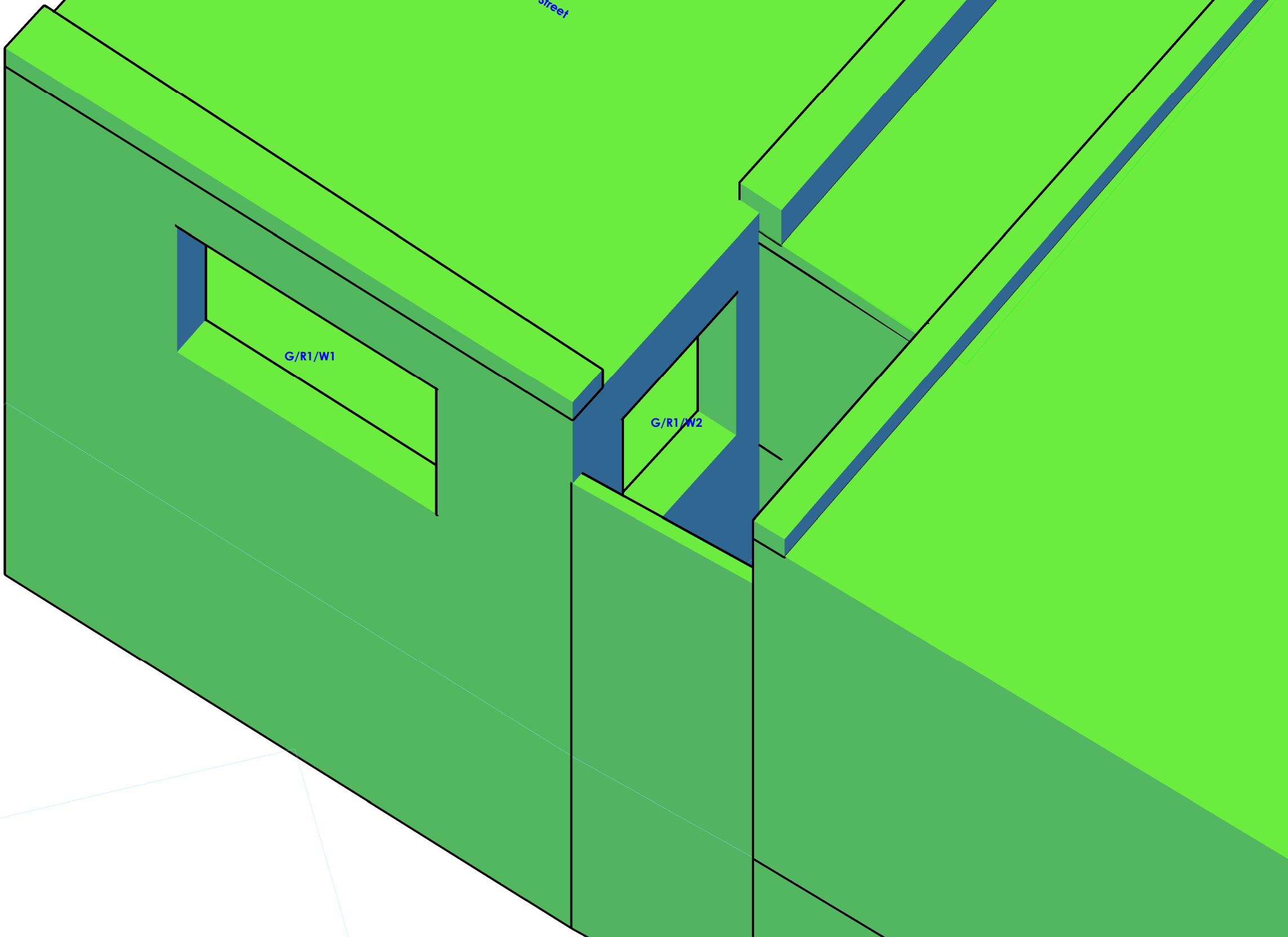
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014 Rooms & Windows  
016 Layout

Existing Drawings &  
Proposed Drawings  
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October 2020

8 George Street



**Key**

- G/R1/W1 - Window Reference
- A1 - Amenity 1

Client  
Carlford Properties Ltd.

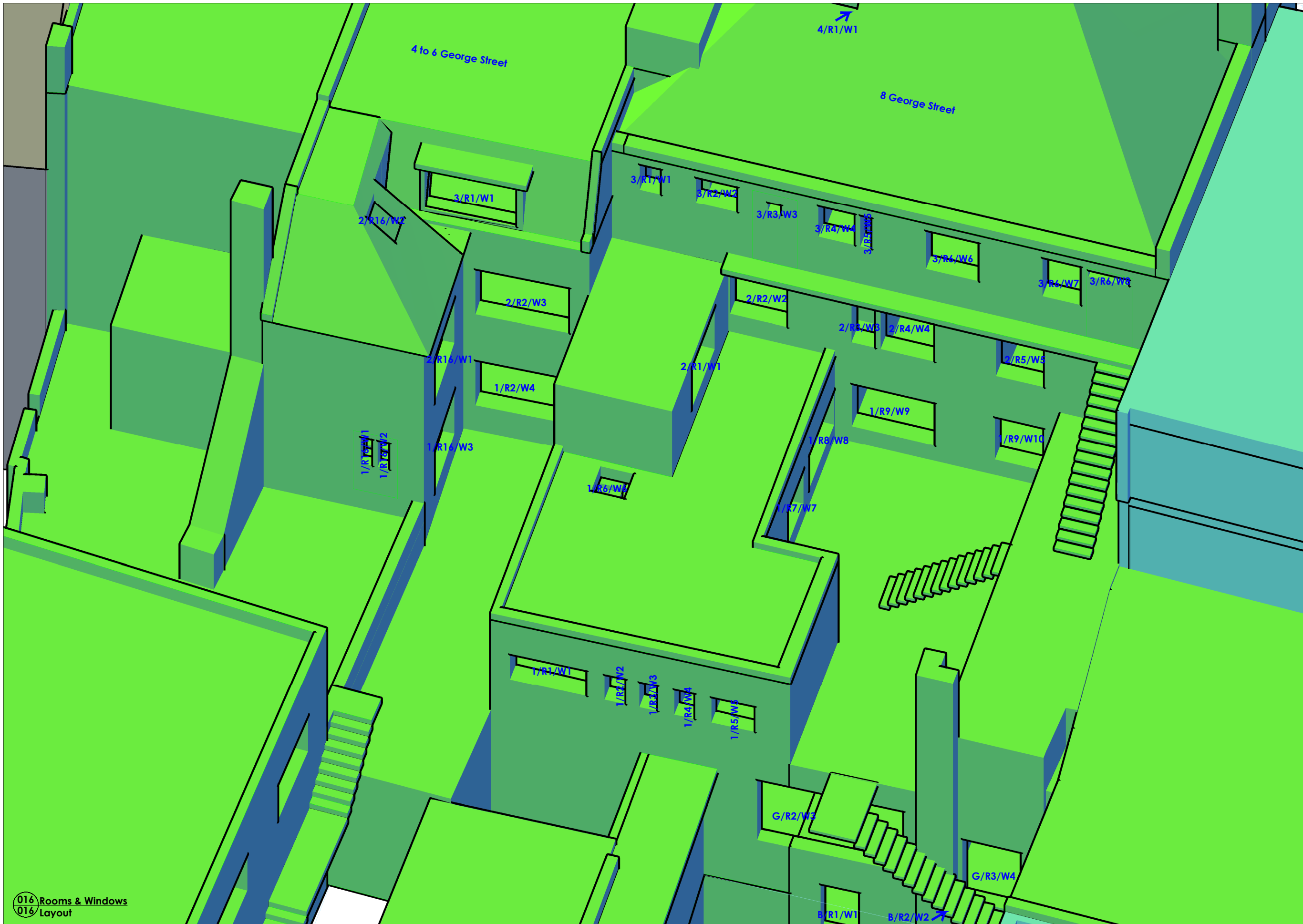
Job Title  
20-01558 - 9-10 Georges  
Street, Richmond,  
London TW9 1JY

Drawing Title  
Rooms & Windows Layout

Scale	Date	Drawn
NTS	Nov-20	MF



33 Jermyn Street,  
London SW1Y 6DN  
Tel: 0370 777 6292 [www.rapleys.com](http://www.rapleys.com)



Existing Drawings &  
Proposed Drawings  
Thomas Moss Architectural  
Design & Surveying Services  
October 2020

**Key**  
G/R1/W1 - Window Reference  
A1 - Amenity 1

**Client**  
Carlford Properties Ltd.

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20-01558 - 9-10 Georges  
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<b>Scale</b>	<b>Date</b>	<b>Drawn</b>
NTS	Nov-20	MF



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Appendix 2

# DAYLIGHT & SUNLIGHT (VSC, DD & APSH) RESULTS

Project Name: 9 - 10 Georges Street, Richmond, London TW9 1JY  
 Project No.: 20-01558  
 Report Title: Daylight & Sunlight - Neighbour Analysis  
 Date of Analysis: November 2020

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						
<b>75 to 81 George Street</b>																								
Ground	R1	Commercial	Retail	W1	Existing	5.38	1.00	YES	177°	4.00	1.00	YES	4.00	1.00	YES	5.00	YES	4.00	YES					
				Proposed	5.38			4.00			4.00													
	W16	Existing	3.59	1.00	YES	95°	1.00	1.00	YES	0.00	1.00	YES	0.00											
	Proposed	3.59			1.00			0.00																
	R2	Commercial	Retail	W2	Existing	8.32	1.00	YES	140°	14.00	1.00	YES	10.00	1.00	YES	15.00	YES	11.00	YES					
				Proposed	8.31			14.00			10.00													
	W3	Existing	7.03	1.00	YES	140°	12.00	1.00	YES	10.00	1.00	YES	10.00											
	Proposed	7.02			12.00			10.00																
	R3	Commercial	Retail	W4	Existing	1.30	1.00	YES	140°	0.00	1.00	YES	0.00	1.00	YES	0.00	YES	0.00	YES					
				Proposed	1.30			0.00			0.00													
	W5	Existing	1.11	1.00	YES	140°	0.00	1.00	YES	0.00	1.00	YES	0.00											
	Proposed	1.11			0.00			0.00																
	R4	Commercial	Retail	W6	Existing	0.85	1.00	YES	140°	0.00	1.00	YES	0.00	1.00	YES	0.00	YES	0.00	YES					
				Proposed	0.85			0.00			0.00													
	W7	Existing	0.71	1.00	YES	140°	0.00	1.00	YES	0.00	1.00	YES	0.00											
	Proposed	0.71			0.00			0.00																
	R5	Commercial	Retail	W8	Existing	3.50	0.98	YES	140°	8.00	0.88	YES	6.00	1.00	YES	8.00	YES	6.00	YES					
				Proposed	3.44			7.00			6.00													
	W9	Existing	2.76	0.96	YES	140°	5.00	1.00	YES	3.00	1.00	YES	3.00											
	Proposed	2.65			5.00			3.00																
	R6	Commercial	Retail	W10	Existing	0.19	1.00	YES	140°	0.00	1.00	YES	0.00	1.00	YES	0.00	YES	0.00	YES					
				Proposed	0.19			0.00			0.00													
				W11	Existing	0.16	1.00	YES	140°	0.00	1.00	YES	0.00	1.00	YES					0.00				
				Proposed	0.16			0.00			0.00													
W12				Existing	0.12	1.00	YES	140°	0.00	1.00	YES	0.00	1.00	YES	0.00									
Proposed	0.12			0.00			0.00																	
W13	Existing	0.11	1.00	YES	140°	0.00	1.00	YES	0.00	1.00	YES	0.00												
Proposed	0.11			0.00			0.00																	
R7	Commercial	Retail	W14	Existing	2.65	0.78	NO	140°	7.00	0.71	YES	1.00	1.00	YES	7.00	YES	1.00	YES						
			Proposed	2.07			5.00			1.00														
W15	Existing	3.67	0.77	NO	140°	6.00	1.00	YES	1.00	1.00	YES	1.00												
Proposed	2.81			6.00			1.00																	
R8	Commercial	Retail	W17	Existing	5.57	1.00	YES	50°N							*North*	YES	*North*	YES						
			Proposed	5.56																				
W18	Existing	4.55	1.00	YES	50°N																			
Proposed	4.54																							
First	R1	Commercial	Retail	W1	Existing	29.76	1.00	YES	319°N						*North*	*North*	*North*	*North*						
				Proposed	29.76																			
				W2	Existing	27.54	1.00	YES	319°N															
				Proposed	27.54																			
				W3	Existing	29.45	1.00	YES	140°	7.00	1.00	YES	7.00	1.00					YES	7.00				
	Proposed	29.44			7.00			7.00																
	W8	Existing	25.89	0.99	YES	140°	2.00	1.00	YES	1.00	1.00	YES	1.00											
	Proposed	25.68			2.00			1.00																
	W9	Existing	26.87	0.97	YES	140°	4.00	0.75	YES	1.00	0.00	YES	0.00											
	Proposed	26.09			3.00			1.00																
	R2	Commercial	Stock Room	W4	Existing	27.93	1.00	YES	140°	5.00	1.00	YES	5.00	1.00	YES	14.00		8.00	YES					
	Proposed	27.91			5.00			5.00																
R3	Commercial	Fitting Room	W5	Existing	25.87	1.00	YES	140°	2.00	1.00	YES	2.00	1.00	YES	5.00	YES	5.00	YES						
Proposed	25.87			2.00			2.00																	
R4	Commercial	Fitting Room	W6	Existing	25.63	1.00	YES	140°	2.00	1.00	YES	2.00	1.00	YES	2.00	YES	2.00	YES						
Proposed	25.58			2.00			2.00																	
R5	Commercial	Retail	W7	Existing	26.47	1.00	YES	140°	4.00	1.00	YES	4.00	1.00	YES	2.00	YES	2.00	YES						
Proposed	26.41			4.00			4.00																	
R6	Commercial	Retail	W10	Existing	12.90	1.00	YES	50°N						*North*	YES	4.00	YES							
			Proposed	12.90																				
W11	Existing	15.28	1.00	YES	50°N																			
Proposed	15.28																							
Second	R1	Commercial	Retail	W1	Existing	34.82	1.00	YES	140°	13.00	1.00	YES	10.00	1.00	YES	14.00	YES	11.00	YES					
				Proposed	34.81			13.00			10.00													
				W2	Existing	34.20	1.00	YES	140°	14.00	1.00	YES	11.00	1.00	YES					14.00				
				Proposed	34.19			14.00			11.00													
				W4	Existing	32.92	1.00	YES	140°	12.00	1.00	YES	9.00	1.00	YES					12.00				
Proposed	32.92			12.00			9.00																	
W5	Existing	33.23	1.00	YES	140°	11.00	1.00	YES	8.00	1.00	YES	8.00												
Proposed	33.09			11.00			8.00																	
R2	Commercial	Stock Room	W3	Existing	33.65	1.00	YES	140°	10.00	1.00	YES	8.00	1.00	YES	10.00	YES	8.00	YES						
Proposed	33.64			10.00			8.00																	
R3	Commercial	Retail	W6	Existing	32.70	1.00	YES	50°N						*North*	YES	8.00	YES							
Proposed	32.70																							
R4	Commercial	Retail	W7	Existing	32.60	1.00	YES	50°N						*North*	*North*	*North*	*North*							
Proposed	32.60																							
Third	R1	Commercial	Retail	W1	Existing	39.37	1.00	YES	216°	53.00	1.00	YES	24.00	1.00	YES	*North*	*North*	*North*	*North*					
				Proposed	39.37			53.00			24.00													
				W2	Existing	39.36	1.00	YES	216°	53.00	1.00	YES	24.00	1.00	YES					53.00				
				Proposed	39.36			53.00			24.00													
				W3	Existing	39.36	1.00	YES	216°	39.00	1.00	YES	18.00	1.00	YES					39.00				
Proposed	39.36			39.00			18.00																	
W4	Existing	37.25	1.00	YES	152°	42.00	1.00	YES	21.00	1.00	YES	42.00												
Proposed	37.25			42.00			21.00																	
W5	Existing	37.64	1.00	YES	172°	44.00	1.00	YES	28.00	1.00	YES	44.00												
Proposed	37.64			44.00			28.00																	

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				W6	Existing Proposed	37.59 37.59	1.00 YES	184°	39.00 39.00	1.00 YES	YES	24.00 24.00	1.00 YES	YES				
				W7	Existing Proposed	37.35 37.35	1.00 YES	200°	43.00 43.00	1.00 YES	YES	24.00 24.00	1.00 YES	YES				
				W8	Existing Proposed	39.13 39.13	1.00 YES	140°	38.00 38.00	1.00 YES	YES	15.00 15.00	1.00 YES	YES				
				W9	Existing Proposed	39.02 39.02	1.00 YES	140°	51.00 51.00	1.00 YES	YES	22.00 22.00	1.00 YES	YES				
				W10	Existing Proposed	38.87 38.87	1.00 YES	140°	51.00 51.00	1.00 YES	YES	22.00 22.00	1.00 YES	YES				
				W11	Existing Proposed	38.78 38.78	1.00 YES	140°	51.00 51.00	1.00 YES	YES	22.00 22.00	1.00 YES	YES				
				W20	Existing Proposed	38.59 38.59	1.00 YES	140°	51.00 51.00	1.00 YES	YES	22.00 22.00	1.00 YES	YES				
				W21	Existing Proposed	38.58 38.58	1.00 YES	140°	49.00 49.00	1.00 YES	YES	21.00 21.00	1.00 YES	YES				
				W22	Existing Proposed	36.94 36.94	1.00 YES	76°N			*North*			*North*				
				W23	Existing Proposed	37.01 37.01	1.00 YES	86°N			*North*			*North*				
				W24	Existing Proposed	36.95 36.95	1.00 YES	104°	32.00 32.00	1.00 YES	YES	7.00 7.00	1.00 YES	YES				
				W25	Existing Proposed	37.00 37.00	1.00 YES	115°	36.00 36.00	1.00 YES	YES	10.00 10.00	1.00 YES	YES				
				W26	Existing Proposed	39.17 39.17	1.00 YES	50°N			*North*			*North*				
				W27	Existing Proposed	39.20 39.20	1.00 YES	50°N			*North*			*North*				
				W28	Existing Proposed	39.19 39.19	1.00 YES	50°N			*North*			*North*				
				W29	Existing Proposed	39.20 39.20	1.00 YES	50°N			*North*			*North*				
	R2	Commercial	Office	W12	Existing Proposed	38.70 38.70	1.00 YES	140°	50.00 50.00	1.00 YES	YES	21.00 21.00	1.00 YES	YES	89.00 89.00	YES	30.00 30.00	YES
				W13	Existing Proposed	38.65 38.65	1.00 YES	140°	39.00 39.00	1.00 YES	YES	15.00 15.00	1.00 YES	YES				
				W14	Existing Proposed	38.64 38.64	1.00 YES	140°	50.00 50.00	1.00 YES	YES	21.00 21.00	1.00 YES	YES				
				W15	Existing Proposed	38.63 38.63	1.00 YES	140°	51.00 51.00	1.00 YES	YES	22.00 22.00	1.00 YES	YES				
				W16	Existing Proposed	38.62 38.62	1.00 YES	140°	22.00 22.00	1.00 YES	YES	9.00 9.00	1.00 YES	YES				
	R3	Commercial	Retail	W17	Existing Proposed	38.61 38.61	1.00 YES	140°	46.00 46.00	1.00 YES	YES	19.00 19.00	1.00 YES	YES	51.00 51.00	YES	22.00 22.00	YES
	R4	Commercial	Office	W18	Existing Proposed	38.62 38.62	1.00 YES	140°	36.00 36.00	1.00 YES	YES	14.00 14.00	1.00 YES	YES	46.00 46.00	YES	19.00 19.00	YES
				W19	Existing Proposed	38.62 38.62	1.00 YES	140°	50.00 50.00	1.00 YES	YES	21.00 21.00	1.00 YES	YES	50.00 50.00	YES	21.00 21.00	YES
73 and 74 George Street																		
Ground	R1	Commercial	Retail	W1	Existing Proposed	1.80 1.73	0.96 YES	229°	3.00 3.00	1.00 YES	YES	2.00 2.00	1.00 YES	YES				
				W2	Existing Proposed	5.50 5.36	0.97 YES	229°	9.00 9.00	1.00 YES	YES	4.00 4.00	1.00 YES	YES				
				W3	Existing Proposed	13.09 12.52	0.96 YES	184°	21.00 21.00	1.00 YES	YES	4.00 4.00	1.00 YES	YES				
				W4	Existing Proposed	21.28 20.78	0.98 YES	139°	39.00 37.00	0.95 YES	YES	6.00 4.00	0.67 YES	YES				
				W5	Existing Proposed	21.55 21.21	0.98 YES	139°	38.00 37.00	0.97 YES	YES	7.00 6.00	0.86 YES	YES				
														45.00 45.00	YES	9.00 9.00	YES	
First	R1	Commercial	Retail	W1	Existing Proposed	4.89 4.84	0.99 YES	229°	0.00 0.00	1.00 YES	YES	0.00 0.00	1.00 YES	YES				
				W2	Existing Proposed	0.00 0.00	1.00 YES	229°	1.00 1.00	1.00 YES	YES	1.00 1.00	1.00 YES	YES				
				W3	Existing Proposed	5.39 5.33	0.99 YES	229°	1.00 1.00	1.00 YES	YES	1.00 1.00	1.00 YES	YES				
				W4	Existing Proposed	0.00 0.00	1.00 YES	229°	1.00 1.00	1.00 YES	YES	1.00 1.00	1.00 YES	YES				
				W5	Existing Proposed	6.33 6.26	0.99 YES	229°	2.00 2.00	1.00 YES	YES	1.00 1.00	1.00 YES	YES				
				W6	Existing Proposed	0.00 0.00	1.00 YES	229°	0.00 0.00	1.00 YES	YES	0.00 0.00	1.00 YES	YES				
				W7	Existing Proposed	8.87 8.77	0.99 YES	229°	8.00 8.00	1.00 YES	YES	4.00 4.00	1.00 YES	YES				
				W8	Existing Proposed	0.00 0.00	1.00 YES	229°	1.00 1.00	1.00 YES	YES	1.00 1.00	1.00 YES	YES				
				W9	Existing Proposed	10.49 10.37	0.99 YES	229°	9.00 9.00	1.00 YES	YES	4.00 4.00	1.00 YES	YES				
				W10	Existing Proposed	0.00 0.00	1.00 YES	229°	0.00 0.00	1.00 YES	YES	0.00 0.00	1.00 YES	YES				
				W11	Existing Proposed	12.59 12.45	0.99 YES	229°	13.00 13.00	1.00 YES	YES	6.00 6.00	1.00 YES	YES				
				W12	Existing Proposed	0.00 0.00	1.00 YES	229°	0.00 0.00	1.00 YES	YES	0.00 0.00	1.00 YES	YES				
				W13	Existing Proposed	24.09 23.50	0.98 YES	184°	40.00 39.00	0.98 YES	YES	16.00 15.00	0.94 YES	YES				
				W14	Existing Proposed	0.00 0.00	1.00 YES	184°	0.00 0.00	1.00 YES	YES	0.00 0.00	1.00 YES	YES				
				W15	Existing Proposed	28.48 27.91	0.98 YES	139°	30.00 29.00	0.97 YES	YES	7.00 6.00	0.86 YES	YES				
				W16	Existing Proposed	0.00 0.00	1.00 YES	139°	0.00 0.00	1.00 YES	YES	0.00 0.00	1.00 YES	YES				
				W17	Existing Proposed	28.52 28.00	0.98 YES	139°	41.00 40.00	0.98 YES	YES	10.00 9.00	0.90 YES	YES				
				W18	Existing Proposed	0.00 0.00	1.00 YES	139°	1.00 1.00	1.00 YES	YES	0.00 0.00	1.00 YES	YES				
				W19	Existing Proposed	28.50 28.04	0.98 YES	139°	30.00 30.00	1.00 YES	YES	7.00 7.00	1.00 YES	YES				
				W20	Existing Proposed	0.00 0.00	1.00 YES	139°	1.00 1.00	1.00 YES	YES	1.00 1.00	1.00 YES	YES				
				W21	Existing Proposed	28.33 27.95	0.99 YES	139°	41.00 40.00	0.98 YES	YES	12.00 11.00	0.92 YES	YES				
				W22	Existing Proposed	0.00 0.00	1.00 YES	139°	0.00 0.00	1.00 YES	YES	0.00 0.00	1.00 YES	YES				
				W23	Existing Proposed	28.14 27.82	0.99 YES	139°	40.00 39.00	0.98 YES	YES	11.00 10.00	0.91 YES	YES				
				W24	Existing Proposed	0.00 0.00	1.00 YES	139°	0.00 0.00	1.00 YES	YES	0.00 0.00	1.00 YES	YES				
				W25	Existing Proposed	28.30 28.03	0.99 YES	139°	41.00 41.00	1.00 YES	YES	12.00 12.00	1.00 YES	YES				

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				W26	Existing Proposed	0.00 0.00	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	65.00 65.00	YES	20.00 20.00	YES
Second	R1	Commercial	Retail	W1	Existing Proposed	7.87 7.87	1.00	YES	229°	2.00 2.00	1.00	YES	0.00 0.00	1.00	YES				
				W2	Existing Proposed	0.00 0.00	1.00	YES	229°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES				
				W3	Existing Proposed	3.86 3.86	1.00	YES	229°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES				
				W4	Existing Proposed	9.39 9.39	1.00	YES	229°	5.00 5.00	1.00	YES	1.00 1.00	1.00	YES				
				W5	Existing Proposed	0.00 0.00	1.00	YES	229°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES				
				W6	Existing Proposed	12.62 12.62	1.00	YES	229°	12.00 12.00	1.00	YES	5.00 5.00	1.00	YES				
				W7	Existing Proposed	0.00 0.00	1.00	YES	229°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES				
				W8	Existing Proposed	16.87 16.85	1.00	YES	229°	20.00 20.00	1.00	YES	8.00 8.00	1.00	YES				
				W9	Existing Proposed	0.00 0.00	1.00	YES	229°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES				
				W10	Existing Proposed	20.81 20.78	1.00	YES	228°	36.00 36.00	1.00	YES	20.00 20.00	1.00	YES				
				W11	Existing Proposed	0.00 0.00	1.00	YES	228°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES				
				W12	Existing Proposed	29.81 29.68	1.00	YES	184°	55.00 55.00	1.00	YES	22.00 22.00	1.00	YES				
				W13	Existing Proposed	0.00 0.00	1.00	YES	184°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES				
				W14	Existing Proposed	33.29 33.17	1.00	YES	139°	54.00 54.00	1.00	YES	24.00 24.00	1.00	YES				
				W15	Existing Proposed	0.00 0.00	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES				
				W16	Existing Proposed	33.06 32.98	1.00	YES	139°	40.00 40.00	1.00	YES	13.00 13.00	1.00	YES				
				W17	Existing Proposed	0.00 0.00	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES				
				W18	Existing Proposed	29.30 29.16	1.00	YES	183°	52.00 52.00	1.00	YES	22.00 22.00	1.00	YES				
				W19	Existing Proposed	0.00 0.00	1.00	YES	183°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES				
				W20	Existing Proposed	33.83 33.69	1.00	YES	139°	53.00 53.00	1.00	YES	22.00 22.00	1.00	YES				
				W21	Existing Proposed	0.00 0.00	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES				
				W22	Existing Proposed	30.26 30.24	1.00	YES	94°	37.00 37.00	1.00	YES	12.00 12.00	1.00	YES				
				W23	Existing Proposed	0.00 0.00	1.00	YES	94°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	75.00 75.00	YES	26.00 26.00	YES
71 George Street																			
Ground	R1	Commercial	Retail	W1	Existing Proposed	20.32 20.12	0.99	YES	139°	31.00 31.00	1.00	YES	6.00 6.00	1.00	YES				
				W2	Existing Proposed	20.84 20.69	0.99	YES	139°	31.00 31.00	1.00	YES	6.00 6.00	1.00	YES				
				W3	Existing Proposed	19.59 19.47	0.99	YES	139°	32.00 31.00	0.97	YES	7.00 6.00	0.86	YES				
				W4	Existing Proposed	24.67 24.53	0.99	YES	139°	47.00 47.00	1.00	YES	11.00 11.00	1.00	YES	48.00 47.00	YES	12.00 11.00	YES
First	R1	Commercial	Retail	W4	Existing Proposed	24.67 24.53	0.99	YES	139°	47.00 47.00	1.00	YES	11.00 11.00	1.00	YES	47.00 47.00	YES	11.00 11.00	YES
Second	R1	Commercial	Retail	W1	Existing Proposed	35.26 35.12	1.00	YES	139°	18.00 18.00	1.00	YES	12.00 12.00	1.00	YES	18.00 18.00	YES	12.00 12.00	YES
11 to 13 George Street																			
Second	R1	Commercial	Unknown	W1	Existing Proposed	21.61 21.60	1.00	YES	321°N	*North*		*North*							
				W2	Existing Proposed	27.06 27.05	1.00	YES	321°N	*North*		*North*							
	R2	Commercial	Unknown	W3	Existing Proposed	29.73 29.71	1.00	YES	321°N	*North*		*North*			*North*	*North*	*North*	*North*	
				W4	Existing Proposed	30.96 30.93	1.00	YES	321°N	*North*		*North*			*North*	*North*	*North*	*North*	
	R3	Commercial	Unknown	W5	Existing Proposed	31.63 31.57	1.00	YES	321°N	*North*		*North*			*North*	*North*	*North*	*North*	
				W6	Existing Proposed	31.80 31.69	1.00	YES	321°N	*North*		*North*			*North*	*North*	*North*	*North*	
Lion House																			
Ground	R1	Residential	Unknown	W1	Existing Proposed	15.84 15.81	1.00	YES	357°N	*North*		*North*							
				W2	Existing Proposed	13.53 13.53	1.00	YES	357°N	*North*		*North*							
	R2	Commercial	Freezer	W3	Existing Proposed	15.85 14.29	0.90	YES	321°N	*North*		*North*			*North*	*North*	*North*	*North*	
	R3	Commercial	Unknown	W4	Existing Proposed	17.68 14.84	0.84	YES	321°N	*North*		*North*			*North*	*North*	*North*	*North*	
	R4	Commercial	Freezer	W5	Existing Proposed	17.06 9.62	0.56	NO	321°N	*North*		*North*			*North*	*North*	*North*	*North*	
	R5	Commercial	Freezer	W6	Existing Proposed	17.80 10.58	0.59	NO	321°N	*North*		*North*			*North*	*North*	*North*	*North*	
				W7	Existing Proposed	20.93 20.77	0.99	YES	231°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES

Project Name: 9 - 10 Georges Street, Richmond, London TW9 1JY  
 Project No.: 20-01558  
 Report Title: Daylight & Sunlight - Neighbour Analysis  
 Date of Analysis: November 2020

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	
	R6	Commercial	Store	W8	Existing Proposed	18.73 18.69	1.00	YES	231°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R7	Commercial	Staff Room	W9	Existing Proposed	17.16 17.14	1.00	YES	231°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R8	Commercial	Entrance	W10	Existing Proposed	21.89 21.19	0.97	YES	320°N	*North*		*North*		*North*		*North*		*North*	
				W11	Existing Proposed	25.30 24.51	0.97	YES	320°N	*North*		*North*		*North*		*North*		*North*	
	R9	Commercial	Office	W12	Existing Proposed	26.05 25.21	0.97	YES	320°N	*North*		*North*		*North*		*North*		*North*	
				W13	Existing Proposed	26.65 25.74	0.97	YES	320°N	*North*		*North*		*North*		*North*		*North*	
First	R1	Residential	LKD	W1	Existing Proposed	16.72 16.72	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W2	Existing Proposed	24.46 24.46	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
	R2	Residential	Bedroom	W3	Existing Proposed	22.84 22.80	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
	R3	Residential	Bathroom	W4	Existing Proposed	17.97 17.97	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
	R4	Residential	LKD	W5	Existing Proposed	15.19 15.19	1.00	YES	87°N	*North*		*North*		*North*		*North*		*North*	
				W6	Existing Proposed	29.47 29.25	0.99	YES	357°N	*North*		*North*		*North*		*North*		*North*	
	R5	Residential	LKD	W7	Existing Proposed	30.69 30.28	0.99	YES	357°N	*North*		*North*		*North*		*North*		*North*	
	R6	Residential	Bedroom	W8	Existing Proposed	30.94 30.44	0.98	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W9	Existing Proposed	11.48 11.33	0.99	YES	266°	7.00 7.00	1.00	YES	0.00 0.00	1.00	YES	7.00 7.00	YES	0.00 0.00	YES
	R7	Residential	Hallway	W10	Existing Proposed	8.27 8.15	0.98	YES	357°N	*North*		*North*		*North*		*North*		*North*	
Second	R1	Residential	LKD	W1	Existing Proposed	33.38 33.38	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W2	Existing Proposed	33.44 33.44	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W3	Existing Proposed	33.19 33.19	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W4	Existing Proposed	32.73 32.73	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W5	Existing Proposed	31.43 31.42	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
	R2	Residential	Bedroom	W6	Existing Proposed	26.32 26.32	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
	R3	Residential	LKD	W7	Existing Proposed	21.23 21.23	1.00	YES	87°N	*North*		*North*		*North*		*North*		*North*	
				W8	Existing Proposed	36.04 35.99	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W9	Existing Proposed	36.13 36.04	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
	R4	Residential	LKD	W10	Existing Proposed	36.17 36.06	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W11	Existing Proposed	36.20 36.05	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W12	Existing Proposed	11.34 11.29	1.00	YES	266°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R5	Residential	Bedroom	W13	Existing Proposed	0.16 0.16	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W14	Existing Proposed	36.43 36.42	1.00	YES	267°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
Third	R1	Residential	LKD	W1	Existing Proposed	9.27 9.27	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W2	Existing Proposed	9.58 9.58	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W3	Existing Proposed	0.00 0.00	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W4	Existing Proposed	0.00 0.00	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
	R2	Residential	Bedroom	W5	Existing Proposed	0.00 0.00	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W6	Existing Proposed	0.00 0.00	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
	R3	Residential	LKD	W7	Existing Proposed	25.51 25.51	1.00	YES	87°N	*North*		*North*		*North*		*North*		*North*	
				W8	Existing Proposed	38.63 38.63	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W9	Existing Proposed	38.52 38.52	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
	R4	Residential	LKD	W10	Existing Proposed	38.47 38.47	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	
				W11	Existing Proposed	38.42 38.42	1.00	YES	357°N	*North*		*North*		*North*		*North*		*North*	

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Existing	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
				W12	Existing Proposed	0.00 0.00	1.00	YES	266°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R5	Residential	Bedroom	W13	Existing Proposed	0.00 0.00	1.00	YES	357°N	*North*						0.00 0.00	YES	0.00 0.00	YES
				W14	Existing Proposed	37.87 37.87	1.00	YES	267°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
Fourth	R1	Residential	Unknown	W1	Existing Proposed	21.78 21.78	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R2	Residential	Unknown	W2	Existing Proposed	0.54 0.54	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R3	Residential	Unknown	W3	Existing Proposed	0.54 0.54	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R4	Residential	Unknown	W4	Existing Proposed	21.68 21.68	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R5	Residential	Unknown	W5	Existing Proposed	0.53 0.53	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R6	Residential	Unknown	W6	Existing Proposed	0.53 0.53	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R7	Residential	Unknown	W7	Existing Proposed	21.64 21.64	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R8	Residential	Unknown	W8	Existing Proposed	0.52 0.52	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R9	Residential	Unknown	W9	Existing Proposed	0.51 0.51	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R10	Residential	Unknown	W10	Existing Proposed	21.59 21.59	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R11	Residential	Unknown	W11	Existing Proposed	0.50 0.50	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R12	Residential	Unknown	W12	Existing Proposed	0.50 0.50	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R13	Residential	Unknown	W13	Existing Proposed	21.54 21.54	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
	R14	Residential	Unknown	W14	Existing Proposed	0.49 0.49	1.00	YES	357°N	*North*						*North*	*North*	*North*	*North*
<b>3 to 7 Red Lion Street</b>																			
Ground	R1	Commercial	Office	W1	Existing Proposed	23.59 23.16	0.98	YES	52°N	*North*						*North*	*North*	*North*	*North*
First	R1	Commercial	Office	W1	Existing Proposed	14.74 14.74	1.00	YES	151°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	*North*	*North*	*North*	*North*
				W2	Existing Proposed	23.52 23.35	0.99	YES	52°N	*North*						0.00 0.00	YES	0.00 0.00	YES
	R2	Commercial	Office	W3	Existing Proposed	27.44 27.22	0.99	YES	52°N	*North*						*North*	*North*	*North*	*North*
	R3	Commercial	Office	W4	Existing Proposed	30.37 29.94	0.99	YES	52°N	*North*						*North*	*North*	*North*	*North*
				W5	Existing Proposed	22.98 22.67	0.99	YES	325°N	*North*						*North*	*North*	*North*	*North*
<b>4 to 6 George Street</b>																			
First	R1	Residential	Stair Tread	W1	Existing Proposed	31.99 31.99	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	*North*	*North*	*North*	*North*
				W2	Existing Proposed	31.99 31.99	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
				W3	Existing Proposed	14.08 14.08	1.00	YES	48°N	*North*						0.00 0.00	YES	0.00 0.00	YES
	R2	Commercial	Hallway	W4	Existing Proposed	13.65 13.65	1.00	YES	138°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R3	Residential	Stair Tread	W1	Existing Proposed	31.99 31.99	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
				W2	Existing Proposed	31.99 31.99	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
				W3	Existing Proposed	14.08 14.08	1.00	YES	48°N	*North*						0.00 0.00	YES	0.00 0.00	YES
	R4	Residential	Stair Tread	W1	Existing Proposed	31.99 31.99	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
				W2	Existing Proposed	31.99 31.99	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
				W3	Existing Proposed	14.08 14.08	1.00	YES	48°N	*North*						0.00 0.00	YES	0.00 0.00	YES



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				W2	Existing Proposed	77.04 77.04	1.00	YES	47°N										
	R2	Residential	Bedroom	W3	Existing Proposed	28.71 28.69	1.00	YES	138°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	*North*	*North*	*North*	*North*
Third	R1	Residential	Unknown	W1	Existing Proposed	0.00 0.00	1.00	YES	138°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
<b>8 George Street</b>																			
Basement	R1	Commercial	Unknown	W1	Existing Proposed	10.78 10.62	0.98	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R2	Commercial	Unknown	W2	Existing Proposed	4.09 4.09	1.00	YES	140°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
Ground	R1	Commercial	Unknown	W1	Existing Proposed	6.03 6.03	1.00	YES	140°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
				W2	Existing Proposed	17.24 17.24	1.00	YES	50°N							*North*	*North*	*North*	*North*
	R2	Commercial	Unknown	W3	Existing Proposed	12.80 12.71	0.99	YES	139°	17.00 16.00	0.94	YES	7.00 7.00	1.00	YES	0.00 0.00	YES	7.00 7.00	YES
	R3	Commercial	Unknown	W4	Existing Proposed	14.42 14.28	0.99	YES	140°	11.00 11.00	1.00	YES	1.00 1.00	1.00	YES	0.00 0.00	YES	1.00 1.00	YES
First	R1	Commercial	WC	W1	Existing Proposed	27.43 27.43	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R2	Commercial	WC	W2	Existing Proposed	27.96 27.96	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R3	Commercial	WC	W3	Existing Proposed	28.09 28.09	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R4	Commercial	WC	W4	Existing Proposed	28.19 28.19	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R5	Commercial	WC	W5	Existing Proposed	28.22 28.22	1.00	YES	139°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R6	Commercial	Hallway	W6	Existing Proposed	61.80 61.28	0.99	YES	90° Hz	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R7	Commercial	Store Room	W7	Existing Proposed	22.39 18.68	0.83	YES	50°N							*North*	*North*	*North*	*North*
	R8	Commercial	BT Room	W8	Existing Proposed	17.69 14.47	0.82	YES	50°N							*North*	*North*	*North*	*North*
	R9	Commercial	Waiting Area	W9	Existing Proposed	26.34 25.33	0.96	YES	140°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
				W10	Existing Proposed	26.29 24.57	0.93	YES	140°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R10	Commercial	Stair Tread	W6	Existing Proposed	61.80 61.28	0.99	YES	90° Hz	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R11	Commercial	Stair Tread	W6	Existing Proposed	61.80 61.28	0.99	YES	90° Hz	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R12	Commercial	Stair Tread	W6	Existing Proposed	61.80 61.28	0.99	YES	90° Hz	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R13	Commercial	Stair Tread	W6	Existing Proposed	61.80 61.28	0.99	YES	90° Hz	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R14	Commercial	Stair Tread	W6	Existing Proposed	61.80 61.28	0.99	YES	90° Hz	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R15	Commercial	Stair Tread	W6	Existing Proposed	61.80 61.28	0.99	YES	90° Hz	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R16	Commercial	Stair Tread	W6	Existing Proposed	61.80 61.28	0.99	YES	90° Hz	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R17	Commercial	Stair Tread	W6	Existing Proposed	61.80 61.28	0.99	YES	90° Hz	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
				W1	Existing Proposed	25.38 24.31	0.96	YES	50°N							*North*	*North*	*North*	*North*
	R18	Commercial	Stair Tread	W6	Existing Proposed	61.80 61.28	0.99	YES	90° Hz	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
				W1	Existing Proposed	25.38 24.31	0.96	YES	50°N							*North*	*North*	*North*	*North*
	R19	Commercial	Stair Tread	W6	Existing Proposed	61.80 61.28	0.99	YES	90° Hz	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
				W1	Existing Proposed	25.38 24.31	0.96	YES	50°N							*North*	*North*	*North*	*North*



Project Name: 9 - 10 Georges Street, Richmond, London TW9 1JY  
 Project No.: 20-01558  
 Report Title: Daylight & Sunlight - Neighbour Analysis  
 Date of Analysis: November 2020

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	
	R20	Commercial	Stair Tread	W6	Existing Proposed	61.80 61.28	0.99	YES	90° Hz	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	8.00 8.00	YES	0.00 0.00	YES
	W1			Existing Proposed	25.38 24.31	0.96	YES	50°N	*North*	*North*									
	R21			Commercial	Stair Tread	W1	Existing Proposed	25.38 24.31	0.96	YES	50°N	*North*	*North*	*North*	*North*				
	R22	Commercial	Stair Tread	W1	Existing Proposed	25.38 24.31	0.96	YES	50°N	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*		
	R23	Commercial	Stair Tread	W1	Existing Proposed	25.38 24.31	0.96	YES	50°N	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*		
	R24	Commercial	Stair Tread	W1	Existing Proposed	25.38 24.31	0.96	YES	50°N	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*		
	R25	Commercial	Stair Tread	W1	Existing Proposed	25.38 24.31	0.96	YES	50°N	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*		
	R26	Commercial	Stair Tread	W1	Existing Proposed	25.38 24.31	0.96	YES	50°N	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*		
	R27	Commercial	Stair Tread	W1	Existing Proposed	25.38 24.31	0.96	YES	50°N	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*		
	R28	Commercial	Stair Tread	W1	Existing Proposed	25.38 24.31	0.96	YES	50°N	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*	
R29	Commercial	Stair Tread	W1	Existing Proposed	25.38 24.31	0.96	YES	50°N	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*	
Second	R1	Commercial	Hallway	W1	Existing Proposed	25.38 24.31	0.96	YES	50°N	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*	*North*
	R2	Commercial	Hallway	W2	Existing Proposed	13.14 13.11	1.00	YES	140°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R3	Commercial	WC	W3	Existing Proposed	13.54 13.46	0.99	YES	140°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R4	Commercial	WC	W4	Existing Proposed	13.47 13.33	0.99	YES	140°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
	R5	Commercial	Staff Room	W5	Existing Proposed	13.14 12.08	0.92	YES	140°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	0.00 0.00	YES	0.00 0.00	YES
Third	R1	Commercial	WC	W1	Existing Proposed	35.41 35.41	1.00	YES	140°	70.00 70.00	1.00	YES	19.00 19.00	1.00	YES	70.00 70.00	YES	19.00 19.00	YES
	R2	Commercial	WC	W2	Existing Proposed	37.35 37.35	1.00	YES	140°	76.00 76.00	1.00	YES	25.00 25.00	1.00	YES	76.00 76.00	YES	25.00 25.00	YES
	R3	Commercial	Entrance	W3	Existing Proposed	37.65 37.65	1.00	YES	140°	77.00 77.00	1.00	YES	26.00 26.00	1.00	YES	77.00 77.00	YES	26.00 26.00	YES
	R4	Commercial	WC	W4	Existing Proposed	37.26 37.26	1.00	YES	140°	76.00 76.00	1.00	YES	25.00 25.00	1.00	YES	76.00 76.00	YES	25.00 25.00	YES
	R5	Commercial	WC	W5	Existing Proposed	37.24 37.24	1.00	YES	140°	76.00 76.00	1.00	YES	25.00 25.00	1.00	YES	76.00 76.00	YES	25.00 25.00	YES
	R6	Commercial	Admin Room	W6	Existing Proposed	36.97 36.97	1.00	YES	140°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	77.00 77.00	YES	25.00 25.00	YES
	W7			Existing Proposed	36.86 36.86	1.00	YES	140°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	77.00 77.00	YES	25.00 25.00	YES	
	W8			Existing Proposed	37.64 37.64	1.00	YES	140°	77.00 77.00	1.00	YES	26.00 26.00	1.00	YES	77.00 77.00	YES	26.00 26.00	YES	
	R1			Commercial	Unknown	W1	Existing Proposed	79.17 79.17	1.00	YES	140° Inc	82.00 82.00	1.00	YES	21.00 21.00	1.00	YES	82.00 82.00	YES

Project Name: 9 - 10 Georges Street, Richmond, London TW9 1JY  
 Project No.: 20-01558  
 Report Title: Daylight Distribution - Neighbour Analysis  
 Date of Analysis: November 2020

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
<b>75 to 81 George Street</b>								
Ground	R1	Retail	Area m2	1010.50	71.17	71.17		
			% of room		7%	7%	1	YES
	R2	Retail	Area m2	9.80	9.79	9.79		
			% of room		100%	100%	1	YES
	R3	Retail	Area m2	5.07	3.79	3.79		
			% of room		75%	75%	1	YES
	R4	Retail	Area m2	5.65	4.32	4.32		
			% of room		77%	77%	1	YES
	R5	Retail	Area m2	11.73	11.72	11.72		
		% of room		100%	100%	1	YES	
R6	Retail	Area m2	11.73	9.61	9.49			
		% of room		82%	81%	0.99	YES	
R7	Retail	Area m2	9.50	9.49	9.49			
		% of room		100%	100%	1	YES	
R8	Retail	Area m2	5.78	5.78	5.78			
		% of room		100%	100%	1	YES	
First	R1	Retail	Area m2	985.68	232.32	227.78		
			% of room		24%	23%	0.98	YES
	R2	Stock Room	Area m2	5.03	4.91	4.91		
			% of room		98%	98%	1	YES
	R3	Fitting Room	Area m2	2.11	1.98	1.98		
			% of room		94%	94%	1	YES
	R4	Fitting Room	Area m2	2.17	1.98	1.98		
		% of room		91%	91%	1	YES	
R5	Retail	Area m2	13.55	11.16	11.16			
		% of room		82%	82%	1	YES	
R6	Retail	Area m2	46.02	24.26	24.26			
		% of room		53%	53%	1	YES	
Second	R1	Retail	Area m2	819.40	346.12	334.33		
			% of room		42%	41%	0.97	YES
	R2	Stock Room	Area m2	7.91	7.01	7.01		
			% of room		89%	89%	1	YES
	R3	Retail	Area m2	2.40	2.33	2.33		
		% of room		97%	97%	1	YES	
R4	Retail	Area m2	2.43	2.27	2.27			
		% of room		93%	93%	1	YES	
Third	R1	Retail	Area m2	566.05	542.24	542.24		
			% of room		96%	96%	1	YES
	R2	Office	Area m2	29.98	29.56	29.56		
			% of room		99%	99%	1	YES
	R3	Retail	Area m2	1.33	1.33	1.33		
		% of room		100%	100%	1	YES	
R4	Office	Area m2	10.21	10.07	10.07			
		% of room		99%	99%	1	YES	
<b>73 and 74 George Street</b>								
Ground	R1	Retail	Area m2	65.36	48.12	48.11		
			% of room		74%	74%	1	YES
First	R1	Retail	Area m2	101.92	89.68	89.63		
			% of room		88%	88%	1	YES
Second	R1	Retail	Area m2	101.92	101.58	101.58		
			% of room		100%	100%	1	YES

Project Name: 9 - 10 Georges Street, Richmond, London TW9 1JY  
 Project No.: 20-01558  
 Report Title: Daylight Distribution - Neighbour Analysis  
 Date of Analysis: November 2020

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
<b>71 George Street</b>								
Ground	R1	Retail	Area m2 % of room	42.60	42.56 100%	42.56 100%	1	YES
First	R1	Retail	Area m2 % of room	35.00	35.00 100%	35.00 100%	1	YES
Second	R1	Retail	Area m2 % of room	46.82	44.54 95%	44.54 95%	1	YES
<b>11 to 13 George Street</b>								
Second	R1	Unknown	Area m2 % of room	15.54	15.40 99%	15.40 99%	1	YES
	R2	Unknown	Area m2 % of room	13.42	13.36 100%	13.36 100%	1	YES
	R3	Unknown	Area m2 % of room	19.26	18.82 98%	18.82 98%	1	YES
<b>Lion House</b>								
Ground	R1	Unknown	Area m2 % of room	45.52	42.72 94%	42.72 94%	1	YES
	R2	Freezer	Area m2 % of room	4.65	3.23 69%	3.19 69%	0.99	YES
	R3	Unknown	Area m2 % of room	7.10	5.88 83%	5.83 82%	0.99	YES
	R4	Freezer	Area m2 % of room	3.71	2.16 58%	1.10 30%	0.51	NO
	R5	Freezer	Area m2 % of room	3.75	3.66 98%	3.65 97%	1	YES
	R6	Store	Area m2 % of room	4.14	4.02 97%	4.02 97%	1	YES
	R7	Staff Room	Area m2 % of room	4.87	2.66 55%	2.66 55%	1	YES
	R8	Entrance	Area m2 % of room	4.60	4.23 92%	4.23 92%	1	YES
	R9	Office	Area m2 % of room	3.21	3.18 99%	3.18 99%	1	YES
First	R1	LKD	Area m2 % of room	24.76	24.69 100%	24.69 100%	1	YES
	R2	Bedroom	Area m2 % of room	7.95	7.85 99%	7.85 99%	1	YES
	R3	Bathroom	Area m2 % of room	4.38	4.24 97%	4.24 97%	1	YES
	R4	LKD	Area m2 % of room	29.74	29.43 99%	29.43 99%	1	YES
	R5	LKD	Area m2 % of room	21.48	20.43 95%	20.43 95%	1	YES
	R6	Bedroom	Area m2 % of room	9.33	9.22 99%	9.22 99%	1	YES
	R7	Hallway	Area m2 % of room	6.95	6.67 96%	6.67 96%	1	YES
Second	R1	LKD	Area m2 % of room	26.86	26.39 98%	26.39 98%	1	YES

Project Name: 9 - 10 Georges Street, Richmond, London TW9 1JY  
 Project No.: 20-01558  
 Report Title: Daylight Distribution - Neighbour Analysis  
 Date of Analysis: November 2020

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R2	Bedroom	Area m2	8.93	8.85	8.85		
			% of room		99%	99%	1	YES
	R3	LKD	Area m2	23.91	23.87	23.87		
			% of room		100%	100%	1	YES
	R4	LKD	Area m2	32.96	32.31	32.31		
			% of room		98%	98%	1	YES
	R5	Bedroom	Area m2	9.96	9.94	9.94		
			% of room		100%	100%	1	YES
Third	R1	LKD	Area m2	24.87	23.74	23.74		
			% of room		95%	95%	1	YES
	R2	Bedroom	Area m2	12.19	11.99	11.99		
			% of room		98%	98%	1	YES
	R3	LKD	Area m2	23.91	23.86	23.86		
			% of room		100%	100%	1	YES
	R4	LKD	Area m2	33.01	32.43	32.43		
			% of room		98%	98%	1	YES
	R5	Bedroom	Area m2	9.96	9.94	9.94		
			% of room		100%	100%	1	YES
Fourth	R1	Unknown	Area m2	9.72	9.54	9.54		
			% of room		98%	98%	1	YES
	R2	Unknown	Area m2	6.38	6.26	6.26		
			% of room		98%	98%	1	YES
	R3	Unknown	Area m2	7.13	6.98	6.98		
			% of room		98%	98%	1	YES
	R4	Unknown	Area m2	6.94	6.65	6.65		
			% of room		96%	96%	1	YES
	R5	Unknown	Area m2	8.33	8.20	8.20		
			% of room		98%	98%	1	YES
	R6	Unknown	Area m2	8.51	8.37	8.37		
			% of room		98%	98%	1	YES
	R7	Unknown	Area m2	5.06	4.94	4.94		
			% of room		98%	98%	1	YES
	R8	Unknown	Area m2	9.08	8.77	8.77		
			% of room		97%	97%	1	YES
	R9	Unknown	Area m2	7.40	7.22	7.22		
			% of room		98%	98%	1	YES
	R10	Unknown	Area m2	5.39	5.25	5.25		
			% of room		98%	98%	1	YES
	R11	Unknown	Area m2	7.37	7.23	7.23		
			% of room		98%	98%	1	YES
	R12	Unknown	Area m2	4.89	4.81	4.81		
			% of room		98%	98%	1	YES
	R13	Unknown	Area m2	4.61	4.53	4.53		
			% of room		98%	98%	1	YES
	R14	Unknown	Area m2	5.58	5.48	5.48		
			% of room		98%	98%	1	YES
<b>3 to 7 Red Lion Street</b>								
Ground	R1	Office	Area m2	10.14	8.28	8.28		
			% of room		82%	82%	1	YES
First	R1	Office	Area m2	5.59	4.62	4.62		
			% of room		83%	83%	1	YES
	R2	Office	Area m2	10.14	9.62	9.62		
			% of room		95%	95%	1	YES

Project Name: 9 - 10 Georges Street, Richmond, London TW9 1JY  
 Project No.: 20-01558  
 Report Title: Daylight Distribution - Neighbour Analysis  
 Date of Analysis: November 2020

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R3	Office	Area m2 % of room	11.55	11.46 99%	11.46 99%	1	YES
<b>4 to 6 George Street</b>								
First	R1	Stair Tread	Area m2 % of room	2.88	2.88 100%	2.88 100%	1	YES
	R2	Hallway	Area m2 % of room	8.37	7.82 93%	7.82 93%	1	YES
	R3	Stair Tread	Area m2 % of room	0.23	0.23 100%	0.23 100%	1	YES
	R4	Stair Tread	Area m2 % of room	0.18	0.18 100%	0.18 100%	1	YES
	R5	Stair Tread	Area m2 % of room	0.18	0.18 100%	0.18 100%	1	YES
	R6	Stair Tread	Area m2 % of room	0.18	0.18 100%	0.18 100%	1	YES
	R7	Stair Tread	Area m2 % of room	0.18	0.18 100%	0.18 100%	1	YES
	R8	Stair Tread	Area m2 % of room	1.24	1.16 93%	1.16 93%	1	YES
	R9	Stair Tread	Area m2 % of room	0.24	0.17 73%	0.17 73%	1	YES
	R10	Stair Tread	Area m2 % of room	0.23	0.12 53%	0.12 53%	1	YES
	R11	Stair Tread	Area m2 % of room	0.22	0.05 21%	0.05 21%	1	YES
	R12	Stair Tread	Area m2 % of room	1.08	1.08 100%	1.08 100%	1	YES
	R13	Stair Tread	Area m2 % of room	0.23	0.23 100%	0.23 100%	1	YES
	R14	Stair Tread	Area m2 % of room	0.24	0.24 100%	0.24 100%	1	YES
	R15	Stair Tread	Area m2 % of room	0.24	0.24 100%	0.24 100%	1	YES
	R16	Stair Tread	Area m2 % of room	0.22	0.22 100%	0.22 100%	1	YES
Second	R1	Stair Tread	Area m2 % of room	2.88	2.88 100%	2.88 100%	1	YES
	R2	Bedroom	Area m2 % of room	10.74	9.21 86%	9.21 86%	1	YES
Third	R1	Unknown	Area m2 % of room	18.65	15.98 86%	15.98 86%	1	YES
<b>8 George Street</b>								
Basement	R1	Unknown	Area m2 % of room	15.36	5.40 35%	5.31 35%	0.98	YES
	R2	Unknown	Area m2 % of room	7.92	2.52 32%	2.52 32%	1	YES
Ground	R1	Unknown	Area m2 % of room	11.09	7.46 67%	7.46 67%	1	YES
	R2	Unknown	Area m2 % of room	15.36	15.27 99%	15.27 99%	1	YES
	R3	Unknown	Area m2 % of room	7.92	5.95 75%	5.90 75%	0.99	YES

Project Name: 9 - 10 Georges Street, Richmond, London TW9 1JY  
 Project No.: 20-01558  
 Report Title: Daylight Distribution - Neighbour Analysis  
 Date of Analysis: November 2020

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
First	R1	WC	Area m2	6.22	5.22	5.22		
			% of room		84%	84%	1	YES
	R2	WC	Area m2	1.41	1.13	1.13		
			% of room		80%	80%	1	YES
	R3	WC	Area m2	1.22	0.95	0.95		
			% of room		77%	77%	1	YES
	R4	WC	Area m2	1.22	1.00	1.00		
			% of room		82%	82%	1	YES
	R5	WC	Area m2	9.40	3.53	3.53		
			% of room		38%	38%	1	YES
	R6	Hallway	Area m2	4.45	3.57	3.57		
			% of room		80%	80%	1	YES
	R7	Store Room	Area m2	3.49	3.25	2.69		
			% of room		93%	77%	0.83	YES
	R8	BT Room	Area m2	4.26	4.22	3.65		
			% of room		99%	86%	0.86	YES
	R9	Waiting Area	Area m2	42.22	33.85	33.81		
			% of room		80%	80%	1	YES
	R10	Stair Tread	Area m2	0.21	0.21	0.21		
			% of room		100%	100%	1	YES
	R11	Stair Tread	Area m2	0.21	0.21	0.21		
			% of room		100%	100%	1	YES
	R12	Stair Tread	Area m2	0.21	0.21	0.21		
			% of room		100%	100%	1	YES
	R13	Stair Tread	Area m2	0.21	0.21	0.21		
			% of room		100%	100%	1	YES
	R14	Stair Tread	Area m2	0.21	0.21	0.21		
			% of room		100%	100%	1	YES
R15	Stair Tread	Area m2	0.21	0.21	0.21			
		% of room		100%	100%	1	YES	
R16	Stair Tread	Area m2	0.21	0.21	0.21			
		% of room		100%	100%	1	YES	
R17	Stair Tread	Area m2	0.21	0.21	0.21			
		% of room		100%	100%	1	YES	
R18	Stair Tread	Area m2	0.21	0.07	0.07			
		% of room		35%	35%	1	YES	
R19	Stair Tread	Area m2	0.21	0.09	0.09			
		% of room		41%	41%	1	YES	
R20	Stair Tread	Area m2	0.21	0.11	0.11			
		% of room		52%	52%	1	YES	
R21	Stair Tread	Area m2	0.21	0.13	0.13			
		% of room		62%	62%	1	YES	
R22	Stair Tread	Area m2	0.21	0.16	0.16			
		% of room		73%	73%	1	YES	
R23	Stair Tread	Area m2	0.21	0.17	0.17			
		% of room		82%	82%	1	YES	
R24	Stair Tread	Area m2	0.21	0.20	0.20			
		% of room		94%	94%	1	YES	
R25	Stair Tread	Area m2	0.21	0.21	0.21			
		% of room		100%	100%	1	YES	
R26	Stair Tread	Area m2	0.21	0.21	0.21			
		% of room		100%	100%	1	YES	
R27	Stair Tread	Area m2	0.21	0.21	0.21			
		% of room		100%	100%	1	YES	
R28	Stair Tread	Area m2	0.21	0.21	0.21			
		% of room		100%	100%	1	YES	

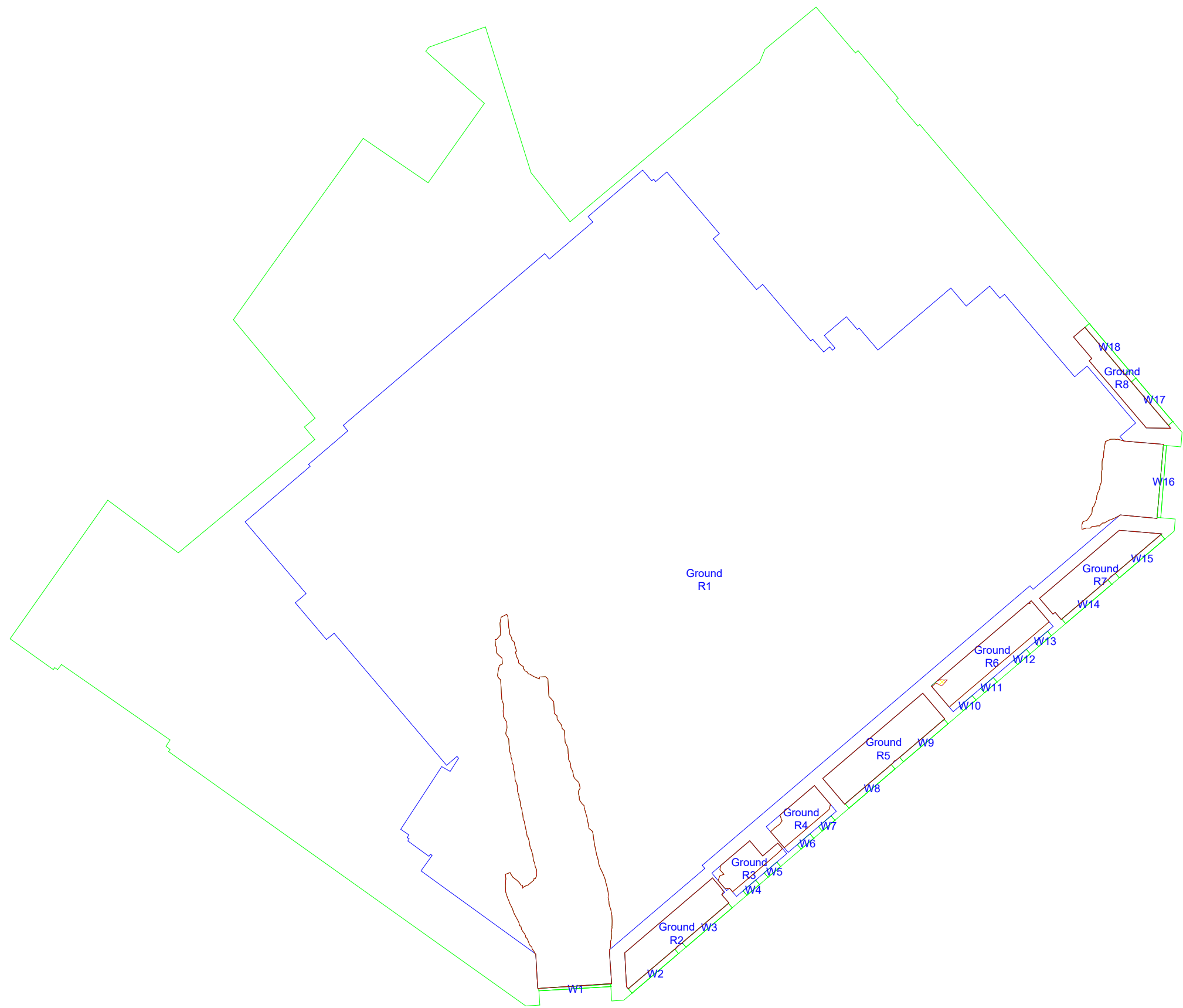
Project Name: 9 - 10 Georges Street, Richmond, London TW9 1JY  
 Project No.: 20-01558  
 Report Title: Daylight Distribution - Neighbour Analysis  
 Date of Analysis: November 2020

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R29	Stair Tread	Area m2 % of room	0.46	0.46 100%	0.46 100%	1	YES
Second	R1	Hallway	Area m2 % of room	3.70	3.06 83%	3.06 83%	1	YES
	R2	Hallway	Area m2 % of room	8.24	6.96 84%	6.94 84%	1	YES
	R3	WC	Area m2 % of room	1.56	1.04 66%	1.04 66%	1	YES
	R4	WC	Area m2 % of room	13.13	10.62 81%	10.62 81%	1	YES
	R5	Staff Room	Area m2 % of room	14.06	13.16 94%	13.16 94%	1	YES
Third	R1	WC	Area m2 % of room	1.30	0.96 74%	0.96 74%	1	YES
	R2	WC	Area m2 % of room	2.14	1.63 76%	1.63 76%	1	YES
	R3	Entrance	Area m2 % of room	1.68	0.30 18%	0.30 18%	1	YES
	R4	WC	Area m2 % of room	1.54	1.34 87%	1.34 87%	1	YES
	R5	WC	Area m2 % of room	1.09	0.86 79%	0.86 79%	1	YES
	R6	Admin Room	Area m2 % of room	32.20	27.53 86%	26.71 83%	0.97	YES
Fourth	R1	Unknown	Area m2 % of room	12.78	9.63 75%	9.63 75%	1	YES

Appendix 3

# DAYLIGHT DISTRIBUTION CONTOURS





- Key**
- Room Area (Measured Layout)
  - Room Area (Assumed Layout)
  - Room Area (Planning Portal)
  - Existing No Sky Area
  - Proposed No Sky Area
  - Area of Loss/Gain

Client  
**Carlford Properties Ltd.**

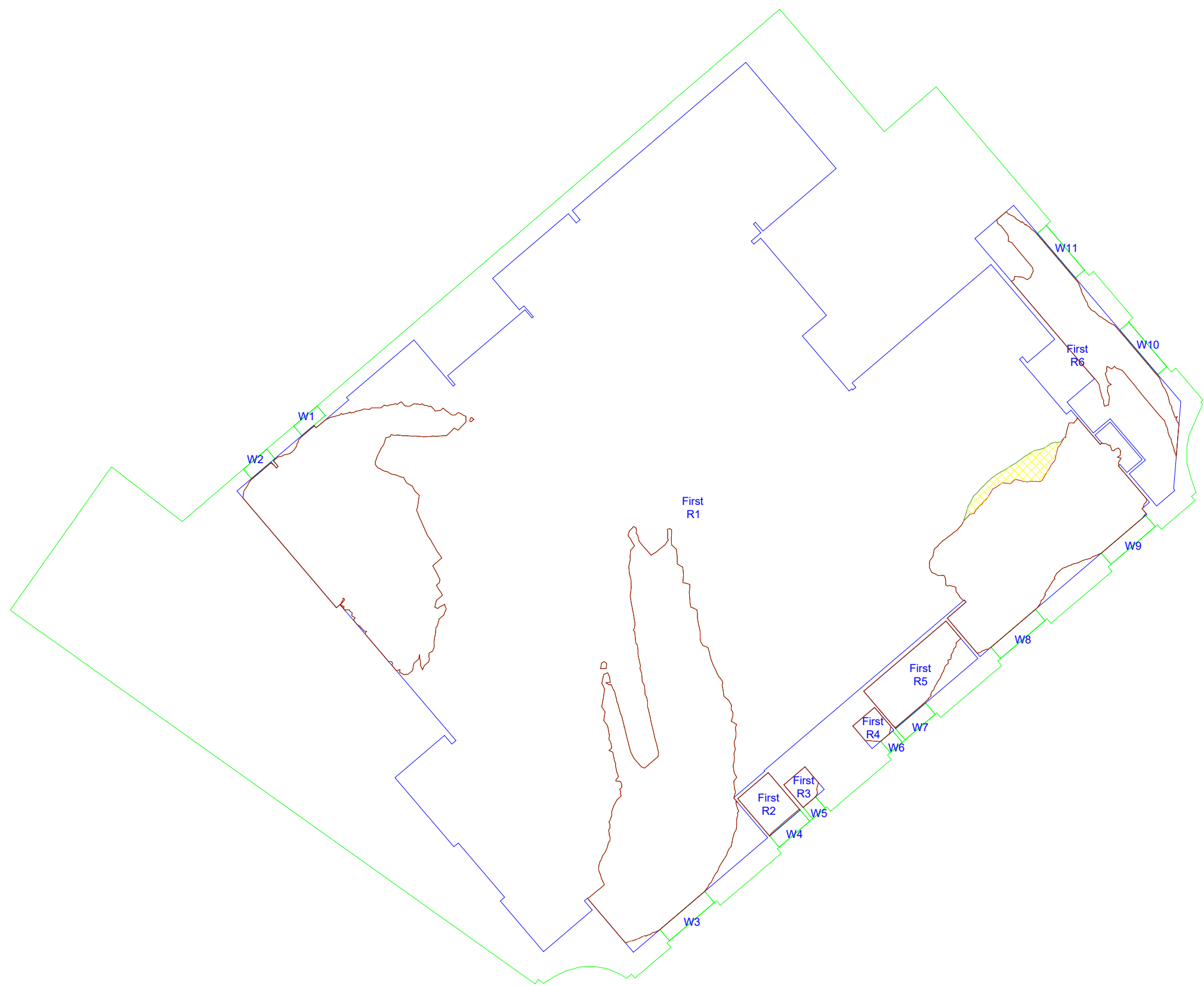
Job Title  
**20-01558 - 9-10 Georges  
Street, Richmond,  
London TW9 1JY**

Drawing Title  
**Daylight Distribution Contours**

Scale	Date	Drawn
NTS	Nov-20	MF



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**Carlford Properties Ltd.**

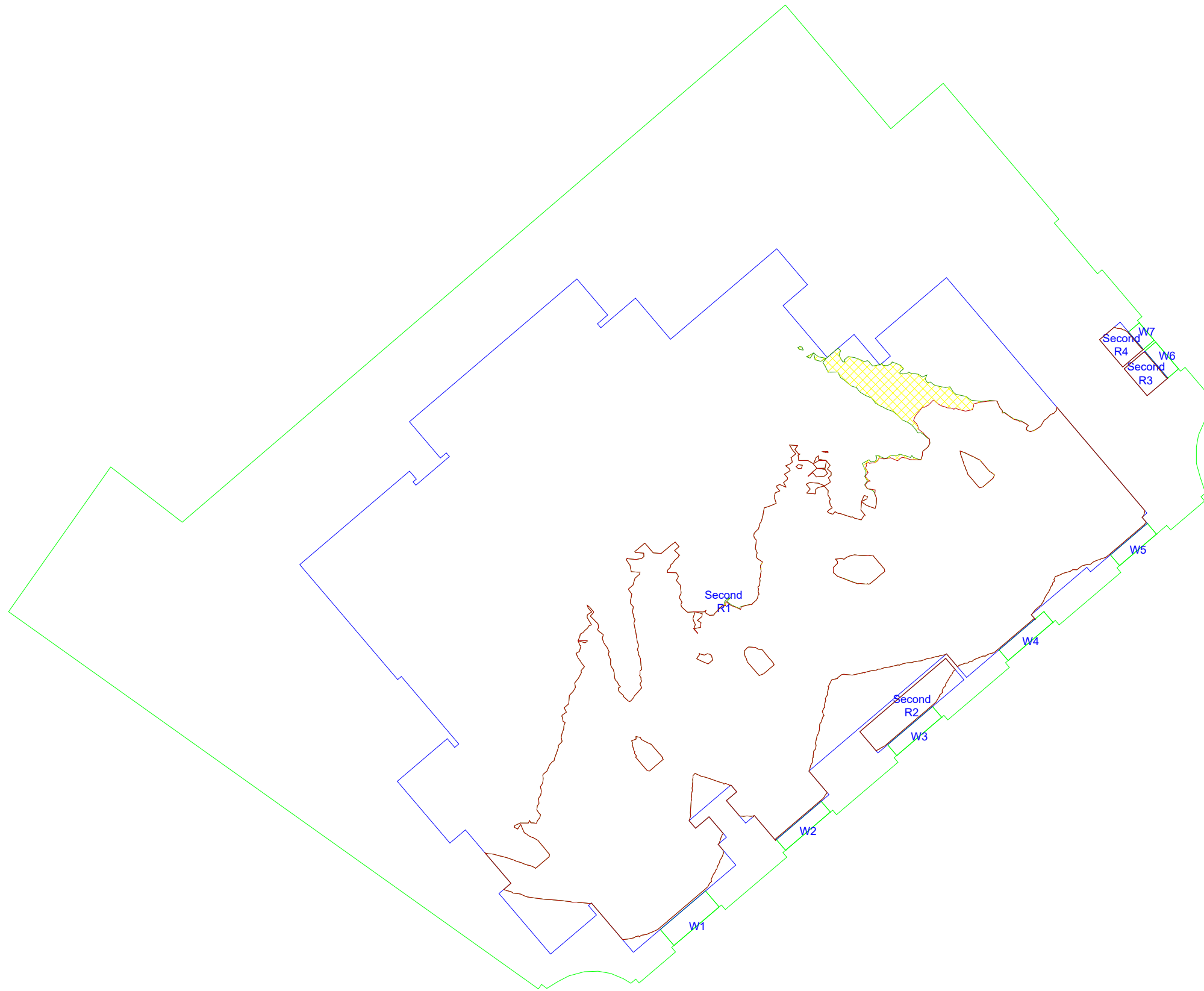
Job Title  
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Drawing Title  
**Daylight Distribution Contours**

Scale	Date	Drawn
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**Carlford Properties Ltd.**

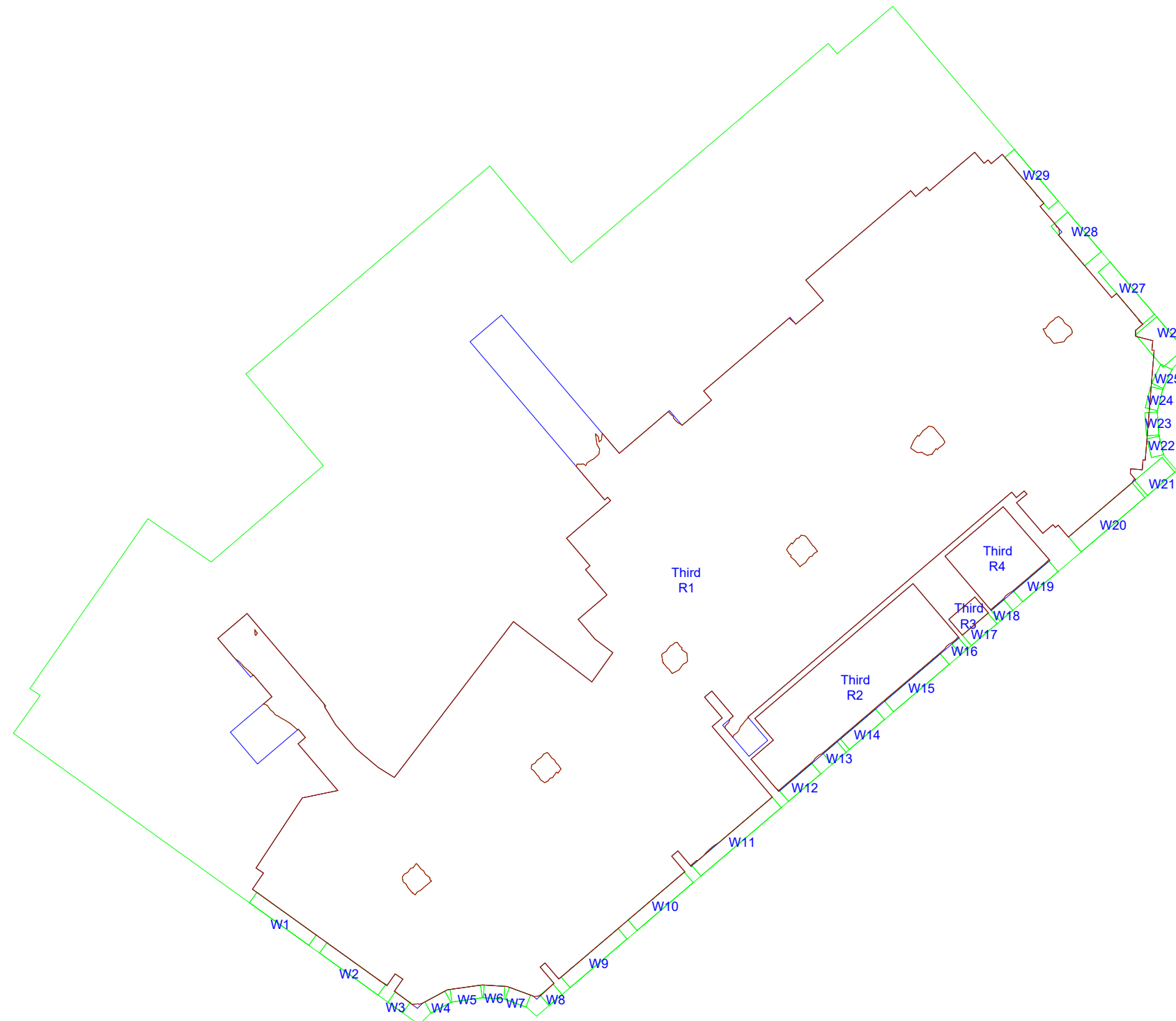
Job Title  
**20-01558 - 9-10 Georges  
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Drawing Title  
**Daylight Distribution Contours**

Scale Date Drawn  
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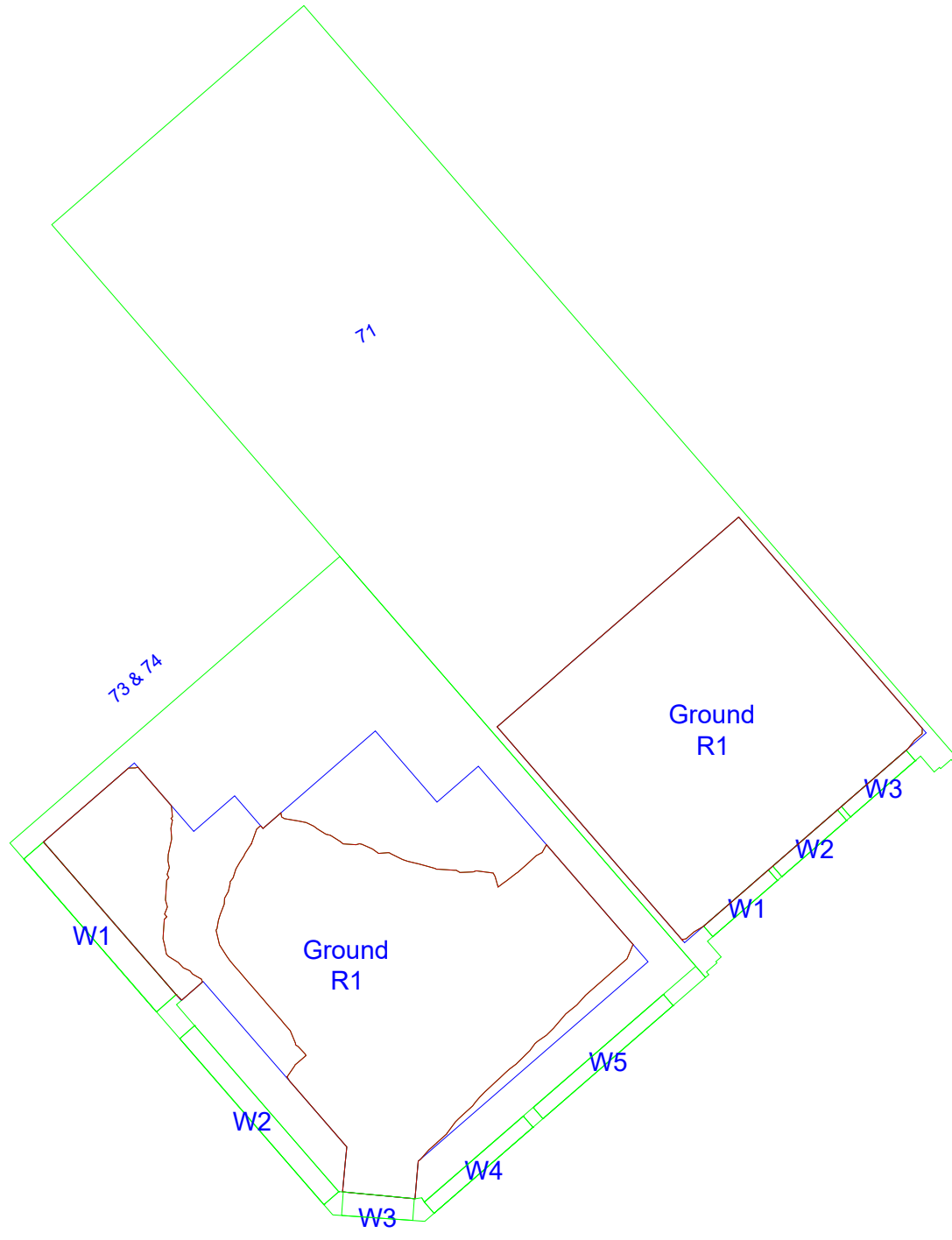
Drawing Title  
**Daylight Distribution Contours**

Scale	Date	Drawn
NTS	Nov-20	MF

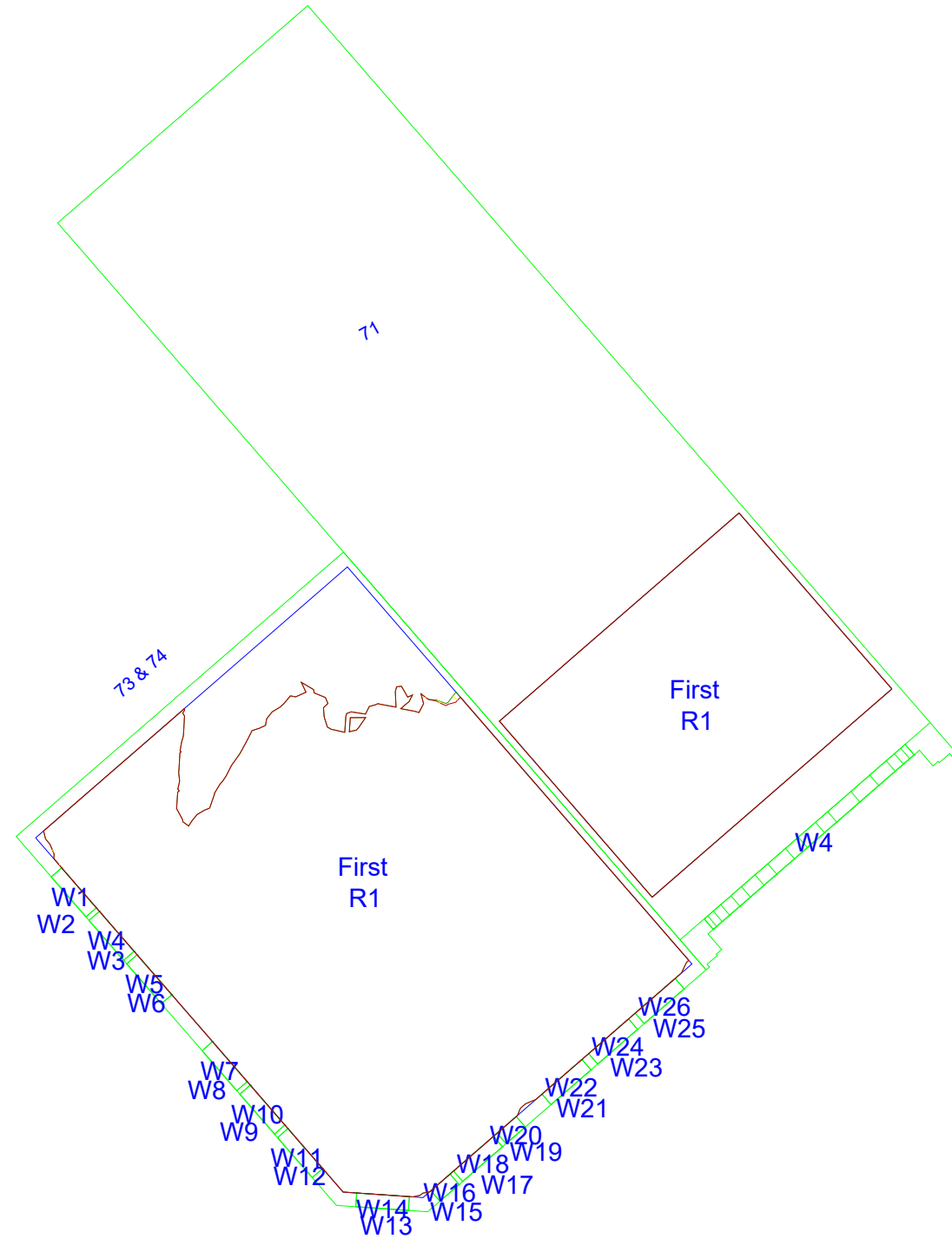


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005 Ground Floor  
021 71 to 74 George Street



006 First Floor  
021 71 to 74 George Street



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Design & Surveying Services  
October 2020

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**Carlford Properties Ltd.**

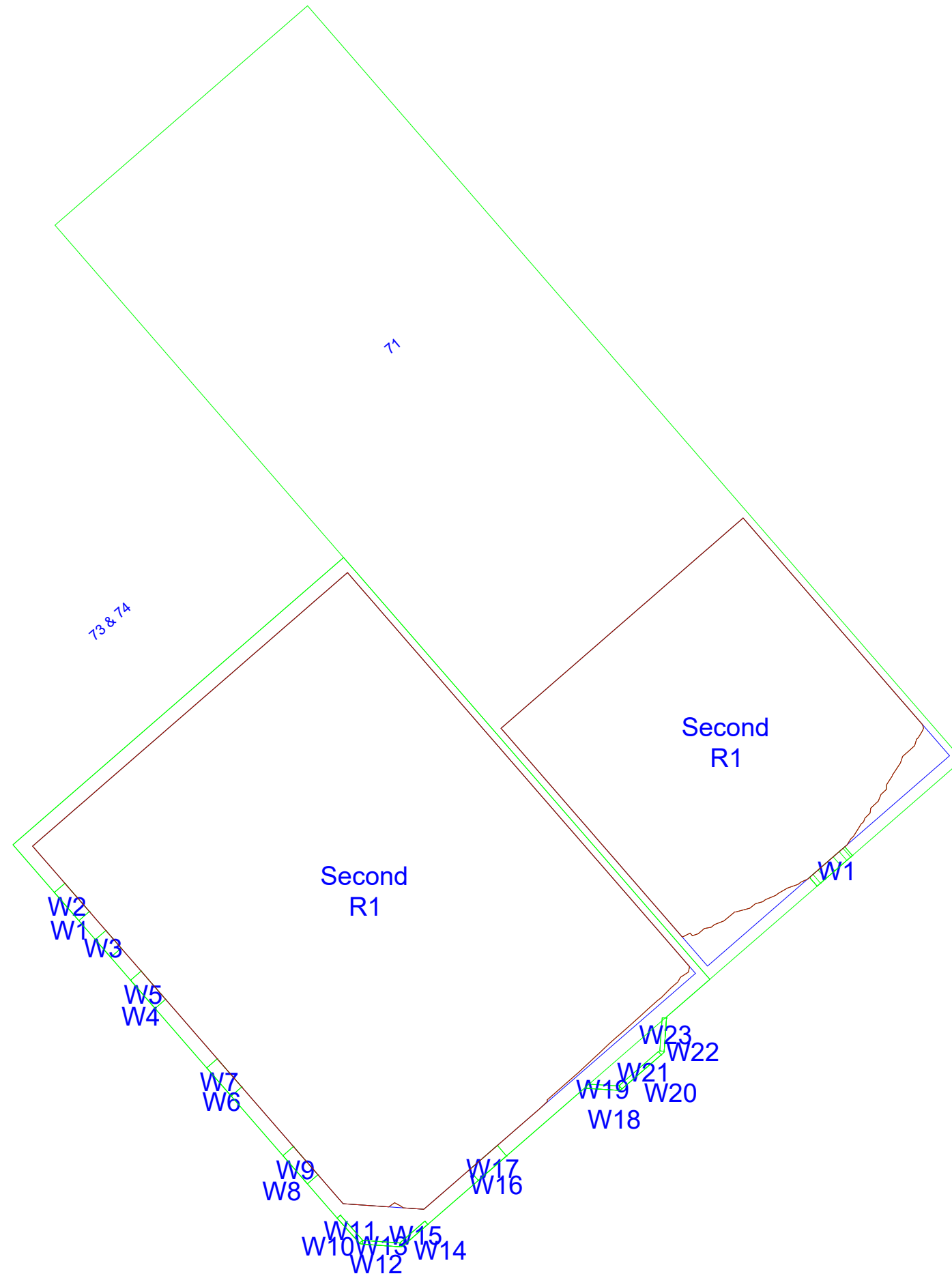
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Drawing Title  
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NTS Nov-20 MF



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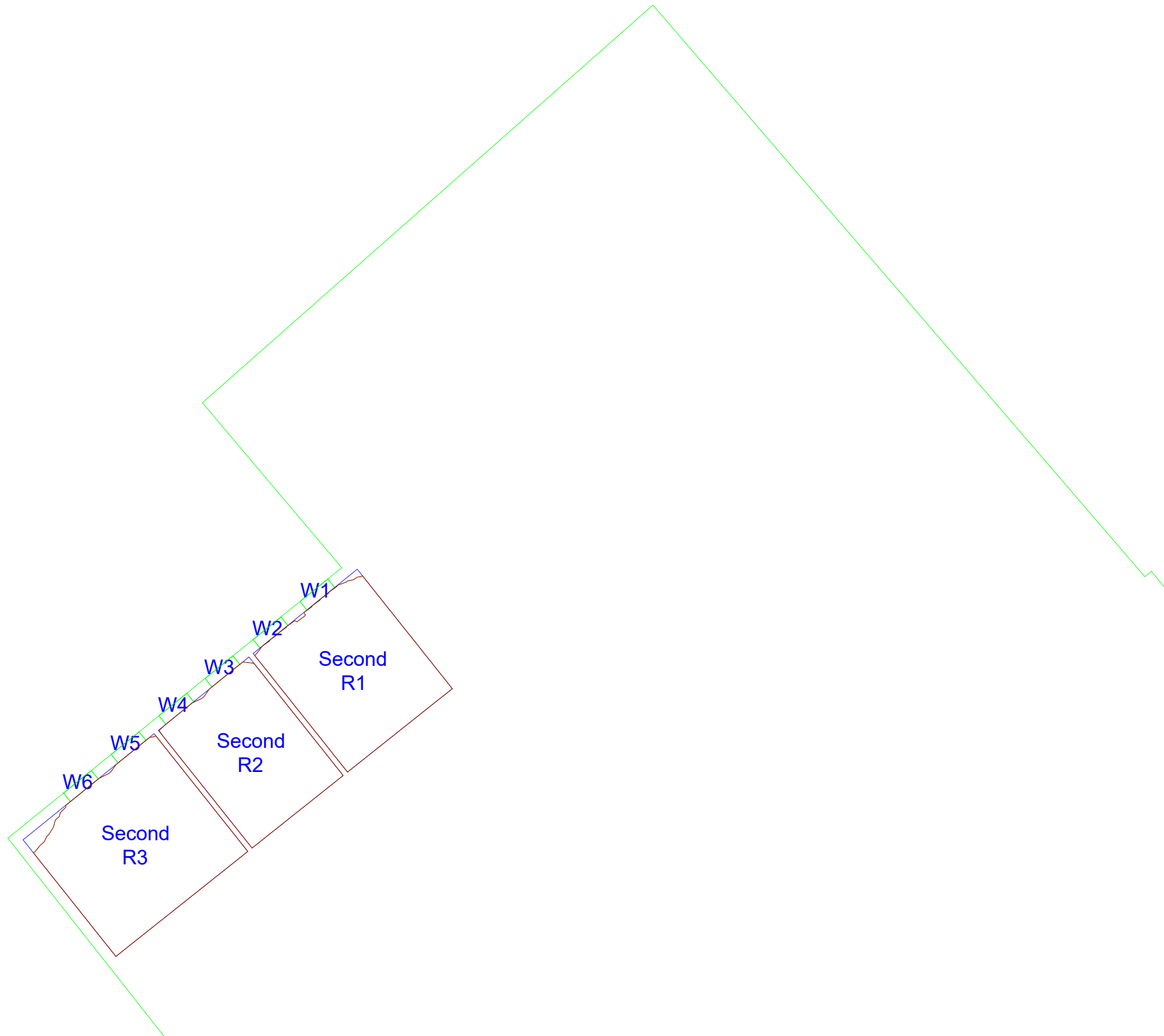
Job Title  
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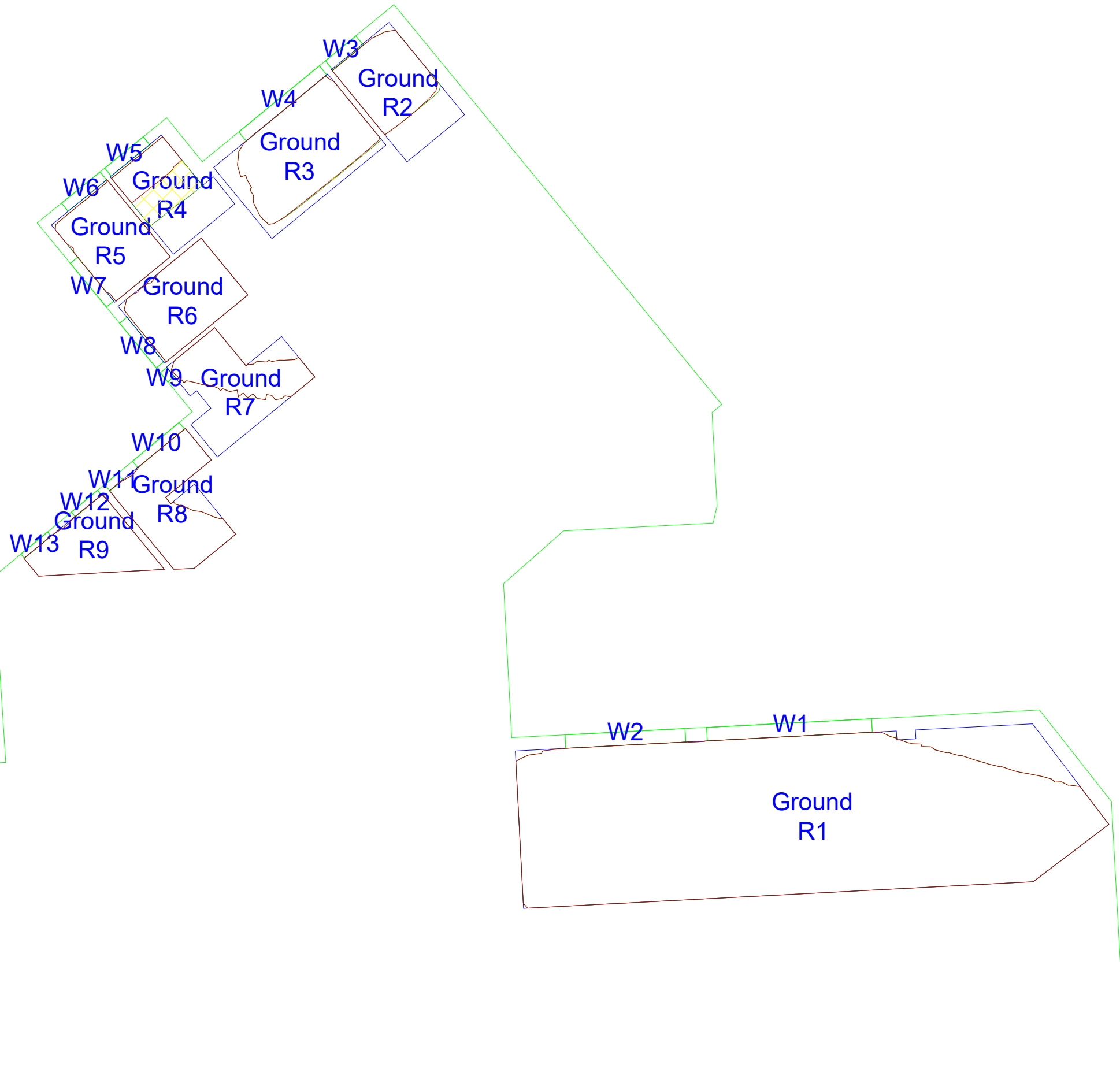
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London TW9 1JY**

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**Daylight Distribution Contours**

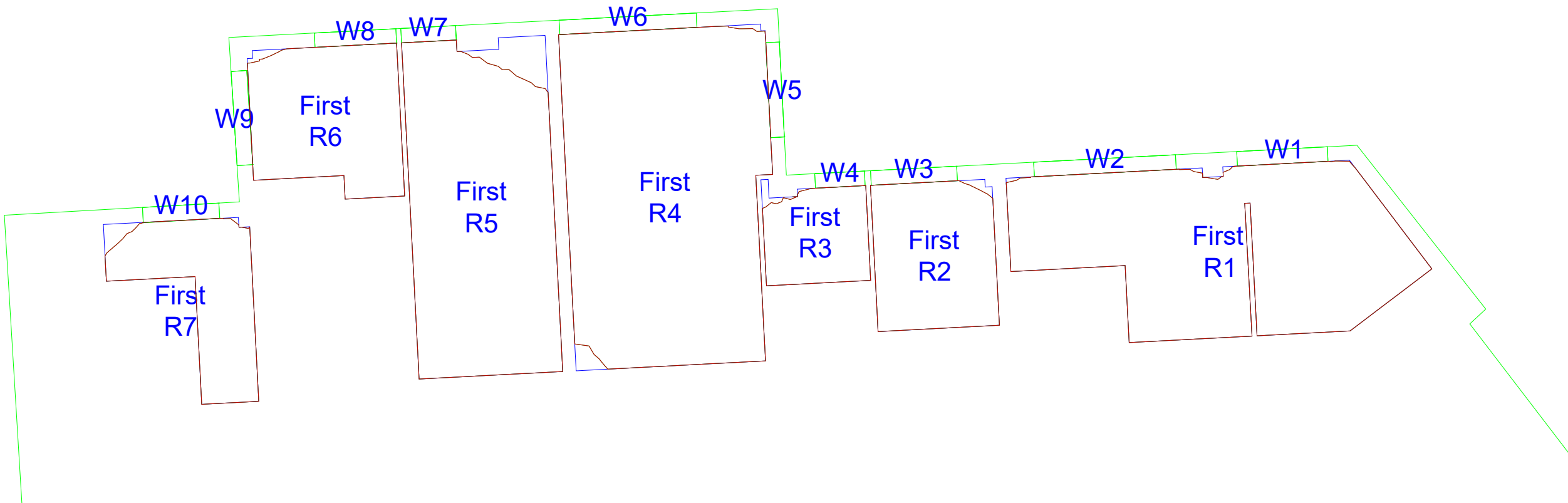
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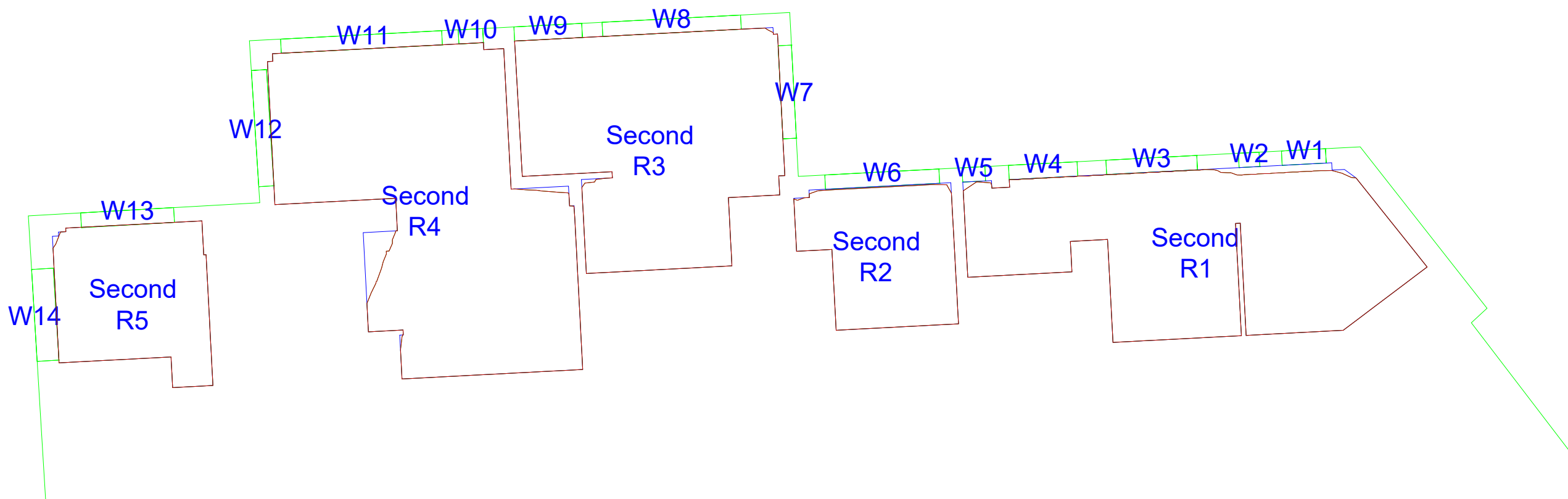
010 First Floor  
021 Lion House



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011 Second Floor  
021 Lion House



Client  
Carlford Properties Ltd.

Job Title  
20-01558 - 9-10 Georges  
Street, Richmond,  
London TW9 1JY

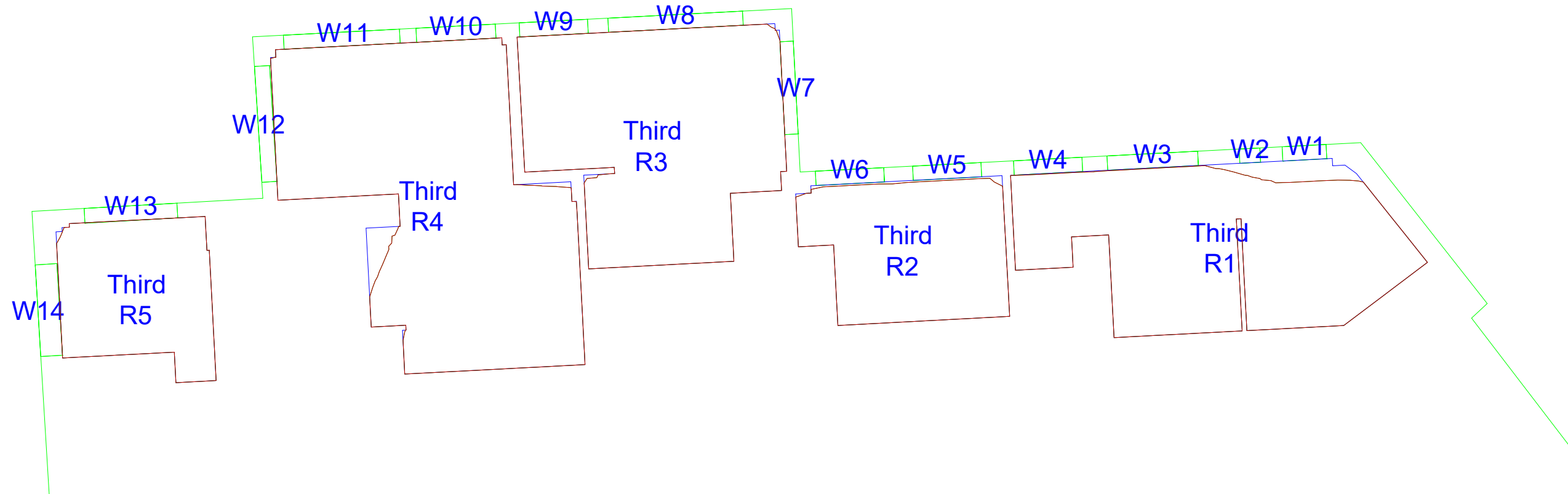
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Daylight Distribution Contours

Scale Date Drawn  
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012 Third Floor  
021 Lion House

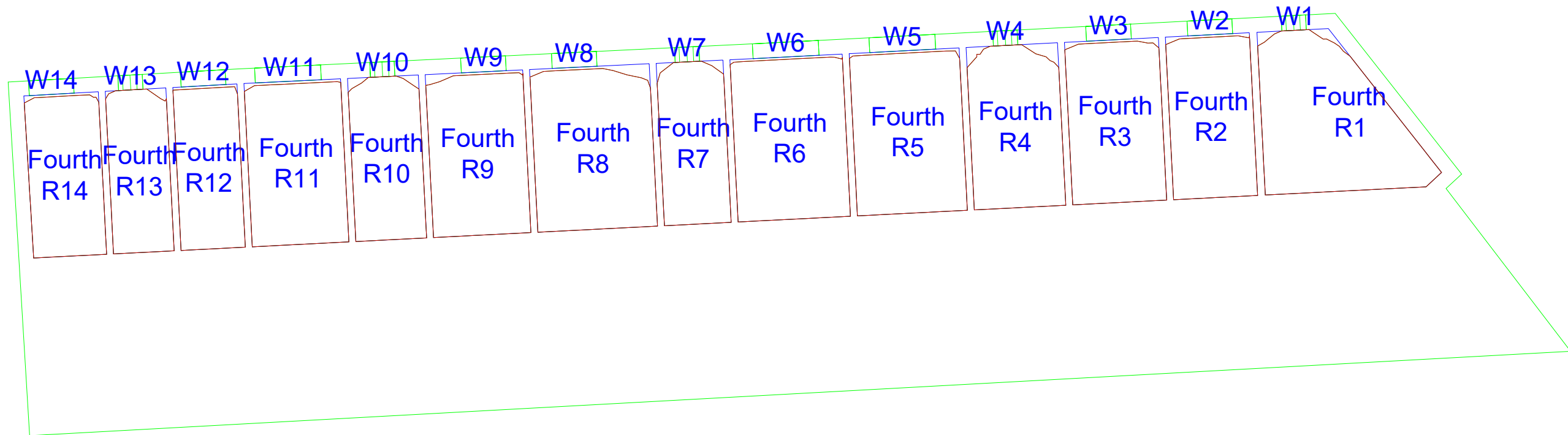


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013 Fourth Floor  
021 Lion House



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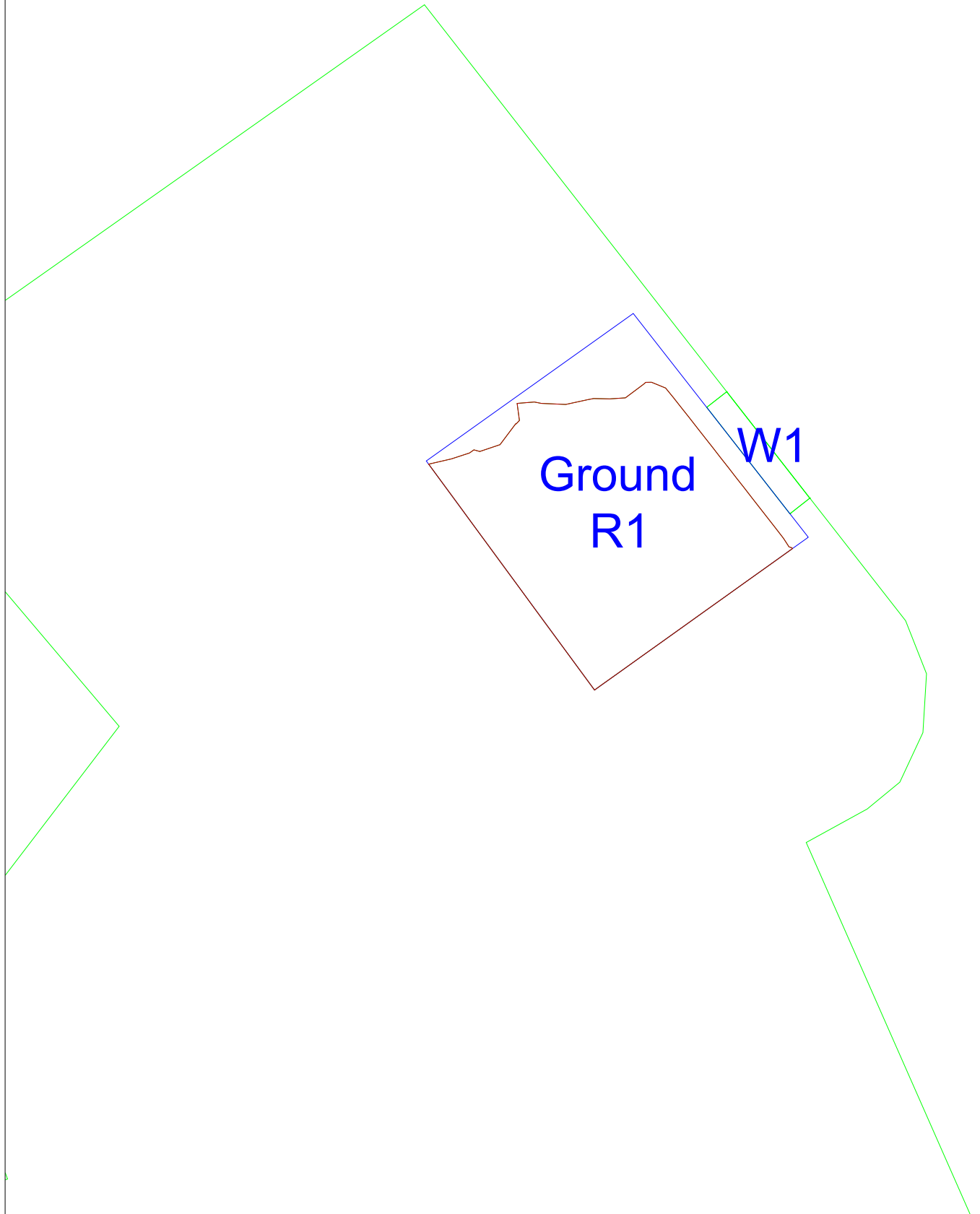
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Scale	Date	Drawn
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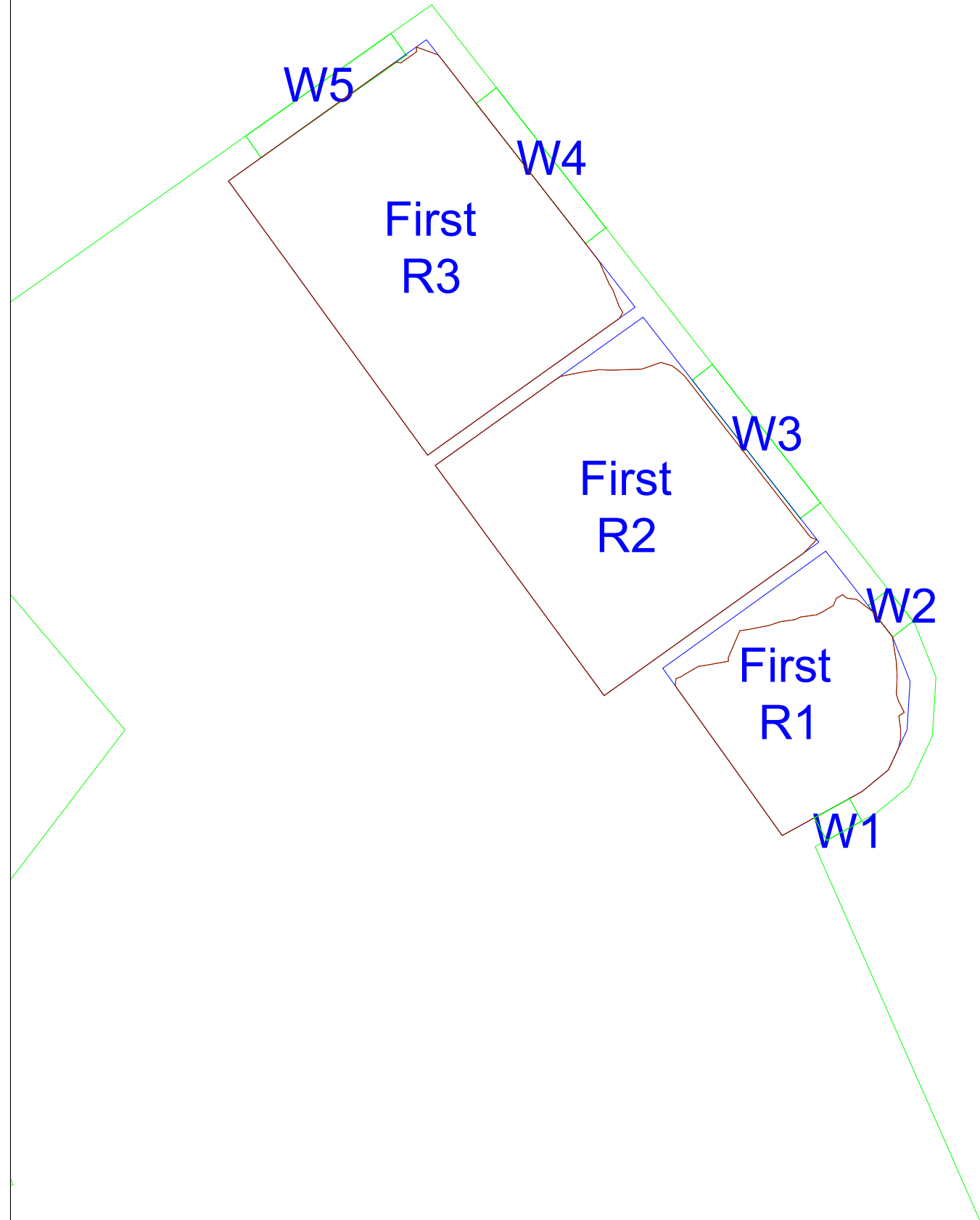


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014 Ground Floor  
021 3 to 7 Red Lion Street



015 First Floor  
021 3 to 7 Red Lion Street



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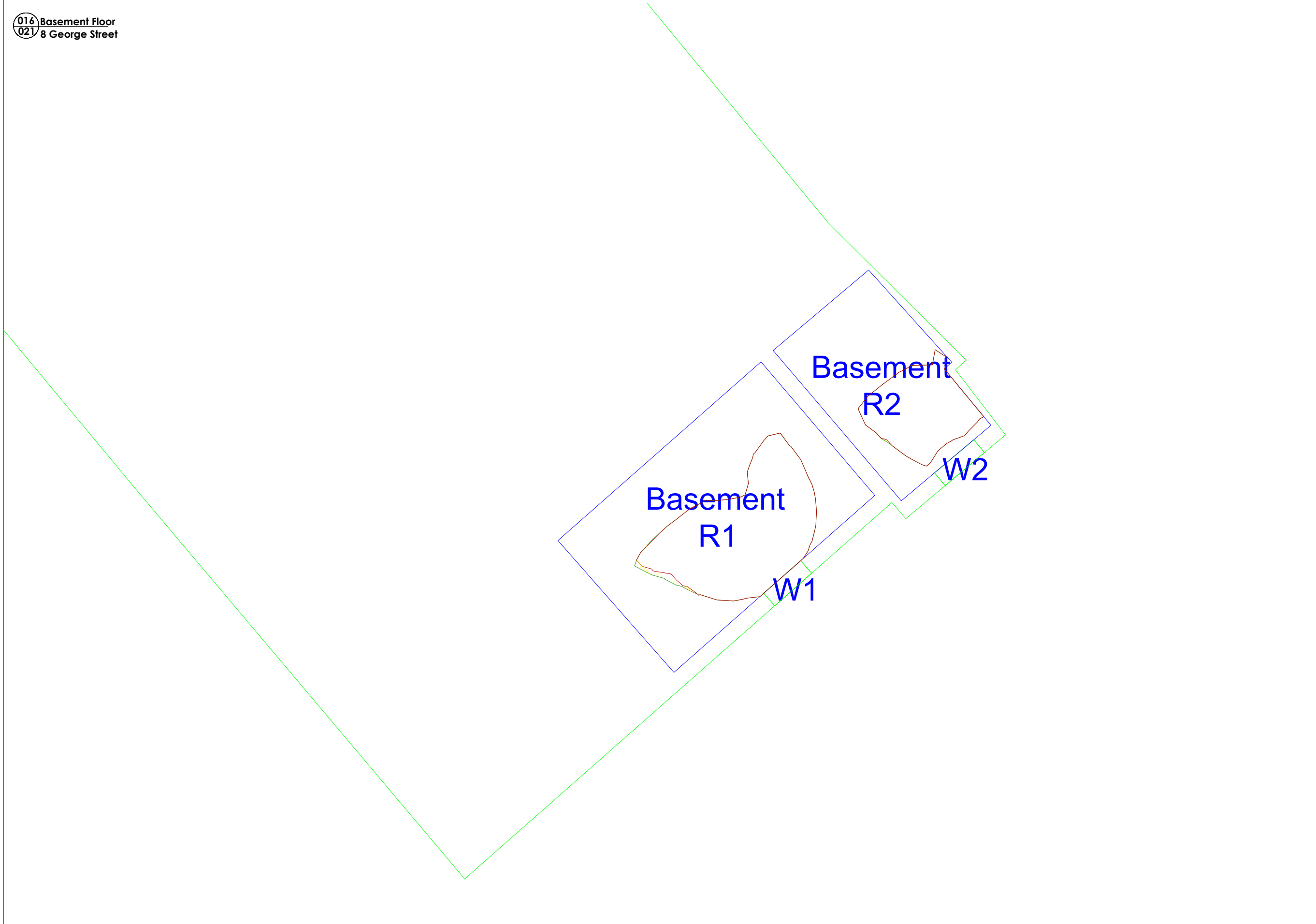
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Drawing Title  
Daylight Distribution Contours

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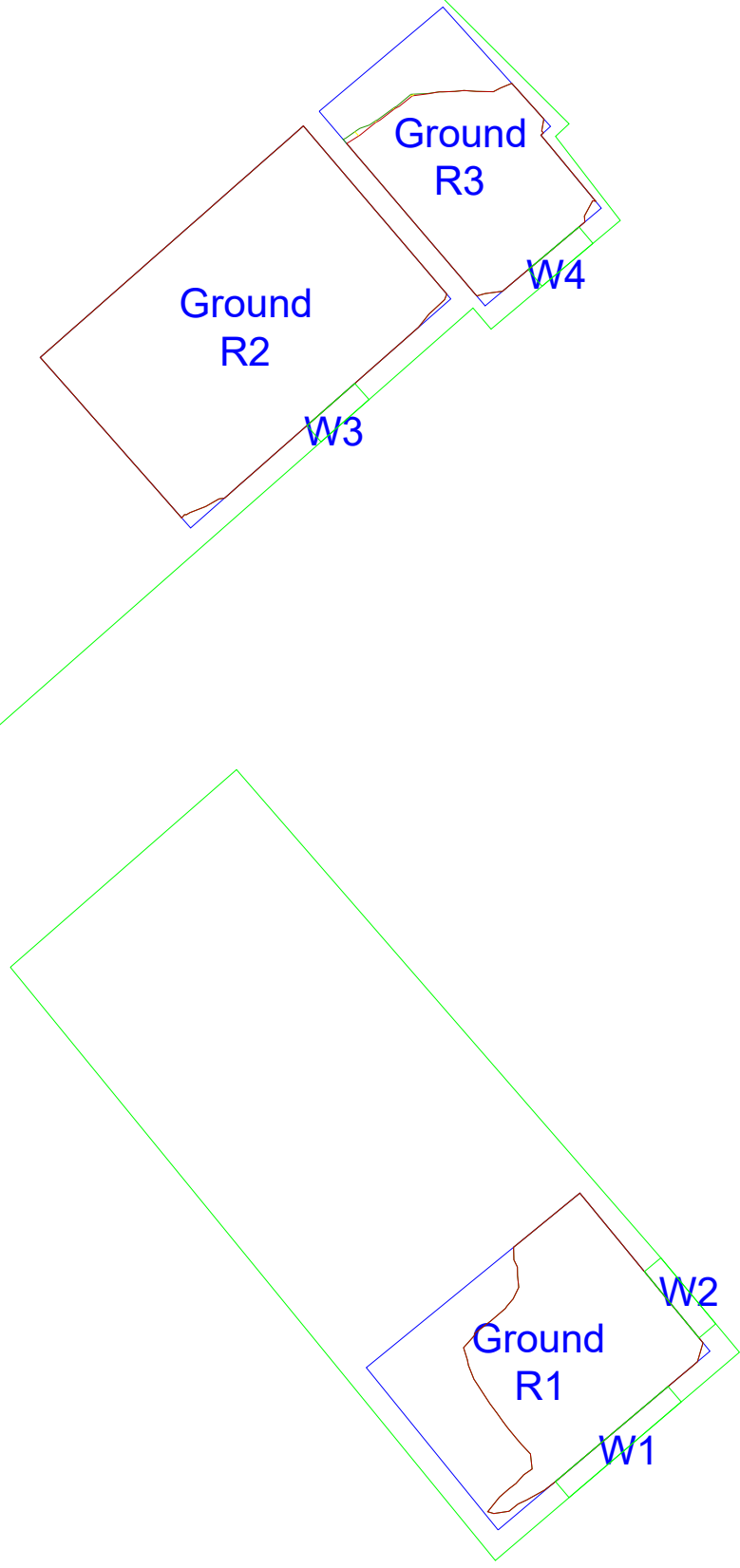
Drawing Title  
**Daylight Distribution Contours**

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017 Ground Floor  
021 8 George Street



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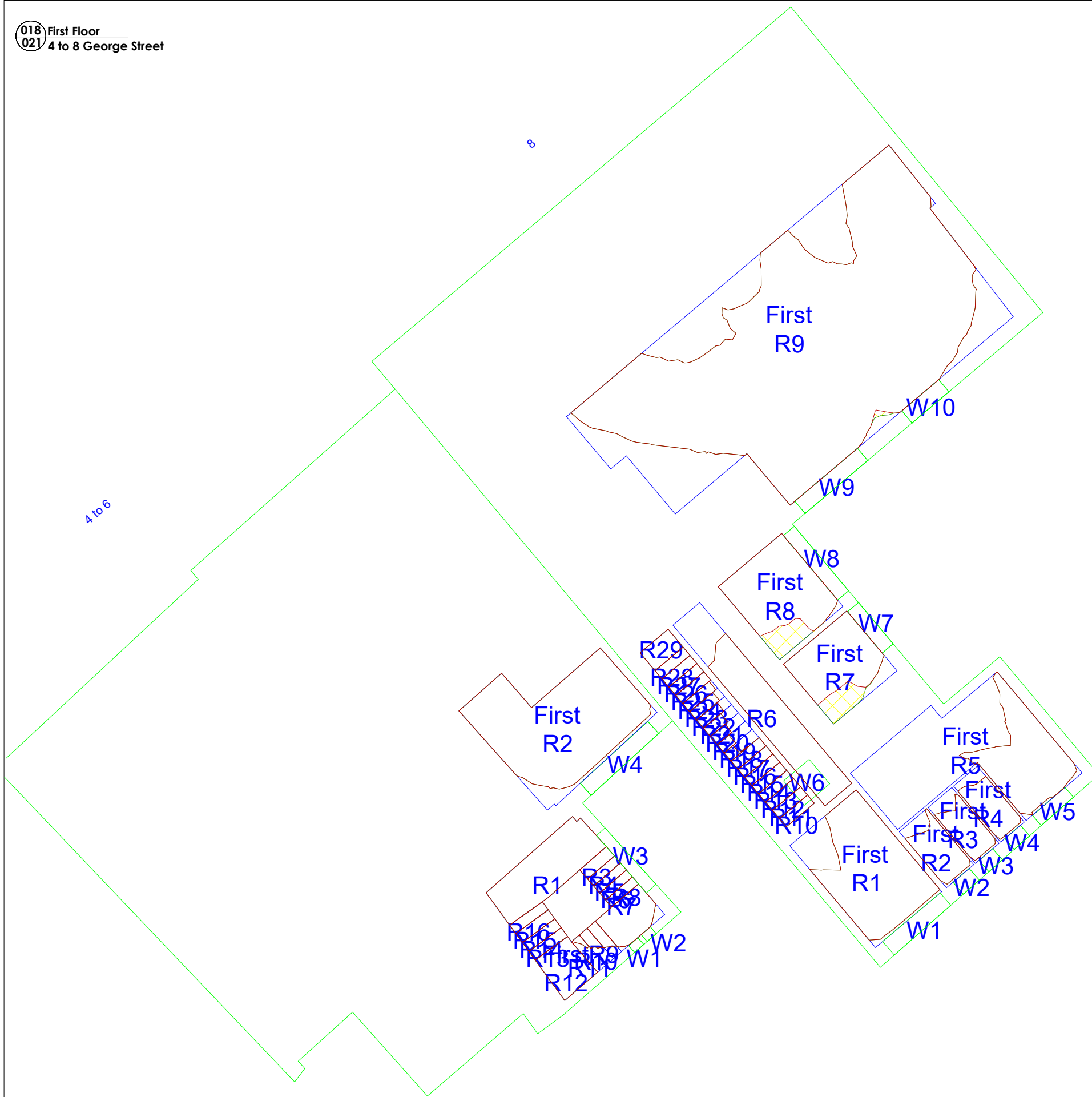
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Drawing Title  
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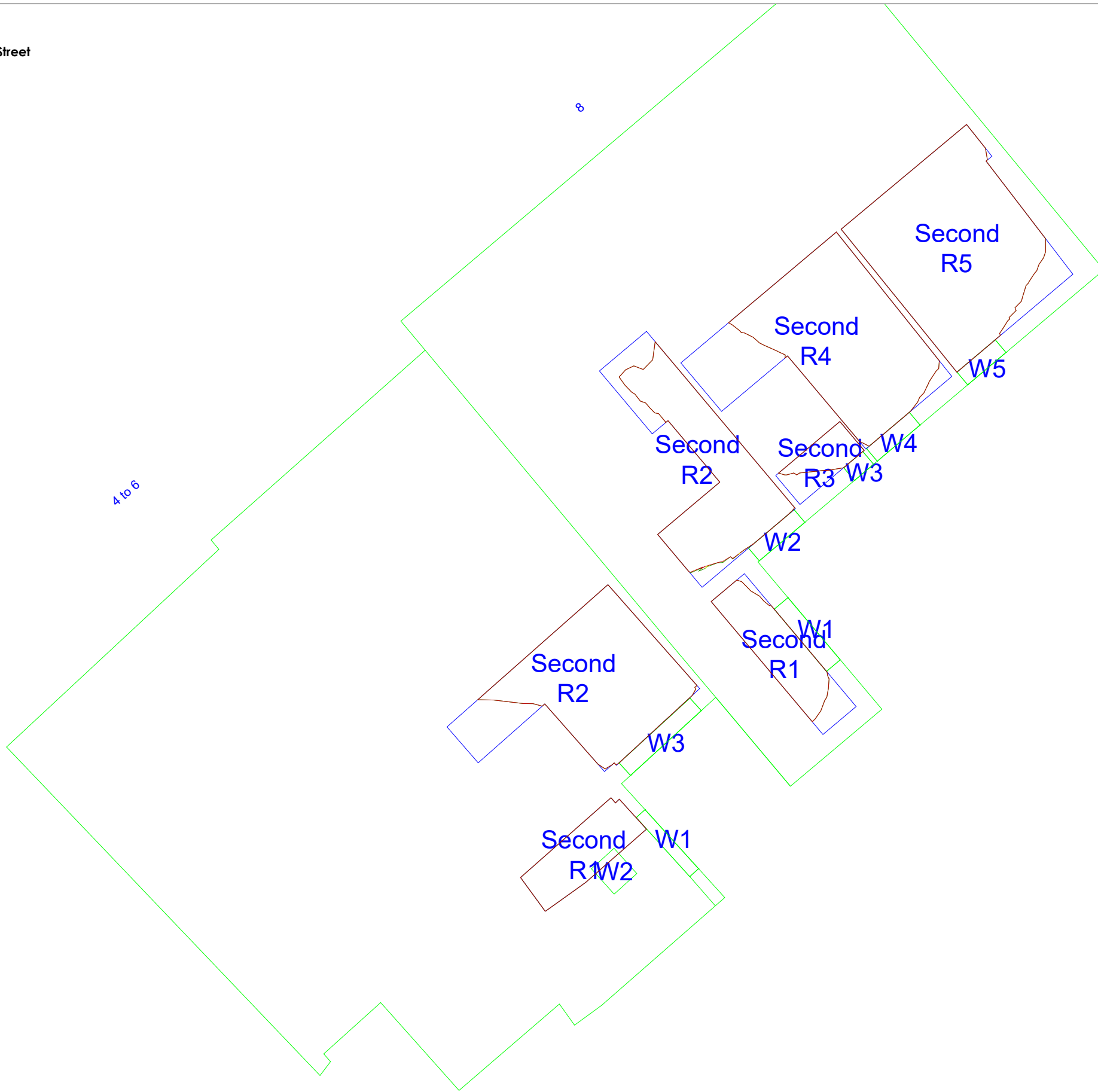
Job Title  
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Drawing Title  
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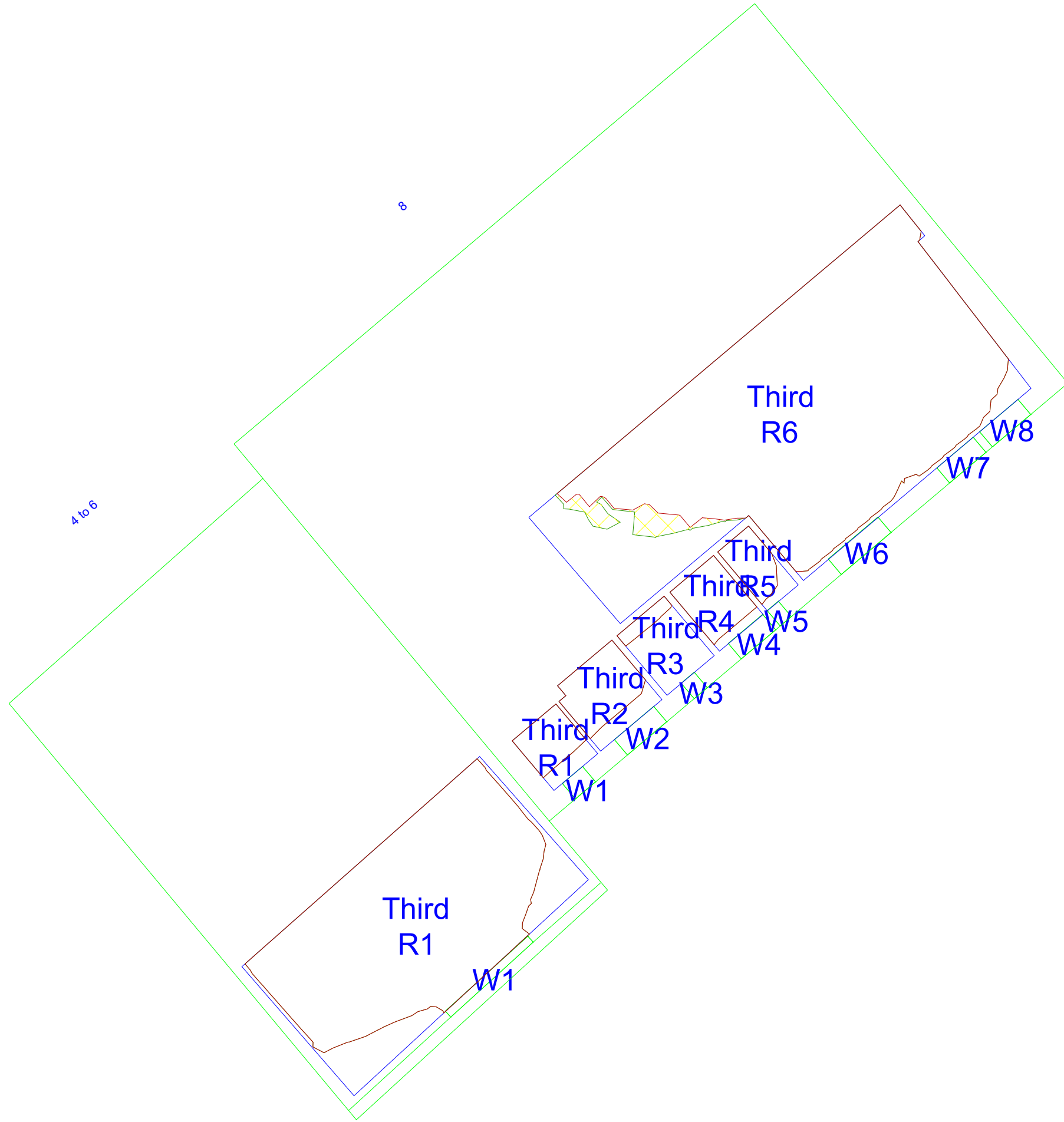
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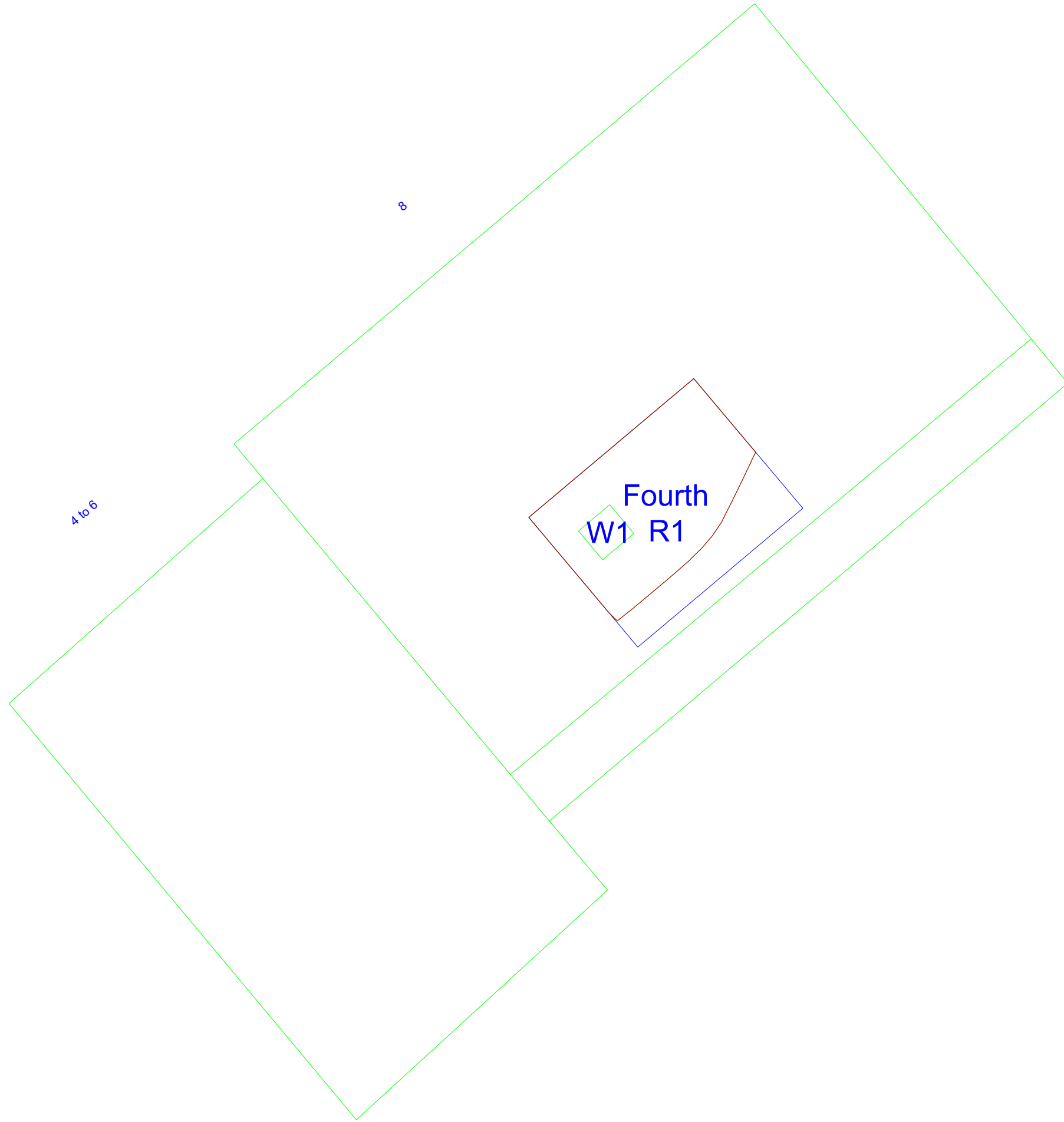
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