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# Daylight and Sunlight Report

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47a, 47 & 49 Lower Mortlake Road  
London  
TW9 2LW



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Title

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# Daylight/Sunlight Report

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Address

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47a, 47 & 49 Lower Mortlake Road  
Richmond, TW9 2LW

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Client

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Westlake Property Limited

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Date of Report

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February 2022

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Prepared by

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## Report Preface



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<b>Issue/Revision</b>	<b>00</b>	<b>Date of issue</b>	<b>February 2022</b>
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<b>Report Production</b>	<b>Richard Nosworthy BSc (Hons)</b>
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## 1.0 Introduction

TFT Consultants have been appointed by Westlake Property Limited (“the Applicant”) to undertake a full technical review of the potential daylight and sunlight implications that may arise as a result of the Proposed Development. The Proposed Development is located at 47a, 47 and 49 Lower Mortlake Road, Richmond, TW9 2LW (“the Site”) and is described as *“Construction of a part 1/2/3 storey building (plus lower ground) to provide 14 co-living units (sui generis) and associated internal amenity space at lower ground floor level, with new lower ground level amenity space to neighbouring buildings, and alongside external communal space at ground and lower ground level (“the Proposed Development”)”*.

The study has been undertaken by constructing a detailed 3D model and using our specialist computer software to simulate the light levels to the neighbouring residential properties.

## 2.0 Planning Policy and Guidance

The technical assessment has been undertaken in accordance with the methodology outlined in The Building Research Establishment Report *“Site Layout for Daylight and Sunlight 2011”* (BRE 209). The BRE document is the principle guidance when considering daylight, sunlight and overshadowing.

The aim of the guide is to ensure good conditions in the local environment. It is intended for buildings designers and their clients, consultants and planning officials. The advice given is not mandatory, although it gives numerical guidelines, these should be interpreted flexibly as natural lighting is only one of many factors in site layout design. In special circumstances, the developer or planning authority may wish to use different target values.

### National Planning Policy Framework: July 2021

The National Planning Policy Framework (NPPF) adopted in July 2021, sets out the Government’s planning policies and how these are expected to be applied. It provides a framework that can be used by councils to produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Section 4 of the NPPF relates to Decision-making setting out the principle to consider when determining applications. Paragraph 38 states that *“Local planning authorities should approach decisions on proposed development in a positive and creative way”*.

Paragraph 125 (c) mentions daylight and sunlight stating that local planning authorities *“when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”*

### London Borough of Richmond Upon Thames Local Plan: July 2018

The Council’s Local Plan will set out policies and guidance for the development of the borough over the next 15 years up to 2033. Policy LP8 Amenity and Living Condition states that *“The Council will ensure the design and layout enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development”*.

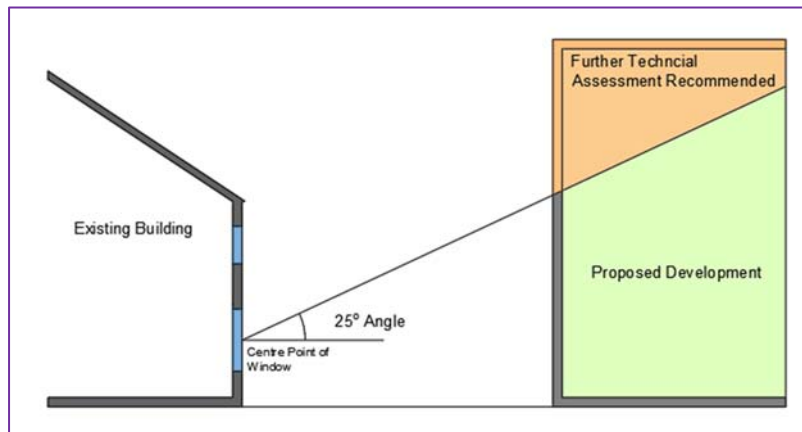
Paragraph 4.8.5 relates to daylight, sunlight and solar glare suggesting that *“the Council will have regard to the most recent Building Research Establishment guidance”*.

### 3.0 Daylight and Sunlight Methodology

#### Daylight to Neighbouring Buildings

When considering the impact on neighbouring buildings, the BRE report recommends that if any new development exceeds an angle of more than 25° from the centre point of the neighbouring window as shown in the diagram below, a more detailed check is needed to find the loss of skylight to the existing building.

#### 25 Degree Angle Drawing



Where a proposed development exceeds the 25° angle, the BRE proposes two main methods for calculating daylight levels to neighbouring residential properties. These are the Vertical Sky Component (VSC), the No Sky Line (NSL) and the Average Daylight Factor (ADF) methods.

#### Vertical Sky Component (VSC)

The VSC quantifies that amount of skylight available at a reference point on the external face of the window (usually the centre point), it does not account for the size and shape of the room the window serves. The Standard CIE (Commission Internationale de L'Eclairage – International Commission on Illumination) overcast sky is used, and the ratio is expressed as a percentage.

The maximum potential VSC if unobstructed is marginally under 40%. The BRE suggests that if the VSC is less than 27%, and is less than 0.8% its former value, then the neighbouring buildings will experience a noticeable reduction in the amount of skylight they receive.

#### No Sky Line (NSL)

The NSL calculates the daylight distribution within a room by plotting the NSL. The NSL divides points on working plane (0.85m above FFL) which can or cannot see visible sky.

If following construction of a new development, a room is likely to experience a noticeable reduction if a significant area of the room is beyond the NSL or is less than 0.8 times its former value. It should be noted that consideration will need to be given to the depths of single aspect rooms. If the room is greater than 5m deep, then an adverse infringement may be unavoidable.

Both the VSC and NSL assessment methods have been used to evaluate the effect the proposed development may have on the neighbouring residential properties.

### Daylight to Proposed Habitable Rooms

The BRE suggests that the ADF method of assessment should be used to measure the overall amount of daylight within proposed habitable spaces. The calculation considers the VSC value, the size and number of windows serving the space, the overall size of the room and its intended use to give an overall percentage value. BS 8206-2 *Code of practice for daylighting* recommends ADF values of 2% in kitchens, 1.5% in living rooms and 1% in bedrooms.

To calculate the ADF levels the following values have been applied:

- Diffuse glass transmission (T): 0.68 for clear double glazing;
- Maintenance factor for dirt on glass (M): 8% loss for vertical glazing;
- Window Aperture Area (Aw): 0.8% for frame correction factor;
- Area-weighted surface reflectance (R): Ceilings: 0.85, Walls: 0.81, Floors: 0.4.

### Sunlight

When considering the impact on the amount of sunlight to neighbouring buildings, the BRE report recommends that all main living rooms should be considered if they have a window facing within 90° of due south. Direct sunlight to kitchens and bedrooms is considered less important. To calculate this the BRE has produced sunlight templates for London, Manchester and Edinburgh establishing the Annual Probable Sunlight Hours (APSH) unobstructed light for these areas.

For this assessment, we have used the London template where the maximum APSH is 1,486 hours.

If following the construction of a new development, a living room window facing within 90° due south will experience a noticeable reduction in direct sunlight if:

- Receives less than 20% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March, and receives less than 0.8 times its former sunlight hours during either period,
- And has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

Only the ground floors of 2 and 3 Blue Anchor Alley have been considered for the sunlight assessment, all other properties do not have any living rooms that will have an aspect of the Site and facing within 90° due south.

The BRE states that the guidelines suggested should not be applied rigidly and the numerical values quoted are purely advisory. It is therefore appropriate to consider different values depending on the development type.

## 4.0 Source Information

The assessment has been undertaken using the following information:

- Existing and Surrounding Buildings: Lever Turner Cowdell: 170-0118-06 Topographical Survey, 170-0118-02A 03 04 05 Existing GA;
- Proposed Development: boehm lynas Architects drawings:
  - BL\_P\_Redline\_000 - Red line 3d model
  - BL-01-001 - Location Plan\_P1
  - BL-16-099 - Lower Ground Floor Plan\_P1
  - BL-15-100 - Ground Floor Plan\_P1
  - BL-15-101 - First Floor Plan\_P1
  - BL-15-102 - Second Floor Plan\_P1
  - BL-15-301 – Elevations\_P1
  - 016\_BL\_Model\_Central



- 45 Lower Mortlake Road: survey plans;
- 4 Blue Anchor Alley: plans obtained from planning portal;

## 5.0 Assumptions

Access has not been gained to any of the relevant neighbouring buildings to confirm the internal room arrangements. Where floor plans have been unavailable, notional internal room layouts of 4m have been used, unless the building outline dictates otherwise.

Room uses and floor levels have been based on external inspection.

These same assumptions were used in preceding planning application and there were no comments to suggest that these assumptions were inaccurate or incorrect.

## 6.0 Development Site

The Site is situated in a predominately residential location to the north of Lower Mortlake Road, with Blue Anchor Alley running along the western boundary. The properties comprise in the existing Site condition as follows:

### **No.47a**

Vacant yard formerly used as car parking, a car wash and a yard to store Christmas trees.

### **No.47**

Some existing ground floor circulation space within HMO (which is being reconfigured to connect to new lower ground floor amenity space).

### **No.49**

Some existing ground floor circulation space within HMO (which is being reconfigured to connect to new lower ground floor amenity space).



The existing condition is shown in the image below, which can be found in Appendix A.

**Existing Buildings:**



## 7.0 Proposed Development

The proposed scheme by boehm lynas Architects will consist of construction of a part 1/2/3 storey building (plus lower ground) to provide 14 co-living units (sui generis) and associated internal amenity space at lower ground floor level, with new lower ground level amenity space to neighbouring buildings, and alongside external communal space at ground and lower ground level.

The proposed condition is shown in the image below, which can be found in Appendix A.

boehm lynas Architects Scheme: January 2022



## 8.0 Scope of Assessment

The properties considered for assessment are shown on drawings, which can be found in Appendix A. Based on the extent of the proposed massing the following properties have been assessed against the relevant daylight and sunlight assessment criteria.

- 43 Lower Mortlake Road
- 45 Lower Mortlake Road
- 2 – 8 Blue Anchor Alley
- New House, Blue Anchor Alley
- 47 Lower Mortlake Road (established upper floors of the site)
- 49 Lower Mortlake Road (established upper floors of the site)

All other properties are either commercial or are situated too far away to experience an adverse impact because of the proposed development.

## 9.0 Assessment Results

### Daylight

The full VSC and NSL detailed results for the boehm lynas Architects December 2021 massing can be found listed per property in the Daylight and Sunlight Summary table in Appendix C.

#### 43 Lower Mortlake Street

This is the three-storey mid-terrace property situated to the west of Blue Anchor Alley, there are windows in the rear extension that directly face the Site.

The VSC results indicate that 3 of the 5 windows considered for assessment will fully comply with the BRE target values. One on the remaining windows, is one of two windows serving the room, with the second window retaining in excess of the 27% VSC guidance.

The NSL results indicate that 3 of the 4 rooms considered for assessment will fully comply with the BRE target values. The one room which falls marginally short of the suggested BRE benchmark, will maintain an NSL of around 68% indicating that this property will remain well-lit in the proposed condition.



#### 45 Lower Mortlake Street

This is the three-storey end of terrace property situated directly to the west of the Site across Blue Anchor Alley.

The VSC results indicate that 4 of the 6 windows considered will fully comply with the BRE target values. Of the two remaining windows, one is a secondary window to the Living Room, which is served by other windows that fully satisfy the BRE guidelines and the other serves a bedroom. Bedroom is considered '*less important*' in daylight terms as its primary function is for sleep and is predominantly occupied at night.

The NSL results indicate that all 3 rooms considered will fully satisfy the BRE guideline values by virtue of retaining at least 0.8 of their former value.



#### New House & 4-8 Blue Anchor Alley

These are the series of two-storey terraced properties situated to the west of the Site across Blue Anchor Alley.

The VSC results indicate that all 18 windows considered for assessment fully comply with the BRE target values.

The NSL results indicate that all 13 rooms considered for assessment fully comply with the BRE target values.

New House



4 Blue Anchor Alley



5 Blue Anchor Alley



6 Blue Anchor Alley



7 Blue Anchor Alley



8 Blue Anchor Alley



2 and 3 Blue Anchor Alley

These are the two-storey terraced properties located directly to the north of the Site.

The VSC results indicate that 12 of the 13 windows considered for assessment will fully comply with the BRE target values. The one window that falls below the suggested BRE guideline is one of four windows serving the room which benefits from all three remaining windows that fully satisfy the BRE guidelines.

The NSL results indicate that all 6 rooms considered for assessment fully comply with the BRE target values.



2 Blue Anchor Alley



3 Blue Anchor Alley



47 and 49 Lower Mortlake Road



The established windows and rooms to the upper floor have been considered as neighbouring property, with the lower ground floor levels considered as part of the Proposed Development.

The VSC results indicate that 7 of the 10 windows considered for assessment will fully comply with the BRE target values. Two of the remaining windows are each one of two windows serving room which benefit from second window that fully satisfy the BRE guidelines. The final window, first floor W3, still retains 17.47% VSC, which should still be considered adequate for a 'less important' bedroom.

### Sunlight

2 & 3 Blue Anchor Alley and 45, 47 and 49 Lower Mortlake Road contain windows/rooms that are orientated within 90° of due south, applicable in relation to the BRE's APSH sunlight assessment.

13 of 14 windows considered for the sunlight method of assessment fully comply with the BRE target values when assessed the APSH method. The one remaining window serves a first-floor bedroom window to 47 Mortlake Road, which the BRE consider to be 'less important'. This window still retains 11% APSH and there for should be considered adequate for the room use.

### Overshadowing

The BRE 'Sun Hours on Ground' (SHOG) overshadowing assessment calculates the impact the proposed development will have on neighbouring private and public amenity spaces, such as gardens, parks and play areas. The BRE recommends that 50% of any amenity area should be able to receive at least 2 hours of direct sunlight on 21st March (Spring Equinox) or that the space should retain 0.8 of the former sunlit area i.e. no greater than 20% loss. The results from the assessment can be found in the Appendix C of this report.

The redevelopment property is situated to the south, east and west of neighbouring garden areas. As such, due to the location of the development proper in relation to the neighbouring gardens, both the current and proposed buildings' shadow path will fall within the gardens for short periods of the day. The BRE Sun Hours on Ground (SHOG) assessment has been undertaken on 21st March to demonstrate these satisfy the guidelines.

The results of this assessment demonstrate that 10 of the 11 gardens will satisfy the sunlight on ground assessment on 21st March, retaining sunlight to at least 50% of the area for greater than two hours or will retain 0.8 of therefore former value. The remaining garden to 49 Lower Mortlake Road will fall below guidance, however this generally as a result of small change (16%) to low existing level, which then results in a disproportionate percentage change.

The assessment demonstrates that on the whole, the levels of sunlight on the ground to neighbouring gardens tested will not see a noticeable change and therefore the BRE Guidelines should be considered satisfied.

### Internal Daylight Adequacy Assessment

The full ADF detailed results are shown on attached drawing 190629/REL02/01 to 03 and in tabular form in the accompanying summary table in Appendix D.

The main habitable rooms at lower ground floor through to second floor have been assessed to show compliance with the BRE target values. The ADF results indicate that 17 of 18 rooms considered will fully comply with the BRE target values, with a bedroom very marginally below at 0.97% ADF, compared to a target of 1% ADF. The remaining rooms should be considered form part of the workspace and therefore the daylight levels should be considered acceptable. Therefore, majority of the proposed habitable rooms will benefit from more than adequate levels of light.

## 10.0 Conclusions

The technical assessment has been undertaken in accordance with the methodology outlined in The Building Research Establishment Report "*Site Layout for Daylight and Sunlight 2011*" (BRE 209). The BRE document is the principle guidance when considering daylight, sunlight and overshadowing.

43 and 45 Lower Mortlake Road, 47 and 49 Lower Mortlake Road (upper floors), 2-8 Blue Anchor Alley and New House, Blue Anchor Alley have been assessed to establish the effect the Proposed Development may have on the neighbouring residential properties in daylight and sunlight terms.

The Vertical Sky Component and No Skyline methods of assessment have been used to evaluate the effect the Proposed Development may have on the neighbouring residential properties in daylight terms. The Annual Probable Sunlight Hours (APSH) assessment has been undertaken in relation to the relevant windows and rooms to the neighbouring properties.

The VSC results indicate that 45 (85%) of the 53 windows considered will fully comply with the BRE target values. The majority of the windows that fall below the suggested BRE benchmark are secondary windows serving rooms that have the benefit from receiving daylight from other windows.

The NSL results indicate that 30 (88%) of the 34 rooms considered will fully comply with the BRE target values. Two of these rooms are bedrooms that are considered less important. The two remaining rooms retain 0.72 and 0.74 of their

former value, retaining daylight to over 50% of the room areas, indicating that the space will remain well-lit in the proposed condition.

When the VSC and NSL methods of assessment are evaluated, with the exception of a few isolated areas, the Proposed Development will only have a negligible effect on the quality and distribution of light the neighbouring properties receive. Therefore, when considering the constraints of developing in an urban location, the development will not be of an excessive scale for the immediate surrounding area in daylight terms and will meet the intentions of the BRE guide in daylight terms.

The Proposed Development will have a negligible effect to the sunlight the relevant neighbouring properties currently receive.

The internal daylight adequacy assessment demonstrates that the majority of the habitable rooms within the Proposed Development will fully comply with the BRE target values.

The results relating to this contextual scheme are fully commensurate with those expected in this location, representative of the neighbouring context and should therefore be considered acceptable.

Overall, the findings indicate that the development is appropriate on the Site in daylight and sunlight terms and will meet the intentions of the BRE guide. Therefore, the boehm lynas Architects Proposed Development massing is in accordance with the aims of the London Borough of Richmond upon Thames planning policy in daylight and sunlight terms.





# APPENDICES

## APPENDIX A – PLAN AND 3D SPOT HEIGHT DRAWINGS

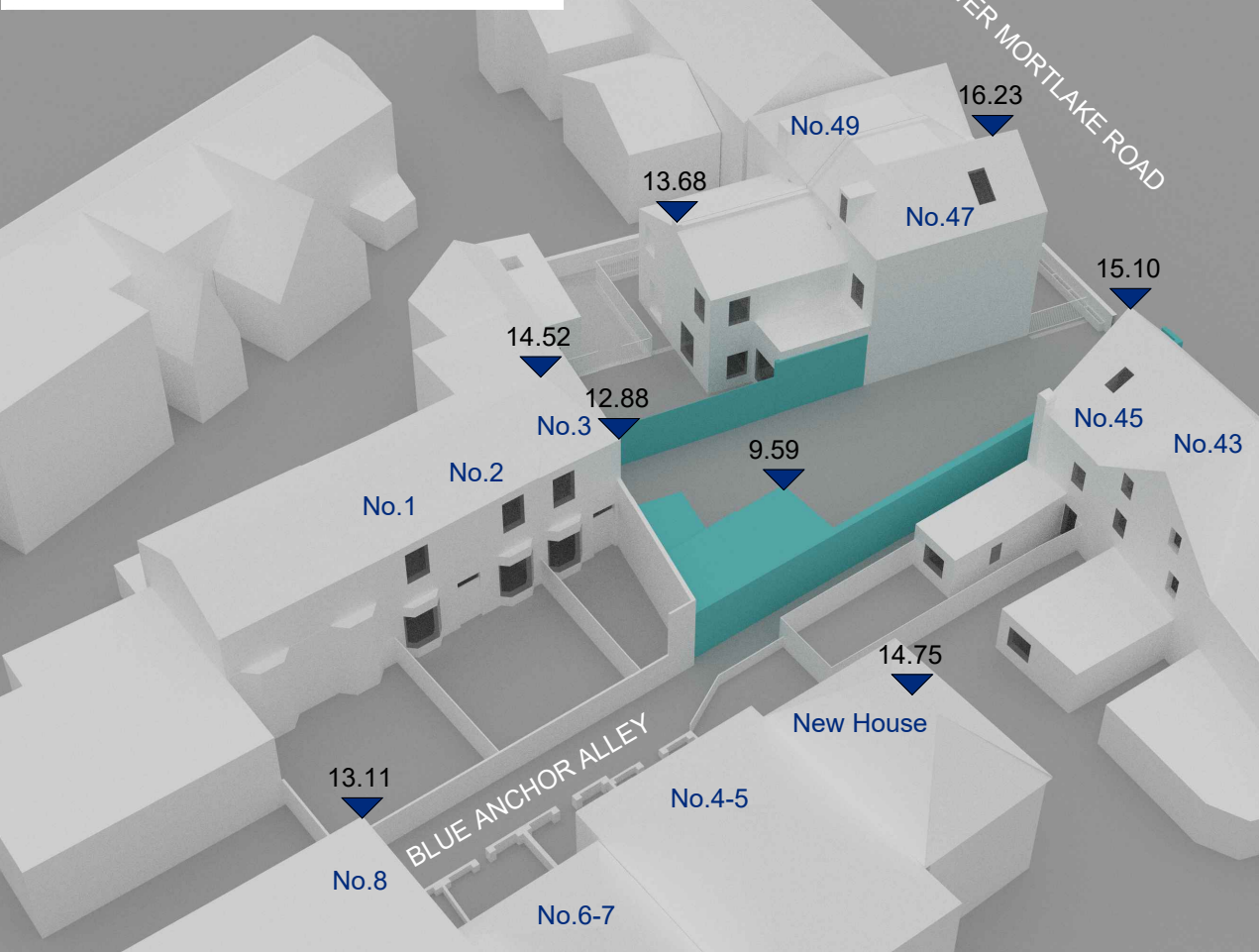
**EXISTING SITE PLAN VIEW**



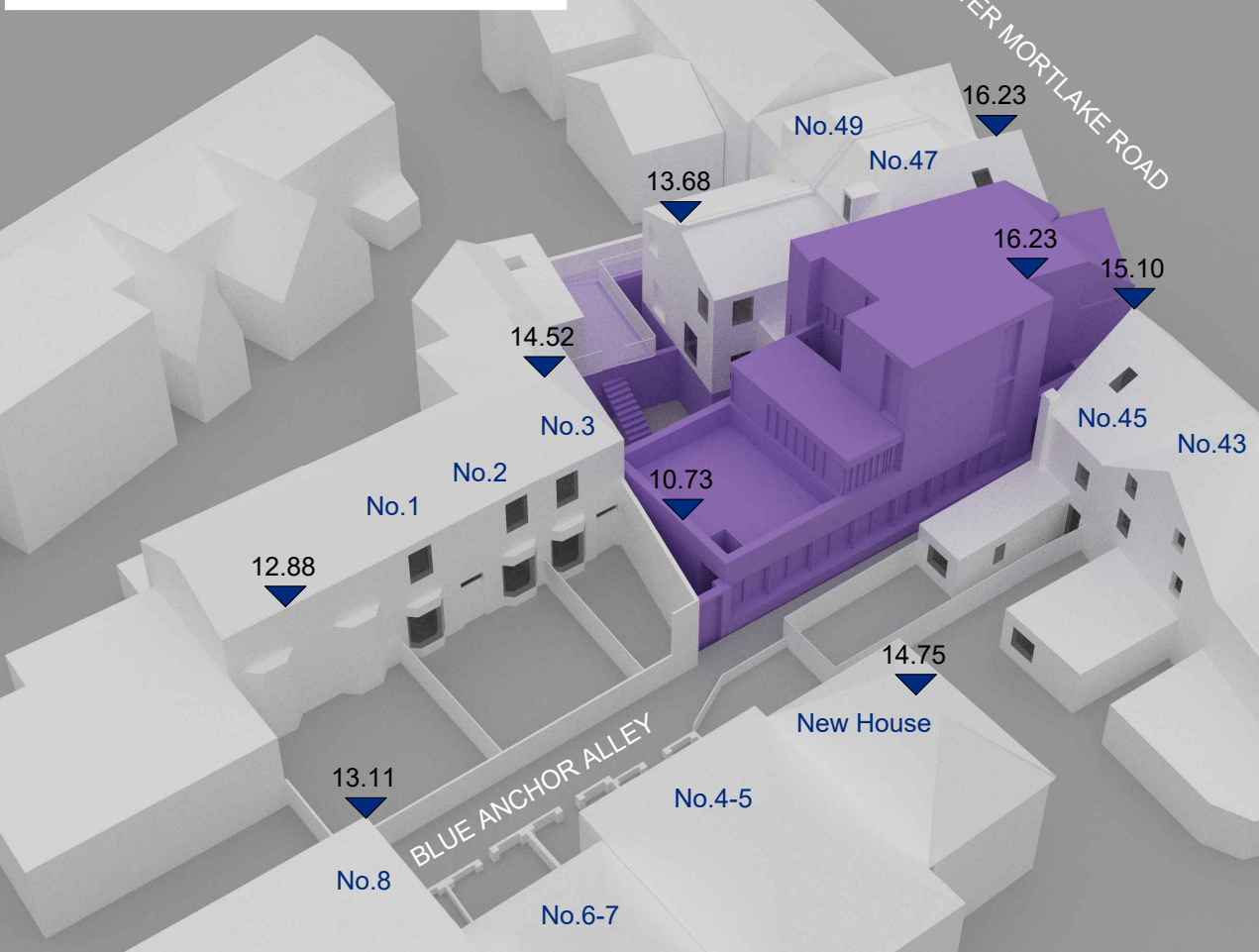
**PROPOSED SITE PLAN VIEW**



**EXISTING SITE 3D VIEW  
LOOKING EAST**



**PROPOSED SITE 3D VIEW  
LOOKING EAST**



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**Sources of Information**  
 Site Survey Information  
 Lever Turner Cowdell  
 Received July 2019  
 Proposed Scheme Drawings & 3D Model  
 Boehm Lynas Architects  
 Received 07/12/2021

**Drawing Key**

**BUILDING KEY:**

	SURROUNDING BUILDINGS
	TFT PROPOSED SCHEME
	TFT EXISTING BUILDING

**CLIENT:**  
 WESTLAKE PROPERTIES LIMITED

**PROJECT:**  
 47A LOWER MORTLAKE ROAD,  
 RICHMOND, LONDON, TW9.

**DRAWING TITLE:**  
 PLAN & 3D SITE VIEWS OF MODEL

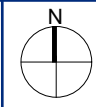
DWN BY	CHK BY	DATE	SCALE	REV
NM	RN	DEC 2021	NTS	-
PROJ No.	REL No.	ADR No.	IS No.	DWG No.
190629	2021-01	-	-	06



APPENDIX B – DAYLIGHT AND SUNLIGHT RESULTS TO  
NEIGHBOURING PROPERTIES

# GROUND FLOOR LEVEL NEIGHBOURING ROOMS

ior Alley



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 Lever Turner Cowdell  
 Received July 2019

Proposed Scheme Drawings & 3D Model  
 Boehm Lynas Architects  
 Received 07/12/2021

## Drawing Key

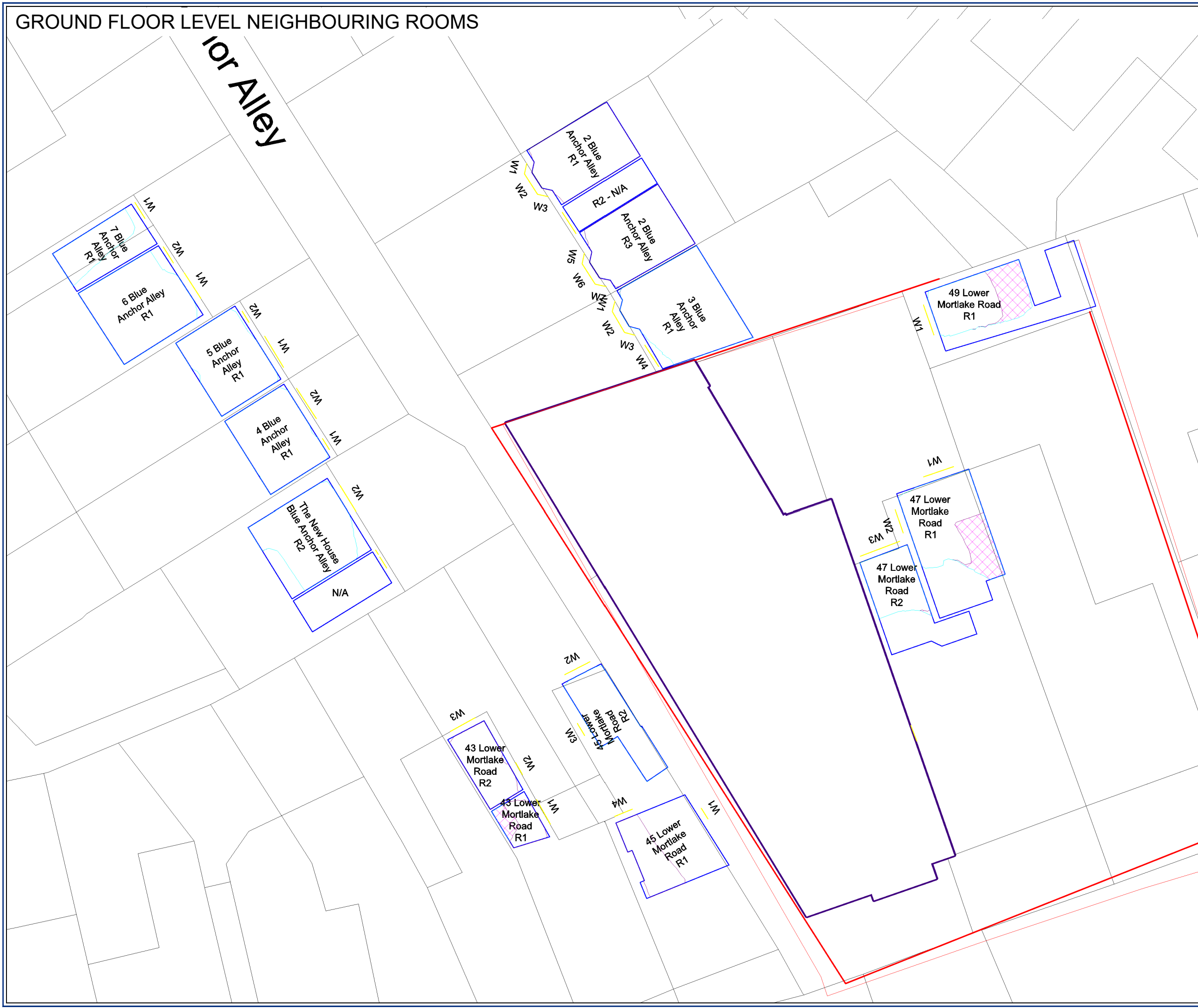
- NO SKY LINE CONTOURS:**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - HATCHED AREA SHOWS SKY VIEW LOSS BETWEEN EXISTING & PROPOSED CONTOURS
- BUILDING SECTION KEY:**
- SURROUNDING BUILDINGS
  - TFT PROPOSED SCHEME
  - TFT EXISTING BUILDING

CLIENT:  
**WESTLAKE PROPERTIES LIMITED**

PROJECT:  
**47A LOWER MORTLAKE ROAD,  
 RICHMOND, LONDON, TW9.**

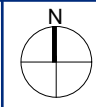
DRAWING TITLE:  
**NSL CONTOURS TO NEIGHBOURS**

DWN BY	CHK BY	DATE	SCALE	REV
NM	RN	DEC 2021	1:150@A3	-
PROJ No.	REL No.	ADR No.	IS No.	DWG No.
190629	2021-01	-	-	03





# FIRST FLOOR LEVEL NEIGHBOURING ROOMS



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## Sources of Information

Site Survey Information  
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 Received July 2019

Proposed Scheme Drawings & 3D Model  
 Boehm Lynas Architects  
 Received 07/12/2021

## Drawing Key

- NO SKY LINE CONTOURS:**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - HATCHED AREA SHOWS SKY VIEW LOSS BETWEEN EXISTING & PROPOSED CONTOURS
- BUILDING SECTION KEY:**
- SURROUNDING BUILDINGS
  - TFT PROPOSED SCHEME
  - TFT EXISTING BUILDING

**CLIENT:**  
 WESTLAKE PROPERTIES LIMITED

**PROJECT:**  
 47A LOWER MORTLAKE ROAD,  
 RICHMOND, LONDON, TW9.

**DRAWING TITLE:**  
 NSL CONTOURS TO NEIGHBOURS

DWN BY	CHK BY	DATE	SCALE	REV
NM	RN	DEC 2021	1:150@A3	-
PROJ No.	REL No.	ADR No.	IS No.	DWG No.
190629	2021-01	-	-	04



Project Name: LOWER MORTLAKE ROAD  
 Project No.: 190629-REL01  
 Report Title: Daylight (VSC) & Sunlight (APSH) Analysis to Neighbours  
 Date of Analysis: 16/12/2021

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	Total Suns per Room Winter	Meets BRE Criteria
<b>43 Lower Mortlake Road</b>																	
Ground	R1	Residential	Unknown-Resi	W1	Existing 21.32 Proposed 12.88	0.60	NO	61°N	0.00 0.00	*North	*North	0.00 0.00	*North	*North			*North
	R2	Residential	Unknown-Resi	W2 W3	Existing 26.04 Proposed 17.06 Existing 28.40 Proposed 28.12	0.66 0.99	NO YES	61°N 331°N	2.00 1.00 5.00 5.00	*North *North	*North *North	0.00 0.00 0.00 0.00	*North *North	*North *North			*North
First	R1	Residential	Unknown-Resi	W1	Existing 36.22 Proposed 32.82	0.91	YES	343°N	1.00 1.00	*North	*North	0.00 0.00	*North	*North			*North
Second	R1	Residential	Unknown-Resi	W1	Existing 38.36 Proposed 36.04	0.94	YES	343°N	1.00 1.00	*North	*North	0.00 0.00	*North	*North			*North
<b>45 Lower Mortlake Road</b>																	
Ground	R1	Residential	Living Room	W1 W4	Existing 20.65 Proposed 2.80 Existing 13.15 Proposed 13.15	0.14 1.00	NO YES	58°N 338°N	3.00 0.00 0.00 0.00	*North *North	*North *North	0.00 0.00 0.00 0.00	*North *North	*North *North			*North
	R2	Residential	Bedroom	W2 W3	Existing 29.96 Proposed 26.57 Existing 21.65 Proposed 21.65	0.89 1.00	YES YES	333°N 239°	2.00 2.00 22.00 22.00	*North 1.00	*North YES	0.00 0.00 1.00 1.00	*North 1.00	*North YES	22.00 22.00	1.00 1.00	YES
First	R1	Residential	Bathroom	W1	Existing 36.26 Proposed 29.66	0.82	YES	338°N	2.00 2.00	*North	*North	0.00 0.00	*North	*North			*North
Second	R1	Residential	Bedroom	W1 W2	Existing 36.85 Proposed 17.78 Existing 88.14 Proposed 81.92	0.48 0.93	NO YES	58°N 338°N Inc	17.00 13.00 4.00 4.00	*North *North	*North *North	2.00 2.00 0.00 0.00	*North *North	*North *North			*North



Project Name: LOWER MORTLAKE ROAD  
 Project No.: 190629-REL01  
 Report Title: Daylight (VSC) & Sunlight (APSH) Analysis to Neighbours  
 Date of Analysis: 16/12/2021

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	Total Suns per Room Winter	Meets BRE Criteria	
<b>47 Lower Mortlake Road</b>																		
Ground	R1	Residential	Kitchen-Resi	W1	Existing	23.52	0.97	YES	341°N	4.00	*North	*North	0.00	*North	*North	15.00	0.00	YES
				W2	Proposed	22.81	0.51	NO	251°	1.00	0.00	NO	0.00	1.00	YES			
	R2	Residential	Bedroom	W3	Existing	16.26	0.89	YES	339°N	0.00	*North	*North	0.00	*North	*North			*North
					Proposed	14.42				0.00			0.00					
First	R1	Residential	Bedroom	W1	Existing	31.30	1.00	YES	341°N	2.00	*North	*North	0.00	*North	*North	39.00	10.00	NO
				W2	Proposed	31.18	0.55	NO	251°	2.00	0.28	NO	10.00	0.00	NO			
	R2	Residential	Bedroom	W3	Existing	29.71	0.59	NO	341°N	3.00	*North	*North	0.00	*North	*North			*North
					Proposed	17.47				0.00			0.00					
Second	R1	Residential	Bedroom	W1	Existing	39.54	0.92	YES	341°N	0.00	*North	*North	0.00	*North	*North	88.00	30.00	YES
				W2	Proposed	36.30	0.82	YES	251° Inc	0.00	0.63	YES	13.00	0.46	YES			
	R2	Residential	Bedroom	W3	Existing	84.21	1.00	YES	161°	57.00	1.00	YES	13.00	1.00	YES			
					Proposed	69.07				36.00			6.00					
					Existing	39.42				55.00			23.00					
					Proposed	39.42				55.00			23.00					
<b>49 Lower Mortlake Road</b>																		
Ground	R1	Residential	Studio-Apt	W1	Existing	15.90	0.83	YES	251°	24.00	0.88	YES	3.00	0.00	YES	24.00	3.00	YES
					Proposed	13.19				21.00			0.00			21.00	0.00	YES
<b>The New House Blue Anchor Alley</b>																		
Ground	R2	Residential	Living Room	W2	Existing	30.85	0.93	YES	58°N	18.00	*North	*North	1.00	*North	*North			*North
					Proposed	28.75				14.00			0.00					*North

Project Name: LOWER MORTLAKE ROAD  
 Project No.: 190629-REL01  
 Report Title: Daylight (VSC) & Sunlight (APSH) Analysis to Neighbours  
 Date of Analysis: 16/12/2021

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	Total Suns per Room Winter	Meets BRE Criteria
First	R1	Residential	Bedroom	W1	Existing 30.38 Proposed 29.10	0.96	YES	149°	41.00 39.00	0.95	YES	18.00 17.00	0.94	YES	51.00 48.00	18.00 17.00	YES
				W2	Existing 35.78 Proposed 34.09	0.95	YES	58°N	18.00 14.00	*North	*North	2.00 0.00	*North	*North			
	R2	Residential	Bedroom	W3	Existing 35.29 Proposed 34.24	0.97	YES	58°N	18.00 16.00	*North	*North	1.00 0.00	*North	*North			*North
<b>2 Blue Anchor Alley</b>																	
Ground	R1	Residential	Living Room	W1	Existing 24.19 Proposed 24.19	1.00	YES	282°N	33.00 33.00	*North	*North	8.00 8.00	*North	*North	58.00 56.00	20.00 18.00	YES
				W2	Existing 30.79 Proposed 30.54	0.99	YES	237°	54.00 52.00	0.96	YES	20.00 18.00	0.90	YES			
				W3	Existing 27.48 Proposed 26.28	0.96	YES	192°	55.00 54.00	0.98	YES	18.00 17.00	0.94	YES			
Ground	R3	Residential	Living Room	W5	Existing 27.32 Proposed 27.31	1.00	YES	282°N	34.00 33.00	*North	*North	7.00 6.00	*North	*North	54.00 49.00	16.00 11.00	YES
				W6	Existing 31.30 Proposed 30.43	0.97	YES	237°	51.00 46.00	0.90	YES	16.00 11.00	0.69	YES			
				W7	Existing 25.45 Proposed 22.97	0.90	YES	192°	52.00 47.00	0.90	YES	15.00 10.00	0.67	YES			
First	R1	Residential	Bedroom	W1	Existing 36.84 Proposed 36.67	1.00	YES	237°	50.00 50.00	1.00	YES	15.00 15.00	1.00	YES	50.00 50.00	15.00 15.00	YES
				W2	Existing 36.92 Proposed 36.55	0.99	YES	237°	50.00 50.00	1.00	YES	15.00 15.00	1.00	YES			
	R2	Residential	Bedroom	W2	Existing 36.92 Proposed 36.55	0.99	YES	237°	50.00 50.00	1.00	YES	15.00 15.00	1.00	YES	50.00 50.00	15.00 15.00	YES
<b>3 Blue Anchor Alley</b>																	
Ground	R1	Residential	Living Room	W1	Existing 25.80 Proposed 25.75	1.00	YES	285°N	34.00 33.00	*North	*North	6.00 5.00	*North	*North			
				W2	Existing 30.03 Proposed 28.28	0.94	YES	240°	51.00 42.00	0.82	YES	14.00 6.00	0.43	YES			
				W3	Existing 22.66 Proposed 18.34	0.81	YES	195°	48.00 43.00	0.90	YES	10.00 5.00	0.50	YES			
				W4	Existing 32.55 Proposed 25.42	0.78	NO	237°	19.00 13.00	0.68	NO	9.00 3.00	0.33	NO			

Project Name: LOWER MORTLAKE ROAD  
 Project No.: 190629-REL01  
 Report Title: Daylight (VSC) & Sunlight (APSH) Analysis to Neighbours  
 Date of Analysis: 16/12/2021

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	Total Suns per Room Winter	Meets BRE Criteria
															58.00	18.00	
															46.00	7.00	YES
First	R1	Residential	Bedroom	W1	Existing 36.92 Proposed 36.42	0.99	YES	240°	48.00 48.00	1.00	YES	13.00 13.00	1.00	YES	48.00 48.00	13.00 13.00	YES
<b>4 Blue Anchor Alley</b>																	
Ground	R1	Residential	Living Room	W1	Existing 31.17 Proposed 29.79	0.96	YES	58°N	12.00 11.00	*North	*North	0.00 0.00	*North	*North			
				W2	Existing 30.66 Proposed 29.66	0.97	YES	57°N	17.00 14.00	*North	*North	2.00 0.00	*North	*North			
																	*North
First	R1	Residential	Bedroom	W1	Existing 35.37 Proposed 34.79	0.98	YES	58°N	14.00 14.00	*North	*North	0.00 0.00	*North	*North			*North
<b>5 Blue Anchor Alley</b>																	
Ground	R1	Residential	Living Room	W1	Existing 30.29 Proposed 29.65	0.98	YES	59°N	17.00 16.00	*North	*North	1.00 0.00	*North	*North			
				W2	Existing 30.99 Proposed 30.55	0.99	YES	58°N	3.00 3.00	*North	*North	0.00 0.00	*North	*North			
																	*North
First	R1	Residential	Living Room	W1	Existing 35.25 Proposed 34.90	0.99	YES	58°N	14.00 14.00	*North	*North	0.00 0.00	*North	*North			*North
<b>6 Blue Anchor Alley</b>																	
Ground	R1	Residential	Living Room	W1	Existing 25.21 Proposed 25.21	1.00	YES	57°N	8.00 8.00	*North	*North	0.00 0.00	*North	*North			
				W2	Existing 26.68 Proposed 26.57	1.00	YES	58°N	6.00 6.00	*North	*North	0.00 0.00	*North	*North			
																	*North
First	R1	Residential	Bedroom	W1	Existing 32.60 Proposed 32.60	1.00	YES	57°N	15.00 15.00	*North	*North	0.00 0.00	*North	*North			*North

Project Name: LOWER MORTLAKE ROAD  
 Project No.: 190629-REL01  
 Report Title: Daylight (VSC) & Sunlight (APSH) Analysis to Neighbours  
 Date of Analysis: 16/12/2021

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	Total Suns per Room Winter	Meets BRE Criteria	
<b>7 Blue Anchor Alley</b>																		
Ground	R1	Residential	Living Room	W1	Existing	19.45	0.99	YES	58°N	6.00	*North	*North	0.00	*North	*North			*North
					Proposed	19.24				6.00			0.00					
First	R1	Residential	Bedroom	W2	Existing	27.27	0.99	YES	57°N	13.00	*North	*North	0.00	*North	*North			*North
					Proposed	27.13				13.00			0.00					*North
<b>8 Blue Anchor Alley</b>																		
First	R1	Residential	Unknown-Resi	W1	Existing	33.97	0.99	YES	148°	56.00	1.00	YES	19.00	1.00	YES	56.00	19.00	YES
					Proposed	33.54				56.00			19.00					
First	R2	Residential	Unknown-Resi	W2	Existing	35.11	0.99	YES	148°	59.00	1.00	YES	22.00	1.00	YES	59.00	22.00	YES
				Proposed	34.65	59.00				22.00								
				W3	Existing	36.83	1.00	YES	58°N	22.00	*North	*North	4.00	*North	*North	64.00	23.00	YES
					Proposed	36.76				22.00			4.00					

Project Name: LOWER MORTLAKE ROAD  
 Project No.: 190629-REL01  
 Report Title: No Sky Line (NSL) Analysis to Neighbouring Rooms  
 Date of Analysis: 16/12/2021

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
<b>43 Lower Mortlake Road</b>									
Ground	R1	Residential	Unknown-Resi	Area m2	3.26	3.06	2.20	0.72	NO
				% of room		93.77%	67.44%		
Ground	R2	Residential	Unknown-Resi	Area m2	5.84	5.70	5.70	1.00	YES
				% of room		97.48%	97.48%		
First	R1	Residential	Unknown-Resi	Area m2	15.68	14.69	14.37	0.98	YES
				% of room		93.65%	91.63%		
Second	R1	Residential	Unknown-Resi	Area m2	15.68	12.89	12.55	0.97	YES
				% of room		82.18%	80.01%		
<b>45 Lower Mortlake Road</b>									
Ground	R1	Residential	Living Room	Area m2	11.99	4.43	4.43	1.00	YES
				% of room		36.93%	36.93%		
Ground	R2	Residential	Bedroom	Area m2	8.33	8.29	8.29	1.00	YES
				% of room		99.58%	99.58%		
First	R1	Residential	Bathroom	Area m2	2.94	2.82	2.82	1.00	YES
				% of room		95.99%	95.99%		
Second	R1	Residential	Bedroom	Area m2	12.23	12.18	11.91	0.98	YES
				% of room		99.59%	97.39%		
<b>47 Lower Mortlake Road</b>									
Ground	R1	Residential	Kitchen-Resi	Area m2	17.66	12.85	9.54	0.74	NO
				% of room		72.76%	54.05%		
Ground	R2	Residential	Bedroom	Area m2	10.86	5.83	5.78	0.99	YES
				% of room		53.69%	53.23%		
First	R1	Residential	Bedroom	Area m2	12.93	12.45	12.07	0.97	YES
				% of room		96.25%	93.34%		
First	R2	Residential	Bedroom	Area m2	14.54	13.96	9.08	0.65	NO
				% of room		96.05%	62.46%		
Second	R1	Residential	Bedroom	Area m2	8.63	6.24	6.24	1.00	YES
				% of room		72.25%	72.25%		
Second	R2	Residential	Bedroom	Area m2	13.86	13.86	13.86	1.00	YES
				% of room		100.00%	100.00%		
<b>49 Lower Mortlake Road</b>									
Ground	R1	Residential	Studio-Apt	Area m2	16.55	9.29	6.09	0.66	NO
				% of room		56.13%	36.82%		
<b>The New House Blue Anchor Alley</b>									
Ground	R2	Residential	Living Room	Area m2	14.37	12.36	12.36	1.00	YES
				% of room		85.97%	85.96%		
First	R1	Residential	Bedroom	Area m2	10.31	10.28	10.28	1.00	YES
				% of room		99.65%	99.65%		
First	R2	Residential	Bedroom	Area m2	10.31	10.21	10.21	1.00	YES
				% of room		99.04%	99.04%		
<b>2 Blue Anchor Alley</b>									
Ground	R1	Residential	Living Room	Area m2	11.31	11.22	11.22	1.00	YES
				% of room		99.22%	99.22%		
Ground	R3	Residential	Living Room	Area m2	11.88	11.77	11.77	1.00	YES
				% of room		99.11%	99.09%		
First	R1	Residential	Bedroom	Area m2	13.77	13.35	13.34	1.00	YES
				% of room		96.90%	96.90%		
First	R2	Residential	Bedroom	Area m2	13.91	13.41	13.41	1.00	YES
				% of room		96.43%	96.41%		
<b>3 Blue Anchor Alley</b>									
Ground	R1	Residential	Living Room	Area m2	17.23	16.72	16.71	1.00	YES
				% of room		97.02%	97.01%		
First	R1	Residential	Bedroom	Area m2	16.87	16.09	16.09	1.00	YES
				% of room		95.43%	95.43%		

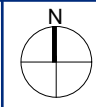
Project Name: LOWER MORTLAKE ROAD  
 Project No.: 190629-REL01  
 Report Title: No Sky Line (NSL) Analysis to Neighbouring Rooms  
 Date of Analysis: 16/12/2021

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
<b>4 Blue Anchor Alley</b>									
Ground	R1	Residential	Living Room	Area m2	11.12	11.04	11.04	1.00	YES
				% of room		99.26%	99.26%		
First	R1	Residential	Bedroom	Area m2	11.12	10.44	10.44	1.00	YES
				% of room		93.87%	93.85%		
<b>5 Blue Anchor Alley</b>									
Ground	R1	Residential	Living Room	Area m2	11.12	10.87	10.87	1.00	YES
				% of room		97.78%	97.77%		
First	R1	Residential	Living Room	Area m2	11.12	10.48	10.47	1.00	YES
				% of room		94.20%	94.18%		
<b>6 Blue Anchor Alley</b>									
Ground	R1	Residential	Living Room	Area m2	14.33	13.74	13.74	1.00	YES
				% of room		95.89%	95.89%		
First	R1	Residential	Bedroom	Area m2	14.33	13.84	13.84	1.00	YES
				% of room		96.62%	96.62%		
<b>7 Blue Anchor Alley</b>									
Ground	R1	Residential	Living Room	Area m2	7.91	4.77	4.77	1.00	YES
				% of room		60.33%	60.33%		
First	R1	Residential	Bedroom	Area m2	7.91	7.77	7.77	1.00	YES
				% of room		98.31%	98.31%		
<b>8 Blue Anchor Alley</b>									
First	R1	Residential	Unknown-Resi	Area m2	12.85	12.55	12.55	1.00	YES
				% of room		97.66%	97.66%		
First	R2	Residential	Unknown-Resi	Area m2	10.20	10.18	10.18	1.00	YES
				% of room		99.73%	99.73%		

## APPENDIX C – BRE ‘SHOG’ OVERSHADOWING DRAWING AND TABLE



NEIGHBOURING  
AMENITY AREAS



**Disclaimer:**  
 This drawing should not be scaled. Do NOT scale off this drawing.  
 All heights & dimensions given in m AOD unless specified.  
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 All information displayed is subject to a complete verifiable site survey being undertaken. TFT takes no responsibility for the accuracy or reliability of the displayed data since a verified site survey was not made available prior to the generation of such information.

**Sources of Information**

Site Survey Information  
 Lever Turner Cowdell  
 Received July 2019

Proposed Scheme Drawings & 3D Model  
 Boehm Lynas Architects  
 Received 07/12/2021

**Drawing Key**

- SUN HOURS ON GROUND CONTOURS:**
- EXISTING 2HR CONTOUR
  - PROPOSED 2HR CONTOUR
  - HATCHED AREA SHOWS AREA OF CHANGE BETWEEN EXISTING & PROPOSED CONTOURS
- BUILDING SECTION KEY:**
- SURROUNDING BUILDINGS
  - TFT PROPOSED SCHEME
  - TFT EXISTING BUILDING

CLIENT:  
 WESTLAKE PROPERTIES LIMITED

PROJECT:  
 47A LOWER MORTLAKE ROAD,  
 RICHMOND, LONDON, TW9.

DRAWING TITLE:  
 BRE 2HR SUN HOURS ON GROUND  
 TEST - 21ST MARCH

DWN BY	CHK BY	DATE	SCALE	REV
NM	RN	DEC 2021	1:150@A3	-
PROJ No.	REL No.	ADR No.	IS No.	DWG No.
190629	2021-01	-	-	02



w: www.tftconsultants.com

Project Name: LOWER MORTLAKE ROAD

Project No.: 190629-REL01

Report Title: Two Hour Sun on Ground Analysis to Neighbouring Amenities - 21st March

Date of Analysis: 16/12/2021

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
<b>43 Lower Mortlake Road</b>						
Ground	A1	Area m2 Percentage	23.94 21.66 90%	21.66 90%	1.00	YES
<b>45 Lower Mortlake Road</b>						
Ground	A1	Area m2 Percentage	21.55 12.92 60%	11.73 54%	0.91	YES
<b>49 Lower Mortlake Road</b>						
Ground	A1	Area m2 Percentage	36.21 9.84 27%	3.85 11%	0.39	NO
<b>The New House Blue Anchor Alley</b>						
Ground	A1	Area m2 Percentage	27.95 23.55 84%	20.22 72%	0.86	YES
<b>1 Blue Anchor Alley</b>						
Ground	A1	Area m2 Percentage	46.64 45.95 99%	45.95 99%	1.00	YES
<b>2 Blue Anchor Alley</b>						
Ground	A1	Area m2 Percentage	46.01 45.12 98%	45.13 98%	1.00	YES
<b>3 Blue Anchor Alley</b>						
Ground	A1	Area m2 Percentage	20.60 5.10 25%	5.81 28%	1.14	YES
<b>4 Blue Anchor Alley</b>						
Ground	A1	Area m2 Percentage	11.01 9.41 86%	6.81 62%	0.72	YES
<b>5 Blue Anchor Alley</b>						
Ground	A1	Area m2 Percentage	10.83 7.95 73%	7.81 72%	0.98	YES
<b>6 Blue Anchor Alley</b>						
Ground	A1	Area m2 Percentage	15.30 9.39 61%	9.39 61%	1.00	YES
<b>7 Blue Anchor Alley</b>						
Ground	A1	Area m2 Percentage	10.02 7.10 71%	7.10 71%	1.00	YES

## APPENDIX D – DAYLIGHT WITHIN THE PROPOSED DEVELOPMENT

Project Name: LOWER MORTLAKE ROAD  
 Project No.: 190629-REL02  
 Report Title: Average Daylight Factor (ADF) Analysis to Proposed Rooms  
 Date: 16/12/2021

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
<b>47 Lower Mortlake Road - Proposed</b>													
Lower Ground	R3	Residential	Living Room	W2-L	0.68	0.92	0.71	21.17	65.43	0.65	0.15	0.04	
			Living Room	W2-U	0.68	0.92	1.31	23.36	65.43	0.65	1.00	0.51	
			Living Room	W3-L	0.68	0.92	0.71	34.26	65.43	0.65	0.15	0.06	
			Living Room	W3-U	0.68	0.92	1.31	39.20	65.43	0.65	1.00	0.85	
			Living Room	W4-L	0.68	0.92	0.71	29.80	65.43	0.65	0.15	0.05	
			Living Room	W4-U	0.68	0.92	1.31	34.76	65.43	0.65	1.00	0.76	
												<b>2.27</b>	1.50
Lower Ground	R4	Residential	Study	W1-L	0.68	0.92	0.71	27.82	26.52	0.65	0.15	0.12	
			Study	W1-U	0.68	0.92	1.31	31.25	26.52	0.65	1.00	1.68	
												<b>1.80</b>	1.50
<b>47a Lower Mortlake Road - Proposed</b>													
Lower Ground	R1	Residential	LKD	W1-L	0.68	0.92	4.34	39.49	181.28	0.65	0.15	0.15	
			LKD	W1-U	0.68	0.92	10.22	42.34	181.28	0.65	1.00	2.61	
												<b>2.76</b>	2.00
Lower Ground	R2	Residential	Bedroom	W2-L	0.68	0.92	1.39	31.66	61.37	0.65	0.15	0.12	
			Bedroom	W2-U	0.68	0.92	2.54	42.59	61.37	0.65	1.00	1.92	
												<b>2.04</b>	1.00
Lower Ground	R3	Residential	Bedroom	W3-L	0.68	0.92	1.43	28.10	59.49	0.65	0.15	0.11	
			Bedroom	W3-U	0.68	0.92	2.61	37.86	59.49	0.65	1.00	1.81	
												<b>1.93</b>	1.00
Upper Ground	R1	Residential	Bedroom	W1	0.68	0.92	0.99	51.36	57.11	0.65	1.00	0.97	
												<b>0.97</b>	1.00
Upper Ground	R2	Residential	Bedroom	W2	0.68	0.92	0.99	55.40	57.14	0.65	1.00	1.05	
												<b>1.05</b>	1.00
Upper Ground	R3	Residential	Bedroom	W3	0.68	0.92	1.10	56.93	57.14	0.65	1.00	1.19	
												<b>1.19</b>	1.00

Project Name: LOWER MORTLAKE ROAD  
 Project No.: 190629-REL02  
 Report Title: Average Daylight Factor (ADF) Analysis to Proposed Rooms  
 Date: 16/12/2021

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
Upper Ground	R4	Residential	Bedroom	W4-L	0.68	0.92	0.71	38.65	66.97	0.65	0.15	0.07	1.00
			Bedroom	W4-U	0.68	0.92	1.31	44.36	66.97	0.65	1.00	0.94	
Upper Ground	R5	Residential	Bedroom	W5-L	0.68	0.92	0.01	38.48	62.84	0.65	0.15	0.00	1.00
			Bedroom	W5-U	0.68	0.92	0.54	41.80	62.84	0.65	1.00	0.39	
			Bedroom	W6-L	0.68	0.92	0.04	82.40	62.84	0.65	0.15	0.01	
			Bedroom	W6-U	0.68	0.92	3.86	88.64	62.84	0.65	1.00	5.95	
			Bedroom	W7-L	0.68	0.92	0.01	37.71	62.84	0.65	0.15	0.00	
			Bedroom	W7-U	0.68	0.92	0.54	37.85	62.84	0.65	1.00	0.35	
First	R1	Residential	Bedroom	W1	0.68	0.92	2.26	75.26	56.97	0.65	1.00	3.26	1.00
First	R2	Residential	Bedroom	W2-L	0.68	0.92	0.71	53.16	66.97	0.65	0.15	0.09	1.00
			Bedroom	W2-U	0.68	0.92	1.31	60.04	66.97	0.65	1.00	1.28	
First	R3	Residential	Bedroom	W3	0.68	0.92	1.73	85.80	54.67	0.65	1.00	2.96	1.00
First	R4	Residential	Bedroom	W4	0.68	0.92	1.33	49.39	54.67	0.65	1.00	1.31	1.00
												1.31	
Second	R1	Residential	Bedroom	W1	0.68	0.92	4.38	78.62	61.88	0.65	1.00	6.07	1.00
												6.07	
Second	R2	Residential	Bedroom	W2	0.68	0.84	0.54	N/A	71.19	0.73	1.00	1.43	1.00
			Bedroom	W3	0.68	0.84	0.54	N/A	71.19	0.73	1.00	1.43	
Second	R3	Residential	Bedroom	W4	0.68	0.92	0.89	82.37	69.38	0.65	1.00	1.15	1.00
			Bedroom	W5	0.68	0.84	0.54	N/A	69.38	0.72	1.00	1.38	
												2.54	1.00

49 Lower Mortlake Road - Proposed

Project Name: LOWER MORTLAKE ROAD

Project No.: 190629-REL02

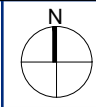
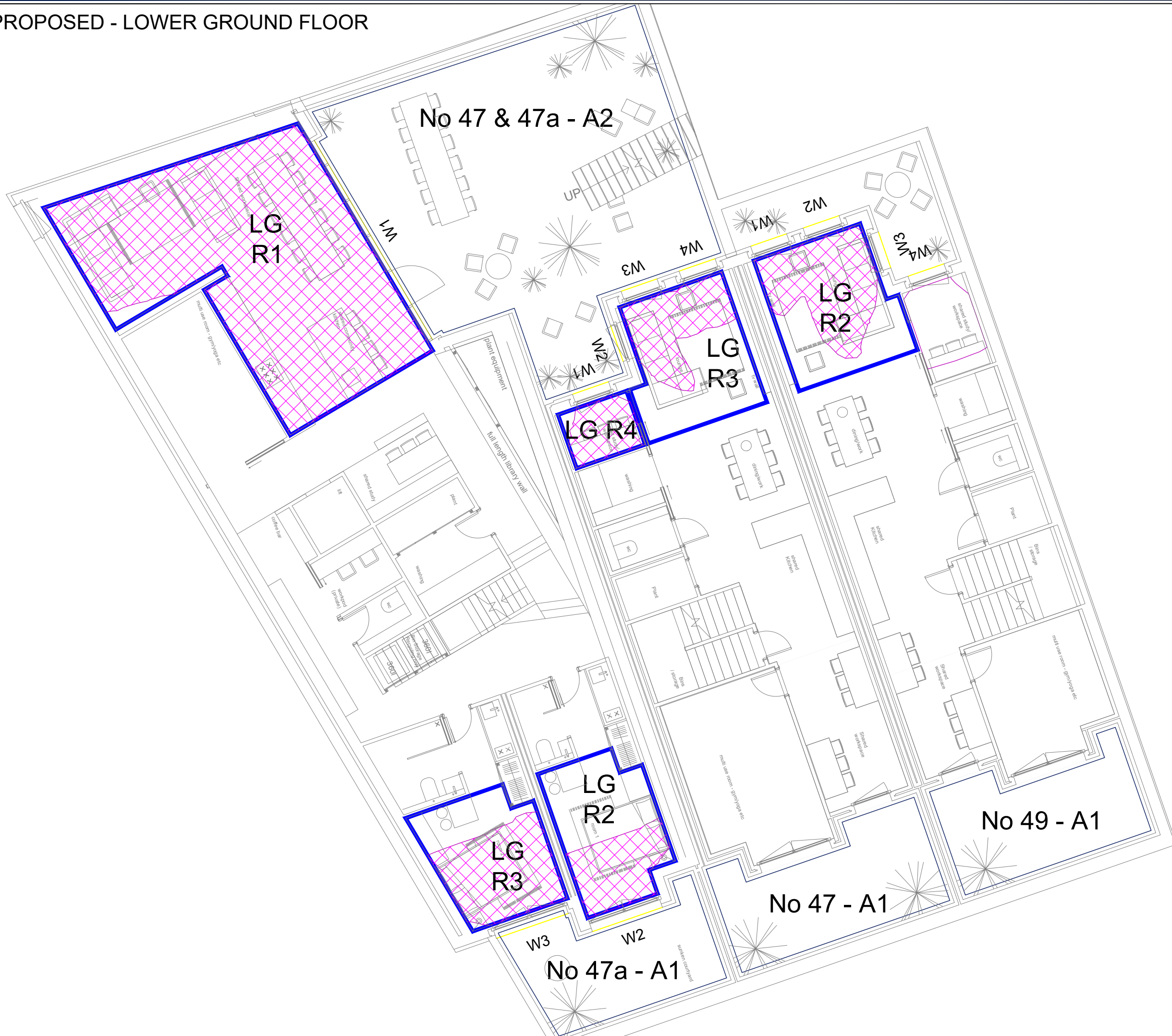
Report Title: Average Daylight Factor (ADF) Analysis to Proposed Rooms

Date: 16/12/2021

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
Lower Ground	R2	Residential	Living Room	W1-L	0.68	0.92	0.71	17.67	66.03	0.65	0.15	0.03	
			Living Room	W1-U	0.68	0.92	1.31	29.47	66.03	0.65	1.00	0.64	
			Living Room	W2-L	0.68	0.92	0.71	19.72	66.03	0.65	0.15	0.03	
			Living Room	W2-U	0.68	0.92	1.31	31.78	66.03	0.65	1.00	0.69	
			Living Room	W3-L	0.68	0.92	0.71	23.82	66.03	0.65	0.15	0.04	
			Living Room	W3-U	0.68	0.92	1.31	34.20	66.03	0.65	1.00	0.74	
												2.17	1.50



PROPOSED - LOWER GROUND FLOOR



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**Sources of Information**  
 Site Survey Information  
 Lever Turner Cowdell  
 Received July 2019  
 Proposed Scheme Drawings & 3D Model  
 Boehm Lynas Architects  
 Received 11/01/2022

**Drawing Key**

NO SKY LINE CONTOURS:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- HATCHED AREA SHOWS SKY VIEW AVAILABILITY WITHIN ROOM
- ADF RESULT AT OR ABOVE BRE % TARGET
- ADF RESULT BELOW BRE % TARGET

CLIENT:  
 WESTLAKE PROPERTIES LIMITED

PROJECT:  
 47A LOWER MORTLAKE ROAD,  
 RICHMOND, LONDON, TW9.

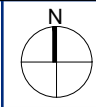
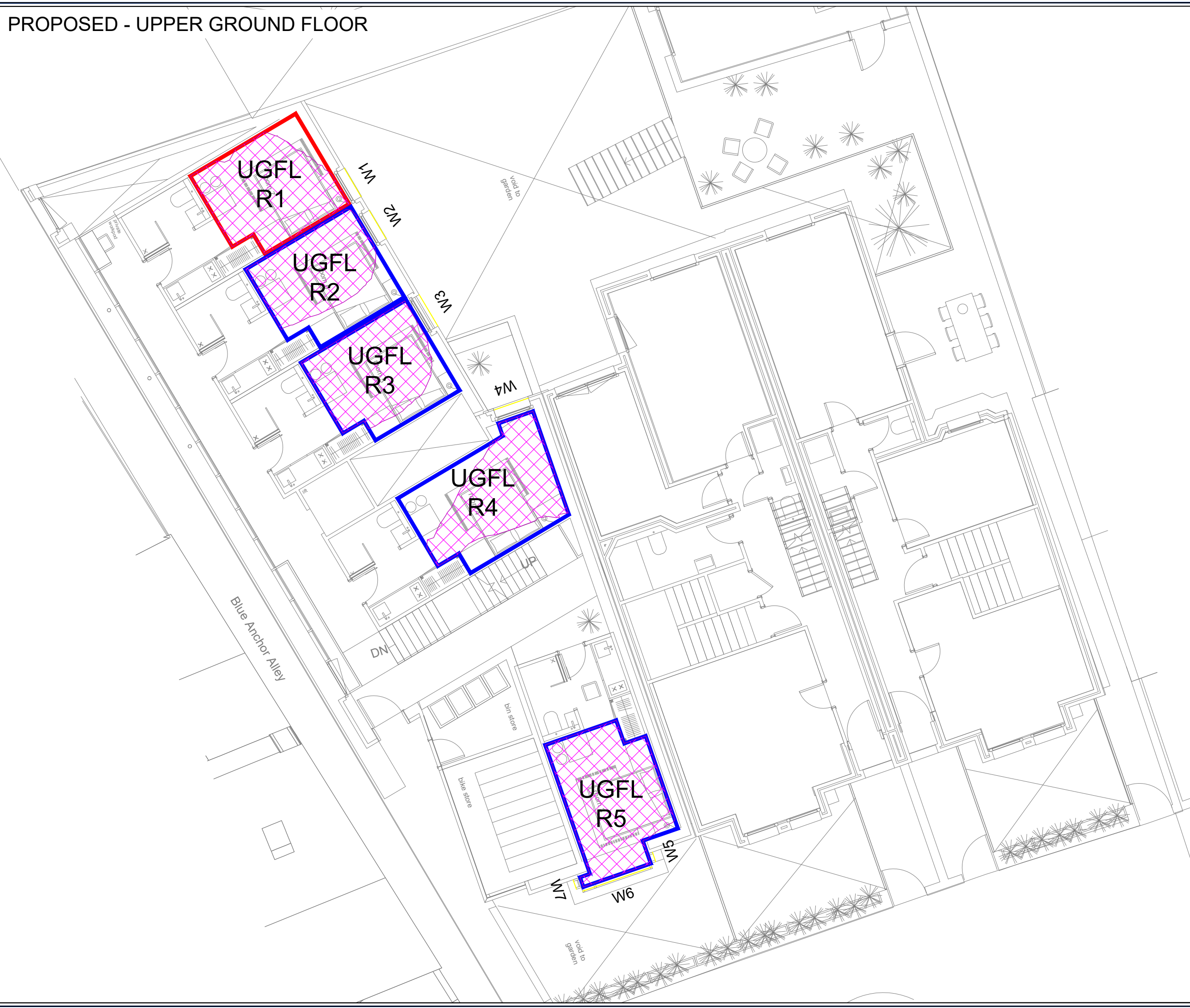
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 NSL CONTOURS TO PROPOSED ROOMS AT  
 No.47A, No.S 47 - 49 LOWER MORTLAKE ROAD.

DWN BY	CHK BY	DATE	SCALE	REV
NM	RN	JAN 2022	1:100@A3	A
PROJ No.	REL No.	ADR No.	IS No.	DWG No.
190629	2021-02	-	-	01





PROPOSED - UPPER GROUND FLOOR



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**Sources of Information**

Site Survey Information  
 Lever Turner Cowdell  
 Received July 2019

Proposed Scheme Drawings & 3D Model  
 Boehm Lynas Architects  
 Received 11/01/2022

**Drawing Key**

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  - PROPOSED CONTOUR
  - HATCHED AREA SHOWS SKY VIEW AVAILABILITY WITHIN ROOM
  - ADF RESULT AT OR ABOVE BRE % TARGET
  - ADF RESULT BELOW BRE % TARGET

**CLIENT:**  
 WESTLAKE PROPERTIES LIMITED

**PROJECT:**  
 47A LOWER MORTLAKE ROAD,  
 RICHMOND, LONDON, TW9.

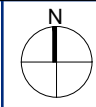
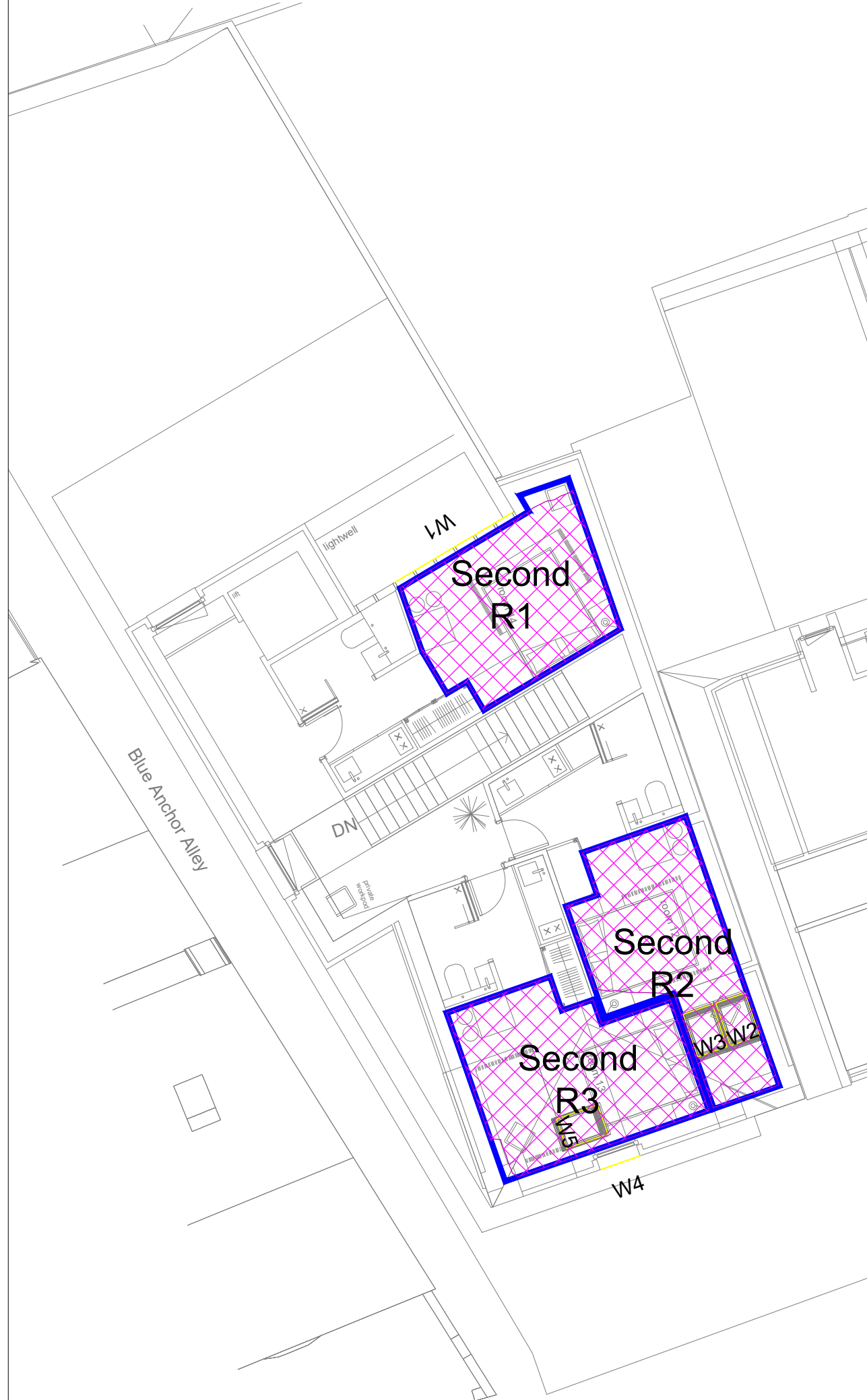
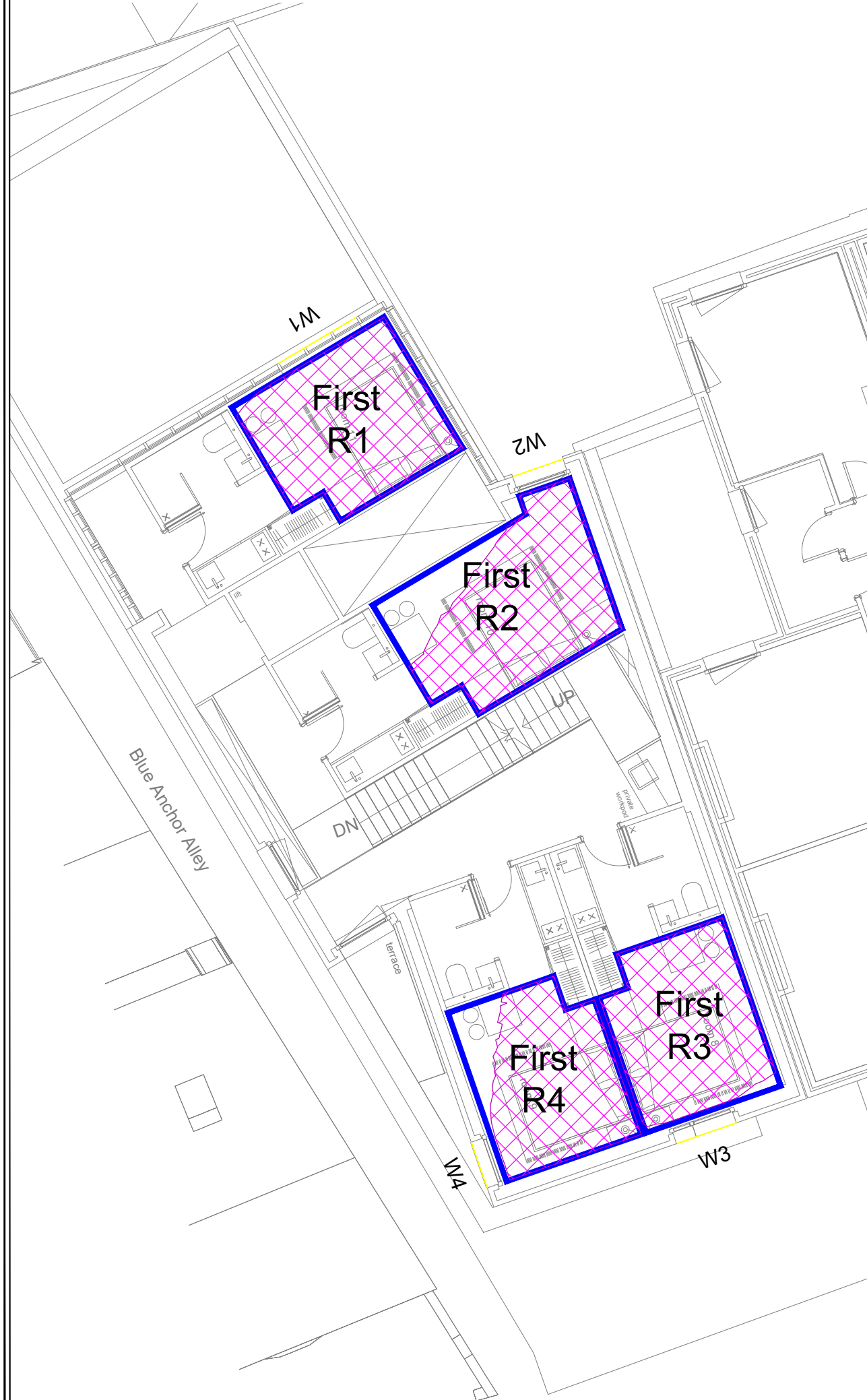
**DRAWING TITLE:**  
 NSL CONTOURS TO PROPOSED ROOMS AT  
 No.47A LOWER MORTLAKE ROAD.

DWN BY	CHK BY	DATE	SCALE	REV
NM	RN	JAN 2022	1:100@A3	A
PROJ No.	REL No.	ADR No.	IS No.	DWG No.
190629	2021-02	-	-	02



PROPOSED - FIRST FLOOR

PROPOSED - SECOND FLOOR



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Sources of Information

Site Survey Information  
 Lever Turner Cowdell  
 Received July 2019

Proposed Scheme Drawings & 3D Model  
 Boehm Lynas Architects  
 Received 11/01/2022

Drawing Key

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  - PROPOSED CONTOUR
  - HATCHED AREA SHOWS SKY VIEW AVAILABILITY WITHIN ROOM
  - ADF RESULT AT OR ABOVE BRE % TARGET
  - ADF RESULT BELOW BRE % TARGET

CLIENT:  
 WESTLAKE PROPERTIES LIMITED

PROJECT:  
 47A LOWER MORTLAKE ROAD,  
 RICHMOND, LONDON, TW9.

DRAWING TITLE:  
 NSL CONTOURS TO PROPOSED ROOMS AT  
 No.47A LOWER MORTLAKE ROAD.

DWN BY	CHK BY	DATE	SCALE	REV
NM	RN	JAN 2022	1:100@A3	A
PROJ No.	REL No.	ADR No.	IS No.	DWG No.
190629	2021-02	-	-	03



## OUR SERVICE LINES



TECHNICAL DUE DILIGENCE



PROJECT MONITORING



SUSTAINABILITY



DILAPIDATIONS



PROJECT CONSULTANCY



COST CONSULTANCY



M+E CONSULTANCY



DEVELOPMENT CONSULTANCY



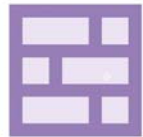
PRINCIPAL DESIGNER



INSURANCE ASSESSMENT



DISASTER RESPONSE



PARTY WALLS



EXPERT WITNESS



DESIGN



COMPLIANCE



RIGHTS OF LIGHT

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## OUR MARKET SECTORS



OFFICE



RETAIL



INDUSTRIAL



EDUCATION



LEISURE



HERITAGE



RESIDENTIAL



MIXED-USE