# 26-28 PRIESTS BRIDGE

*Daylight and Sunlight Report*

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daylight & sunlight

31st January 2019

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Waldrams Ltd
Chartered Surveyors

# Daylight and Sunlight Report

| | |
|---|---|
| *Project:* | 26-28 Priests Bridge, Barnes |
| *Client:* | Wimshurst Pelleriti |
| *Prepared by:* | Luke Wilson |
| *Checked By:* | Michael Harper |
| *Reference:* | 2139 |
| *Date:* | 31st January 2019 |

**Document History**

| | |
|---|---|
| *First Issued:* | 25th January 2019 |
| *Amended (scheme alteration):* | 31st January 2019 |



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**Contents**

## Executive Summary

- This is a report into the impact of the proposed development at 26-28 Priests Bridge, Barnes on the daylight and sunlight to surrounding residential properties and amenity spaces. This analysis has been based upon scheme drawings provided by Wimshurst Pelleriti, a partial measured survey, and site photography.
- All surrounding properties are compliant with the BRE Guidelines for VSC and annual & winter APSH and, where layouts are known, are also compliant with the BRE Guidelines for daylight distribution. Where layouts are not known, all rooms experience less than 20% reductions in daylight distribution based on reasonably assumed layouts.
- In sunlight amenity terms, all of the surrounding amenity areas meet the BRE Guidelines for sunlight amenity.

## 1. Introduction

Waldrams Ltd has been instructed to provide daylight and sunlight analysis for the proposed development of the site at 26-28 Priests Bridge, Barnes, and the associated land to the rear. This analysis is based upon scheme drawings by Wimshurst Pelleriti, a partial measured survey of the site and surrounding context and site photography.

The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines (*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* by P. Littlefair (2011)), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

The existing site can be seen on drawings 2139-01-01 to -01-03 with the proposal on drawings 2139-01-04 to -01-06, all in Appendix 1. The numerical results of the quantitative daylight and sunlight analysis can be found in Appendix 2. Window maps showing the locations of the windows analysed in the neighbouring property can be found on drawings 2139-01-08 to -01-09 in Appendix 1. The sunlight amenity results can be found on drawing 2139-01-07 in Appendix 3.

## 2. Summary of how daylight and sunlight are considered for planning

### 2.1 Introduction to the BRE Guidelines

Daylight and sunlight are planning considerations. The main reference used by local planning authorities to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to the surrounding properties is the Building Research Establishment (BRE) Guidelines, used in conjunction with British Standard BS8206 Part 2. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the scheme and the surrounding properties. In practice it is principally the main habitable rooms internal to the scheme and within the surrounding residential properties which are sensitive in terms of daylight and sunlight. This report therefore focuses on the internal daylight and sunlight and the change in daylight and sunlight to habitable rooms in the surrounding residential property.

The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account all the planning policy

requirements of the site. The BRE Guidelines acknowledge this in the introduction where the BRE Guidelines state:

> "*The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and thus this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values*."
>
> (Page 1, BRE Guidelines)

Thus, the numerical figures should not be rigidly applied, but instead used as part of the overall evaluation of the daylight and sunlight to the surroundings in context of the site, its existing massing, and the need for regeneration and local planning policy guidance for the site. In particular existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

The BRE Guidelines specifies in Paragraph H1.2:

> "*Where the effect of a new building on existing buildings nearby is being analysed, it is usual to ignore the effect of trees. This is because daylight is at its scarcest and most valuable in winter months when most trees will not be in leaf*."

This summary in section 2 of this report is provided to briefly introduce some of the main methods of the BRE Guidelines, however, the BRE Guidelines should be used as the basis for assessing the daylight and sunlight results included within this report. This section is not intended to override the wording of the BRE Guidelines for Daylight and Sunlight.

### 2.2 Daylight and sunlight criteria to surrounding residential property

According to the BRE Guidelines a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting, provided that the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. If this is not achieved then good daylighting to the neighbouring properties is still achieved if the Vertical Sky Component (VSC) is in excess of 27% or is reduced by less than 20% from its existing level and if the area of the room that can see the sky at desk height (known as the daylight

distribution or no sky contour) is reduced by less than 20% of its existing area. The BRE Guidelines state this in paragraph 2.2.21 as:

> *"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*
>
> - *The VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value*
> - *The area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

The BRE Guidelines recommend that in urban development locations, alternative baselines or lower target values may be used (*cf* Appendix F of the BRE Guidelines for Daylight & Sunlight). Paragraph F1 states:

> *"…such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylight needs of the proposed development itself."*

Indeed, in paragraph 2.2.3 of the BRE Guidelines it states:

> *"Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building it itself a good neighbour, standing a reasonable distance from the boundary and taking more than its fair share of light. Appendix F gives further guidance.*

In Paragraph F4, the BRE Guidelines state:

> *"For example, in a mews in a historic city centre, a typical obstruction angle from ground floor window level might be close to 40°. This would correspond to a VSC of 18%, which could be used as a target value for development in that street if new development is to match the existing layout."*

In Paragraph F5, the BRE Guidelines state:

> *"A similar approach may be adopted in cases where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light… To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for those windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away from the other side of the boundary."*

In considering planning policy, it is important to establish whether the impact of a proposed development on the daylighting and sunlight conditions of surrounding property to development:

i) would or would not result in a "material deterioration" of those conditions; and
ii) whether such deterioration would be "unacceptable"

The BRE Guidelines are those that assess the impact of a proposed development and whether or not there is likely to be a "material deterioration".

The test for sunlight to the neighbouring properties is calculated for each main south facing window to habitable rooms and in particular living rooms. Bedrooms and kitchens are considered by the BRE Guidelines as less important for sunlight. The BRE Guidelines state that any south facing window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH). Of this, each main window to a main habitable room may be adversely affected if it has less than 25% of the total APSH across the whole year or less than 5% APSH during the winter months (defined as the 6 months from September 21st through to March 21st). If the retained total APSH is reduced by less than 4% or the change from the existing is less than 20% for total and winter levels of APSH then this too would meet the BRE Guideline levels.

Following the BRE Guidelines recommendations, VSC and APSH are measured from a point on the outer window wall whilst ADF is measured from the point halfway between the inner and outer window wall.

### 2.3 Method used for calculating the daylight and sunlight results

The analysis provided in this report utilizes state-of-the-art software to calculate in three dimensions the daylight and sunlight following the methods specified in the BRE Guidelines. A three dimensional accurate computer model has been created for the existing site in context of the immediate surrounding properties, based upon a partial measured survey of the site and surrounding properties, site photographs and Ordnance Survey information.

Drawings of the existing and proposed building in context of the surrounding properties are shown in Appendix 1.

#### 2.3.1 Surrounding properties

Daylight and sunlight levels comparing the existing and proposed daylight (VSC and daylight distribution) and sunlight (APSH) situation are then calculated for the surrounding properties. These results are provided in Appendix 2.

### 2.4 Method for analysing acceptable sunlight amenity to the open amenity spaces within and surrounding the proposed scheme

The BRE Guidelines state that for an amenity space to appear adequately sunlit throughout the year, at least half of the amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development an existing amenity area does not meet the above, it should retain at least 80% of its former value with the proposal in place. If a detailed calculation cannot be carried out and the area is a simple shape, the BRE Guidelines suggest that the centre area of each amenity space should receive at least 2 hours of sunlight on March 21st.

***References:***

*BRE Guidelines (BR 209):- Site layout planning for daylight and sunlight: a guide to good practice,* by PJ Littlefair (2011).

These Guidelines provide the basis of the analysis described in this report. Please refer to this document for a detailed description as to the approach, methodology and implementation of the numerical analysis used in this report. A summary of the approach and methods recommended by the BRE Guidelines is included in Section 2 above of this report.

## 3. Assumptions used in the analysis

Uses of the surrounding properties have been based on external appearance to determine whether they are residential or commercial use. Where this is ambiguous we have researched the Council Tax records for the property, which if listed would indicate residential use.

It is important to note that the precise position of the surrounding property elevations has been estimated, based on brick counts from site photographs. The floor levels for the surrounding buildings are assumed unless otherwise indicated, which may affect the daylight distribution and ADF calculations. Furthermore, as a result of the constraints posed by the current arrangement of buildings on the site, it was not possible to view all the windows facing the site in the surrounding properties, particularly for the Treen Avenue building. Test windows have therefore been inserted in locations where windows would normally be expected, based on our experience on similar sites. Two windows have been located on each floor of the Treen Avenue properties; it is likely that the VSC levels measured for these test windows will be similar to those recorded for actual windows in these locations as the sky view (the primary variable in a VSC calculation) will be similar in both measurements.

We have obtained layouts for the following properties from the local planning website and local estate agency websites:

- 2 Treen Avenue
- 10 Treen Avenue
- 14 Treen Avenue
- 7 Westwood Gardens
- 8 Westwood Gardens
- 30 Priest's Bridge
- Flats 20 & 21, The Willoughbys

We have obtained layouts or gained access internally to any of the remaining surrounding properties and so details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise, appropriate the depths of rooms have been assumed at 4.27m for residential properties and 6m for commercial properties, or half the building depth if this is less than these dimensions. All property addresses are taken from the Land Registry MapSearch website and we advise that these are checked by your solicitor prior to any action being taken on the basis of this report.

## 4. Sources of Information Used in the Report

**Wimshurst Pelleriti**
0663 – Priests Bridge – Model – 20190116.dwg
2350 – 26 Priests Bridge, SW14 8TA (Issue Drawing 2018.09.24).dwg
0663-ARR-E.dwg
0663-ARR-E-X.dwg
0663-ARR-P-L1.dwg
0663-ARR-P-L3.dwg
0663-ARR-P-RF.dwg
0663-ARR-S-AA.dwg
0663-ARR-S-BB.dwg
0663-ARR-S-CC.dwg
0663-ARR-S-DD.dwg
Site photography
**Received 18.1.19**

**Waldrams Chartered Surveyors**
Site Photographs
Ordnance Survey

## 5. Daylight & Sunlight Analysis

The existing site is shown on drawings 2139-01-01 to -01-03 in Appendix 1 whilst the proposed scheme is shown on drawings 2139-01-04 to -01-06. The existing property in its condition at the time of writing is shown on *fig.* 1 below.

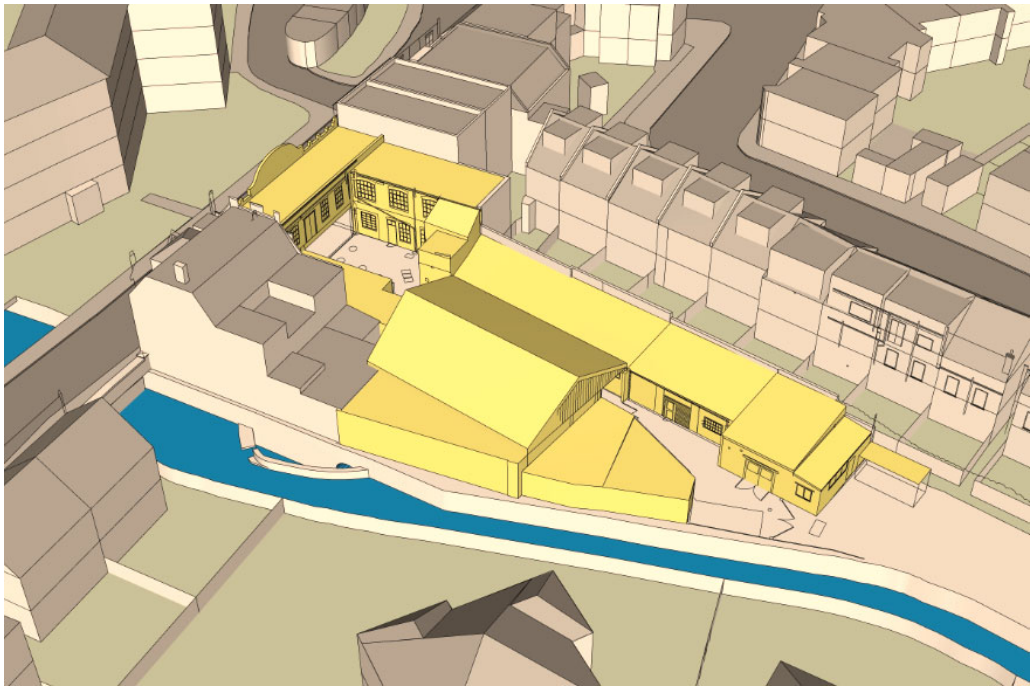

***Fig.* 1: Existing site**

24 Priests Bridge is currently used as a public house (the Stag's Head). According to research via the Valuations Office Agency (VOA) website there is a residential element within this building, likely a manager's flat or similar, which on the basis of external inspection seems likely to be across

the first and second floors. We have therefore assumed the first and second floors to be entirely of residential use and have reported on these spaces accordingly below.

In terms of daylight and sunlight, the following properties in the table below were analysed due to their proximity to the development site given the height and massing of the proposal:

| | Vertical Sky Component | | | | | No Sky Line | | | | | Annual Probable Sunlight Hours | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Property | Total no. of windows tested | Total no. of windows satisfying BRE criteria | Total no. of windows not satisfying BRE criteria | | | Total no. of rooms tested | Total no. of rooms experiencing <20% NSL loss | Total no. of rooms experiencing >20% NSL loss | | | Total no. of south facing windows tested | Total no. of windows satisfying BRE criteria |
| | | | 20-29.9% reduction | 30-39.9% reduction | >40% reduction | | | 20-29.9% reduction | 30-39.9% reduction | >40% reduction | | |
| **2 Treen Avenue** | 3 | 3 | 0 | 0 | 0 | 3 | 3 | 0 | 0 | 0 | 3 | 3 |
| **4 Treen Avenue*** | 5 | 5 | 0 | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 5 | 5 |
| **6 Treen Avenue*** | 6 | 6 | 0 | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 6 | 6 |
| **8 Treen Avenue*** | 4 | 4 | 0 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 4 | 4 |
| **10 Treen Avenue** | 5 | 5 | 0 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 5 | 5 |
| **12 Treen Avenue*** | 4 | 4 | 0 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 4 | 4 |
| **14 Treen Avenue** | 6 | 6 | 0 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 6 | 6 |
| **16 Treen Avenue*** | 4 | 4 | 0 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 4 | 4 |
| **18 Treen Avenue*** | 4 | 4 | 0 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 4 | 4 |
| **7 Westwood Gardens** | 12 | 12 | 0 | 0 | 0 | 8 | 8 | 0 | 0 | 0 | 2 | 2 |
| **8 Westwood Gardens** | 13 | 13 | 0 | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 10 | 10 |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **9 Westwood Gardens*** | 6 | 6 | 0 | 0 | 0 | 3 | 3 | 0 | 0 | 0 | 3 | 3 |
| **18 Priests Bridge*** | 4 | 4 | 0 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 |
| **20 Priests Bridge*** | 5 | 5 | 0 | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | 0 |
| **24 Priests Bridge*** | 3 | 3 | 0 | 0 | 0 | 3 | 3 | 0 | 0 | 0 | 1 | 1 |
| **30 Priests Bridge** | 3 | 3 | 0 | 0 | 0 | 3 | 3 | 0 | 0 | 0 | 0 | 0 |
| **32 Priests Bridge*** | 3 | 3 | 0 | 0 | 0 | 3 | 3 | 0 | 0 | 0 | 0 | 0 |
| **32a Priests Bridge*** | 8 | 8 | 0 | 0 | 0 | 7 | 7 | 0 | 0 | 0 | 0 | 0 |
| **17-56 The Willoughbys, Priests Bridge** | 43 | 43 | 0 | 0 | 0 | 39 | 39 | 0 | 0 | 0 | 4 | 4 |
| **Total** | **168** | **168** | **0** | **0** | **0** | **117** | **117** | **0** | **0** | **0** | **61** | **61** |

NB only habitable rooms are referred to in the table above.

* Reasonable assumed layouts of 4.27m depth have been used in these properties in the absence of known layouts. The daylight distribution (NSL) results cannot therefore be relied upon

All surrounding properties are therefore compliant with the BRE Guidelines for VSC and annual & winter APSH and, where layouts are known, are also compliant with the BRE Guidelines for daylight distribution. Where layouts are not known, all reasonably assumed rooms experience less than 20% reductions in daylight distribution.

## 6. Sunlight amenity

We have assessed the level of sunlight to the outdoor amenity spaces (i.e. gardens) within the surrounding properties which could potentially be impacted by the proposal as they are located to the north of the site, namely the gardens at 2 to 18 Treen Avenue and 30 & 32 Priests Bridge.

The results of the analysis to surrounding amenity spaces can be found on drawing 2139-01-07. The BRE Guidelines recommend that an outdoor amenity space receives at least 2 hours of sunlight on March 21st to at least 50% of its area in the proposed situation or retains at least 80% of its former value with the proposal in place.

The analysis demonstrates that all of the surrounding rear garden spaces meet the BRE Guidelines for sunlight amenity in the proposed situation.

## 7. Conclusions

This is a report into the impact of the proposed development at 26-28 Priests Bridge, Barnes on the daylight and sunlight to surrounding residential properties and amenity spaces. This analysis has been based upon scheme drawings provided by Wimshurst Pelleriti, a partial measured survey, and site photography.

The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines (Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice by P. Littlefair (2011)), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

All surrounding properties are compliant with the BRE Guidelines for VSC and annual & winter APSH and, where layouts are known, are also compliant with the BRE Guidelines for daylight distribution. Where layouts are not known, all rooms experience less than 20% reductions in daylight distribution based on reasonably assumed layouts.

In sunlight amenity terms, all of the surrounding amenity areas meet the BRE Guidelines for sunlight amenity.

# APPENDIX 1

*Drawings*

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SOURCES OF INFORMATION:

WP
IR04 (RECEIVED 16.01.2019)
IR05 (RECEIVED 18.01.2019)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

N

NOTES:

EXISTING BUILDING SHOWN IN GREEN

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PROJECT

PRIESTS BRIDGE, BARNES
LONDON, SW14

DRAWING

PLAN VIEW
EXISTING CONDITION

| DATE | SCALE @ A3 |
|---|---|
| 25.01.19 | 1:400 |
| MODELED BY | DRAWN BY |
| JL | ET |
| PROJECT No. | REL No.- DRAWING No. |
| 2139 | 01-01 |


SOURCES OF INFORMATION:

WP
IR04 (RECEIVED 16.01.2019)
IR05 (RECEIVED 18.01.2019)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

ALL AOD HEIGHTS ARE IN METRES

EXISTING BUILDING SHOWN IN GREEN

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PROJECT

PRIESTS BRIDGE, BARNES
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DRAWING

3D VIEW
EXISTING CONDITION

| DATE | SCALE @ A3 |
|---|---|
| 25.01.19 | NTS |
| MODELED BY | DRAWN BY |
| JL | ET |
| PROJECT No. | REL No.- DRAWING No. |
| 2139 | 01-02 |


SOURCES OF INFORMATION:

WP
IR04 (RECEIVED 16.01.2019)
IR05 (RECEIVED 18.01.2019)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

ALL AOD HEIGHTS ARE IN METRES

EXISTING BUILDING SHOWN IN GREEN

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PROJECT

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DRAWING

3D VIEW
EXISTING CONDITION

| DATE | SCALE @ A3 |
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| MODELED BY | DRAWN BY |
| JL | ET |
| PROJECT No. | REL No.- DRAWING No. |
| 2139 | 01-03 |


SOURCES OF INFORMATION:

WP
IR06 (RECEIVED 31.01.2019)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

N

NOTES:

PROPOSED SCHEME SHOWN IN BLUE

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PROJECT

PRIESTS BRIDGE, BARNES
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DRAWING

PLAN VIEW
PROPOSED SCHEME

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| ET | ET |
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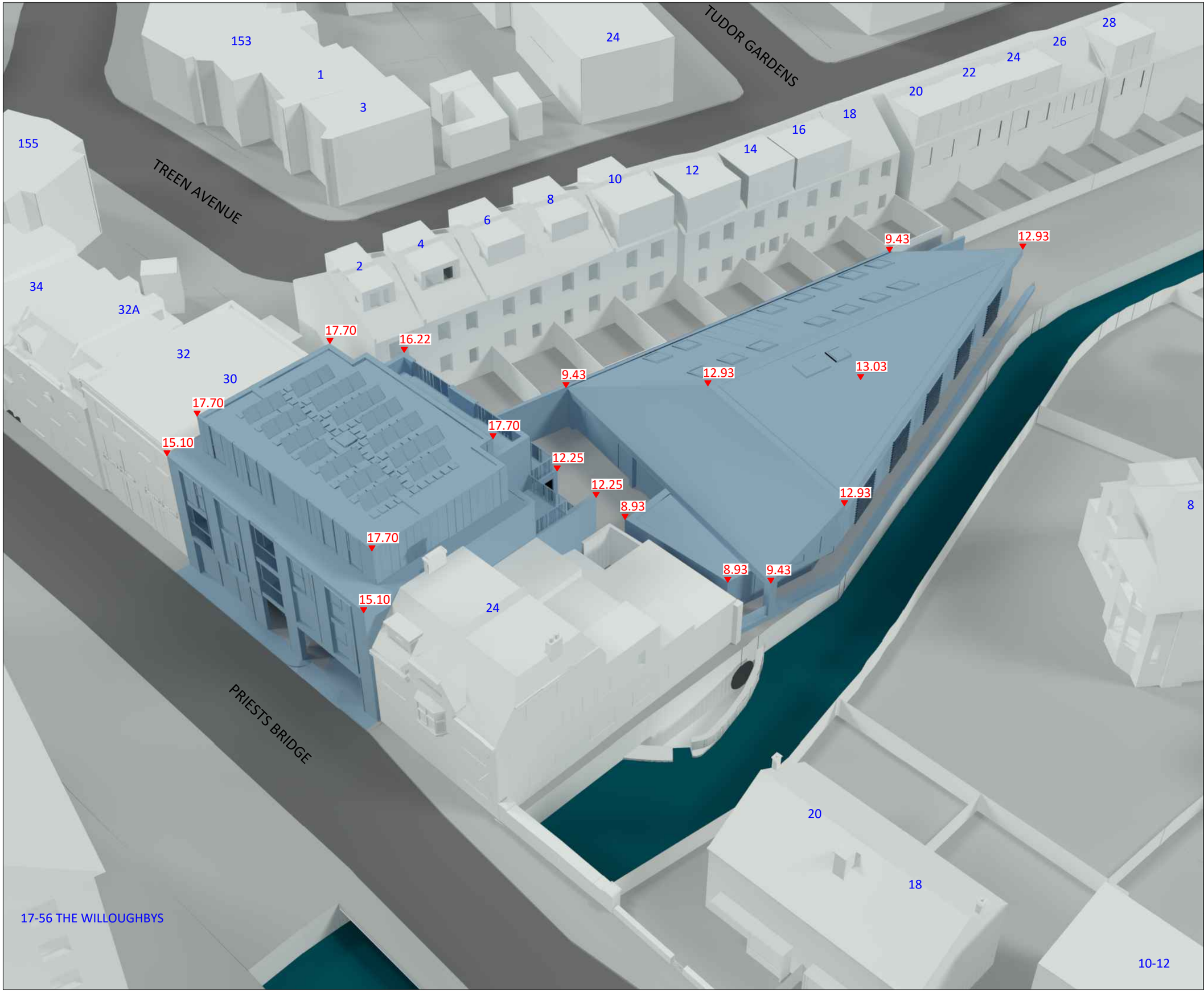


SOURCES OF INFORMATION:

WP
IR06 (RECEIVED 31.01.2019)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

ALL AOD HEIGHTS ARE IN METRES

PROPOSED SCHEME SHOWN IN BLUE

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DRAWING

3D VIEW
PROPOSED SCHEME

| DATE | SCALE @ A3 |
|---|---|
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| MODELED BY | DRAWN BY |
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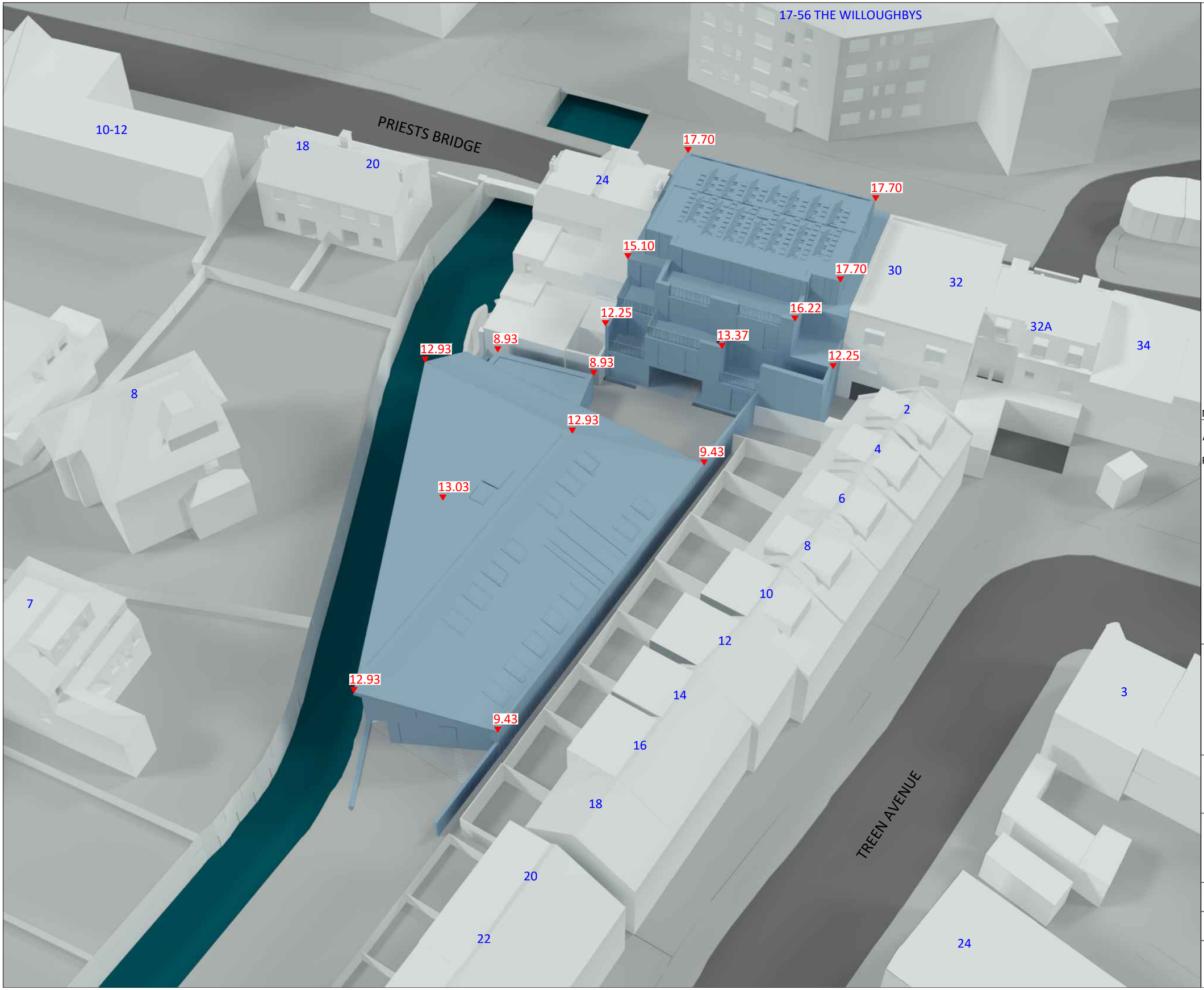


SOURCES OF INFORMATION:

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IR06 (RECEIVED 31.01.2019)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

ALL AOD HEIGHTS ARE IN METRES

PROPOSED SCHEME SHOWN IN BLUE

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PROJECT

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DRAWING

3D VIEW
PROPOSED SCHEME

| DATE | SCALE @ A3 |
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| MODELED BY | DRAWN BY |
| ET | ET |
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| 2139 | 02-03 |

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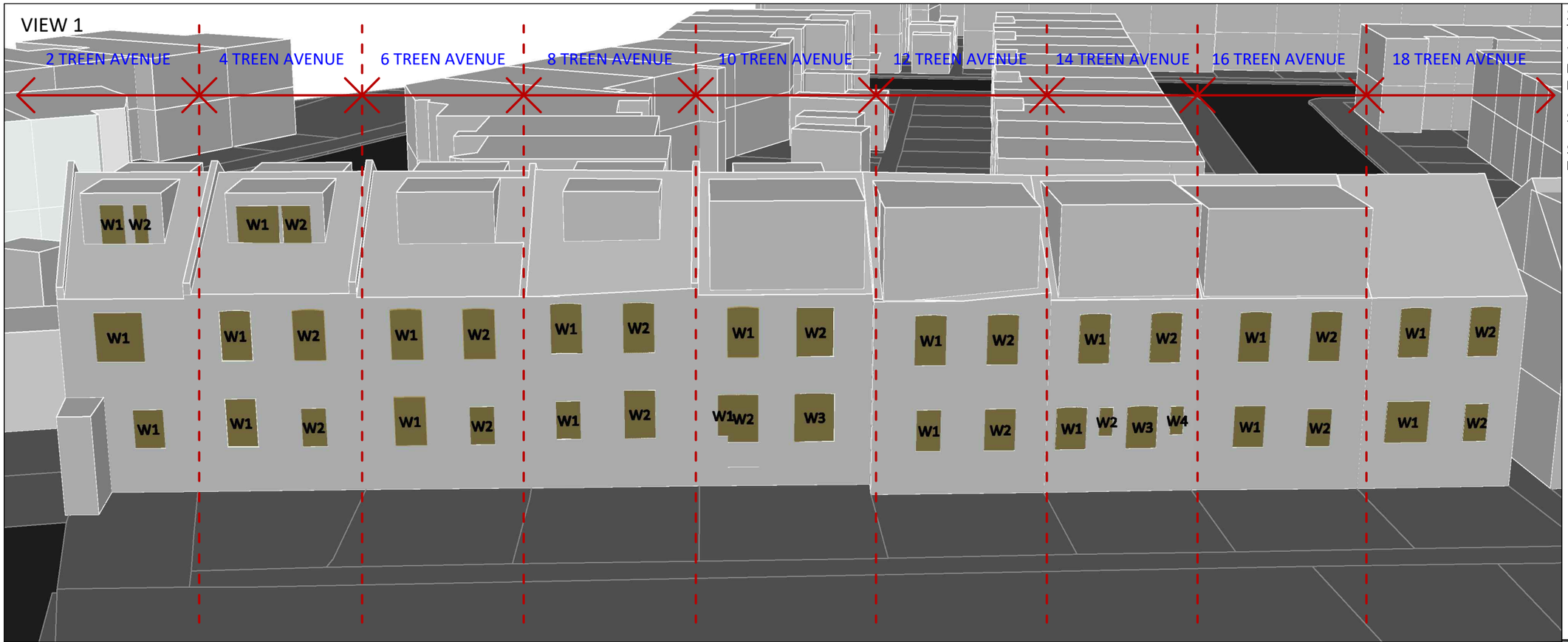


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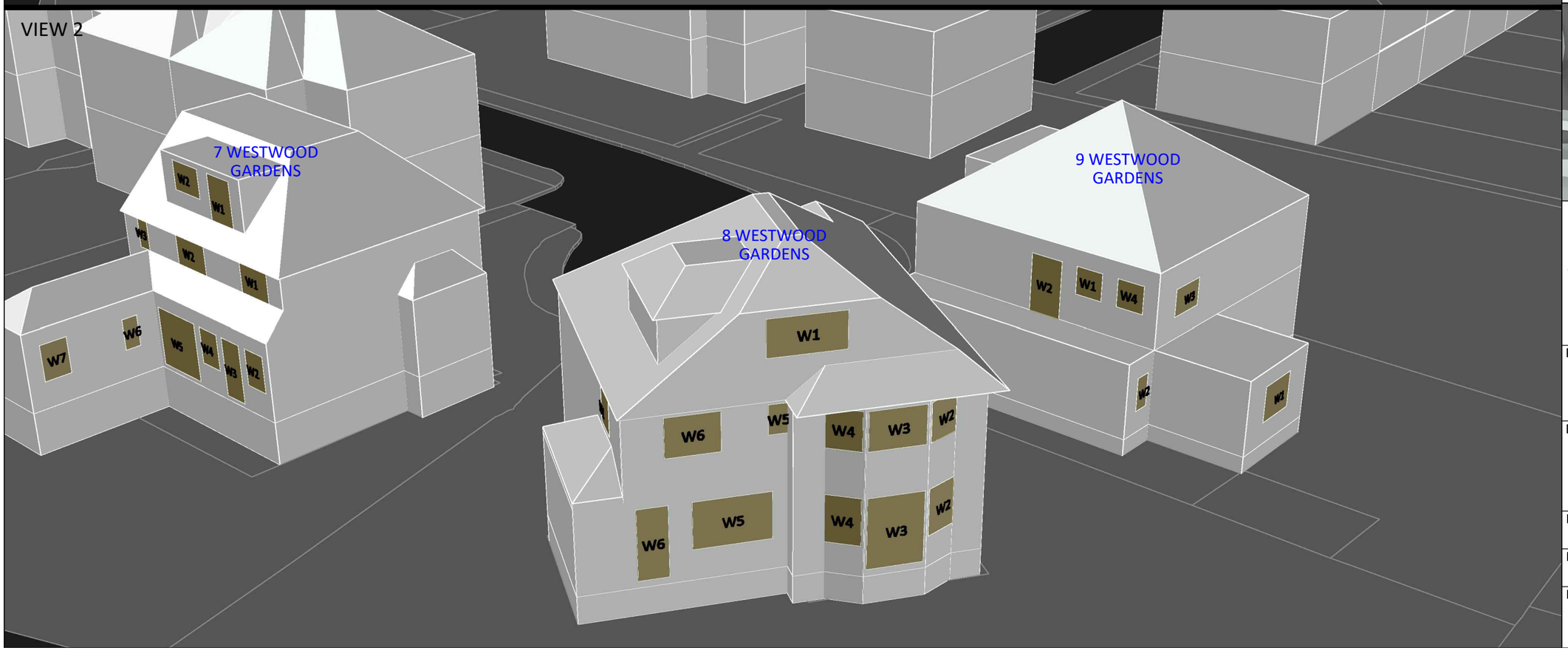


SOURCES OF INFORMATION:

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SITE PHOTOGRAPHS

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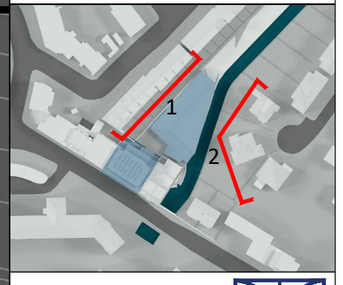


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PROJECT
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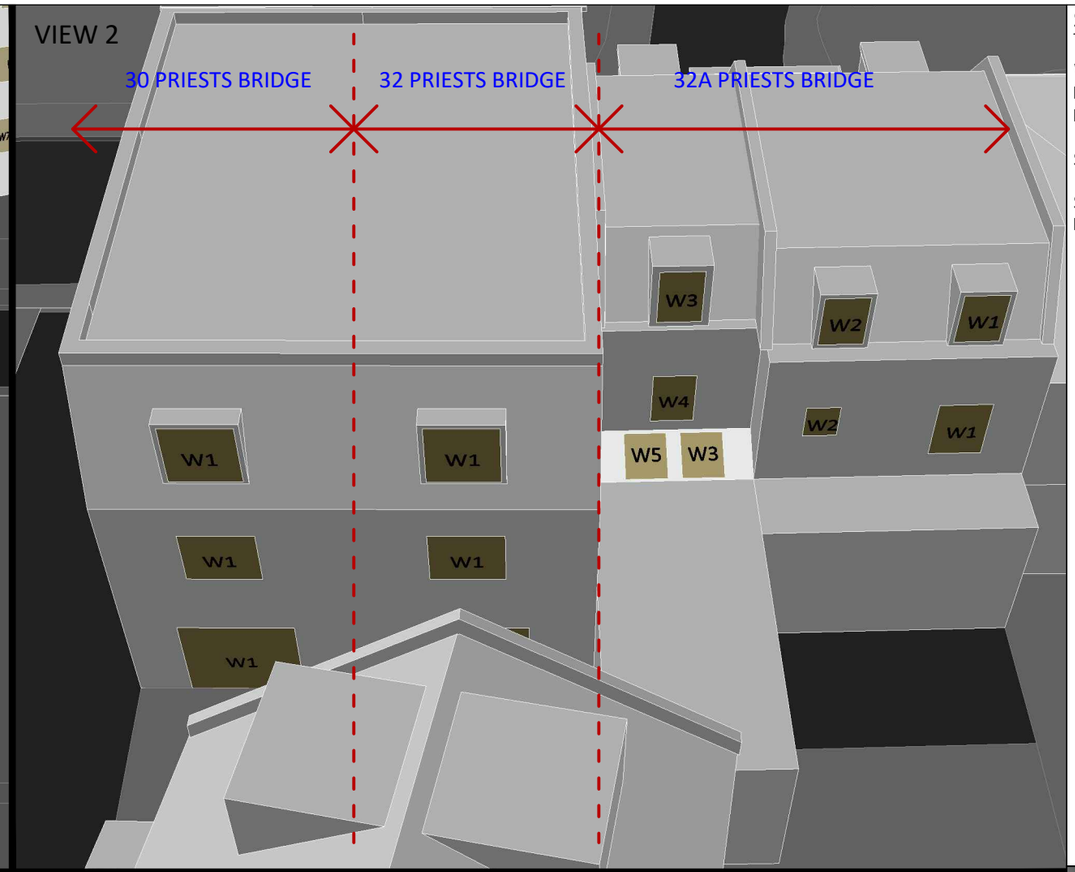
DRAWING
WINDOW MAP

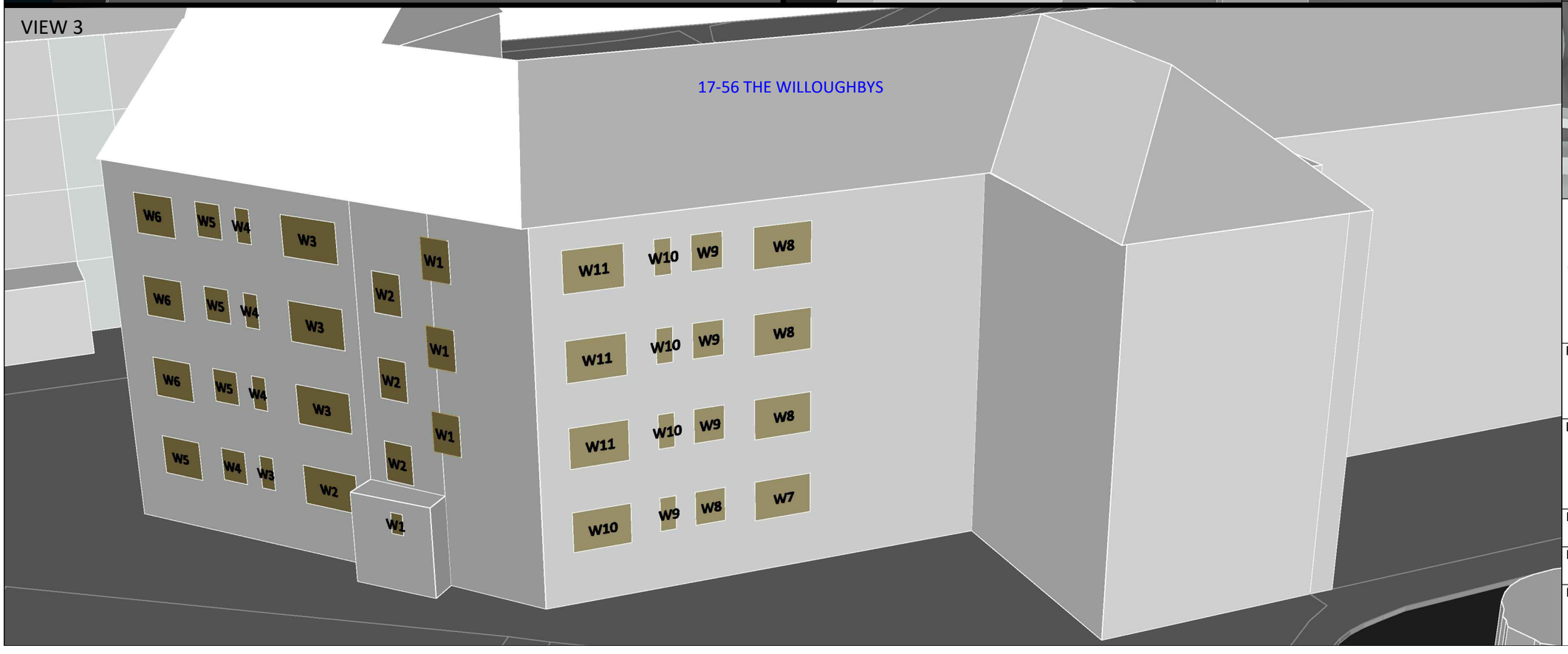
| DATE | SCALE @ A3 |
|---|---|
| 25.01.19 | NTS |
| MODELED BY | DRAWN BY |
| JL | ET |
| PROJECT No. | REL No.- DRAWING No. |
| 2139 | 01-08 |

VIEW 1


VIEW 2




VIEW 3

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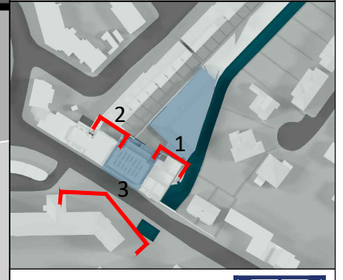
IR04 (RECEIVED 16.01.2019)
IR05 (RECEIVED 18.01.2019)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

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PROJECT
PRIESTS BRIDGE, BARNES
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DRAWING
WINDOW MAP

| DATE | SCALE @ A3 |
|---|---|
| 25.01.19 | NTS |
| MODELED BY | DRAWN BY |
| JL | ET |
| PROJECT No. | REL No.- DRAWING No. |
| 2139 | 01-09 |

# APPENDIX 2

*Daylight & Sunlight Results*

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# Daylight_Sunlight Analysis Table
## Surroundings

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| | | | | | Vertical Sky Component | | | No Skyline | | | | Annual Probable Sunlight Hours | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Address/Floor | Room Ref | Property Type | Room Usage | Window Ref | Existing VSC % | Proposed VSC % | Ratio Proposed /Existing VSC | Room Area $m^2$ | Existing NSC % | Proposed NSC % | Ratio Proposed /Existing NSC | Existing Sunlight Annual% | Proposed Sunlight Annual% | Ratio Proposed /Existing Annual | Existing Sunlight Winter% | Proposed Sunlight Winter% | Ratio Proposed /Existing Winter |
| **7 Westwood Gardens** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Kitchen-Resi | W1 | 34.32 | 34.32 | 1.00 | 16.01 | 99.41 | 99.41 | 1.00 | North | North | North | North | North | North |
| Ground | R1 | Residential | Kitchen-Resi | W5 | 27.52 | 26.78 | 0.97 | 16.01 | 99.41 | 99.41 | 1.00 | North | North | North | North | North | North |
| Ground | R2 | Residential | Living Room | W2 | 34.72 | 33.75 | 0.97 | 17.01 | 99.97 | 99.97 | 0.99 | North | North | North | North | North | North |
| Ground | R2 | Residential | Living Room | W3 | 33.57 | 32.55 | 0.96 | 17.01 | 99.97 | 99.97 | 0.99 | North | North | North | North | North | North |
| Ground | R2 | Residential | Living Room | W4 | 33.37 | 32.62 | 0.97 | 17.01 | 99.97 | 99.97 | 0.99 | North | North | North | North | North | North |
| Ground | R3 | Residential | Unknown-Res | W6 | 24.96 | 24.36 | 0.97 | 3.9 | 75.03 | 75.03 | 0.99 | 40 | 38 | 0.95 | 8 | 7 | 0.87 |
| Ground | R4 | Residential | Home Office | W7 | 30.59 | 29.78 | 0.97 | 3.18 | 99.06 | 99.06 | 0.99 | 56 | 54 | 0.96 | 14 | 13 | 0.92 |
| First | R1 | Residential | Bedroom | W1 | 35.59 | 35.53 | 0.99 | 10.15 | 98.18 | 98.18 | 1.00 | North | North | North | North | North | North |
| First | R2 | Residential | Bedroom | W2 | 35.55 | 35.51 | 0.99 | 7.5 | 97.42 | 97.42 | 1.00 | North | North | North | North | North | North |
| First | R3 | Residential | Bathroom | W3 | 35.59 | 35.56 | 0.99 | 3.7 | 96.72 | 96.72 | 1.00 | North | North | North | North | North | North |
| Second | R1 | Residential | Bedroom | W1 | 38.66 | 38.63 | 0.99 | 13.97 | 98.45 | 98.45 | 1.00 | North | North | North | North | North | North |
| Second | R1 | Residential | Bedroom | W2 | 38.96 | 38.94 | 0.99 | 13.97 | 98.45 | 98.45 | 1.00 | North | North | North | North | North | North |
| **8 Westwood Gardens** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | LKD | W1 | 32.25 | 32.25 | 1.00 | 31.47 | 99.85 | 99.85 | 0.99 | 74 | 74 | 1.00 | 24 | 24 | 1.00 |
| Ground | R1 | Residential | LKD | W2 | 32.64 | 31.99 | 0.98 | 31.47 | 99.85 | 99.85 | 0.99 | 63 | 61 | 0.96 | 21 | 21 | 1.00 |
| Ground | R1 | Residential | LKD | W3 | 33.99 | 32.36 | 0.95 | 31.47 | 99.85 | 99.85 | 0.99 | 55 | 52 | 0.94 | 18 | 18 | 1.00 |
| Ground | R1 | Residential | LKD | W4 | 32.94 | 30.77 | 0.93 | 31.47 | 99.85 | 99.85 | 0.99 | North | North | North | North | North | North |
| Ground | R1 | Residential | LKD | W5 | 33.17 | 31.19 | 0.94 | 31.47 | 99.85 | 99.85 | 0.99 | 45 | 41 | 0.91 | 12 | 12 | 1.00 |
| Ground | R1 | Residential | LKD | W6 | 33.74 | 31.06 | 0.92 | 31.47 | 99.85 | 99.85 | 0.99 | 51 | 46 | 0.90 | 15 | 14 | 0.93 |
| First | R1 | Residential | Bedroom | W1 | 36.37 | 36.27 | 0.99 | 8.23 | 99.53 | 99.53 | 1.00 | North | North | North | North | North | North |
| First | R1 | Residential | Bedroom | W6 | 35.81 | 35.24 | 0.98 | 8.23 | 99.53 | 99.53 | 1.00 | 53 | 53 | 1.00 | 16 | 16 | 1.00 |
| First | R2 | Residential | Bedroom | W2 | 25.68 | 25.3 | 0.98 | 16.21 | 99.92 | 99.92 | 1.00 | 45 | 45 | 1.00 | 18 | 18 | 1.00 |
| First | R2 | Residential | Bedroom | W3 | 34.57 | 34 | 0.98 | 16.21 | 99.92 | 99.92 | 1.00 | 53 | 53 | 1.00 | 18 | 18 | 1.00 |
| First | R2 | Residential | Bedroom | W4 | 26.19 | 25.6 | 0.97 | 16.21 | 99.92 | 99.92 | 1.00 | North | North | North | North | North | North |
| First | R3 | Residential | Bathroom | W5 | 23.95 | 23.45 | 0.97 | 2.8 | 78.05 | 78.05 | 1.00 | 17 | 17 | 1.00 | 2 | 2 | 1.00 |
| Second | R1 | Residential | Bedroom | W1 | 34.56 | 34.26 | 0.99 | 20.09 | 93.08 | 93.08 | 0.99 | 50 | 50 | 1.00 | 17 | 17 | 1.00 |
| **9 Westwood Gardens** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W1 | 31.16 | 31 | 0.99 | 13.97 | 93.52 | 93.52 | 1.00 | 68 | 67 | 0.98 | 18 | 18 | 1.00 |
| Ground | R2 | Residential | Unknown-Res | W2 | 23.33 | 23.09 | 0.98 | 5.12 | 97.83 | 97.83 | 0.99 | 40 | 38 | 0.95 | 6 | 6 | 1.00 |
| First | R1 | Residential | Unknown-Res | W1 | 31.44 | 31.16 | 0.99 | 21.23 | 98.85 | 98.85 | 0.99 | North | North | North | North | North | North |
| First | R1 | Residential | Unknown-Res | W2 | 29.44 | 29.18 | 0.99 | 21.23 | 98.85 | 98.85 | 0.99 | North | North | North | North | North | North |
| First | R1 | Residential | Unknown-Res | W3 | 35.57 | 35.41 | 0.99 | 21.23 | 98.85 | 98.85 | 0.99 | 75 | 75 | 1.00 | 25 | 25 | 1.00 |
| First | R1 | Residential | Unknown-Res | W4 | 32.2 | 31.93 | 0.99 | 21.23 | 98.85 | 98.85 | 0.99 | North | North | North | North | North | North |
| **18 Priests Bridge** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W1 | 32.93 | 32.75 | 0.99 | 10.6 | 98.64 | 98.64 | 0.99 | North | North | North | North | North | North |
| Ground | R2 | Residential | Unknown-Res | W2 | 32.34 | 32.14 | 0.99 | 8.56 | 97.27 | 97.27 | 1.00 | North | North | North | North | North | North |
| First | R1 | Residential | Unknown-Res | W1 | 36.21 | 36.14 | 0.99 | 10.6 | 98.91 | 98.91 | 1.00 | North | North | North | North | North | North |
| First | R2 | Residential | Unknown-Res | W2 | 35.37 | 35.33 | 0.99 | 8.56 | 97.44 | 97.44 | 1.00 | North | North | North | North | North | North |
| **20 Priests Bridge** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W1 | 34.39 | 33.99 | 0.98 | 8.56 | 97.74 | 97.74 | 1.00 | North | North | North | North | North | North |
| Ground | R2 | Residential | Unknown-Res | W2 | 33.38 | 33.01 | 0.98 | 10.6 | 99.06 | 99.05 | 0.99 | North | North | North | North | North | North |
| First | R1 | Residential | Unknown-Res | W1 | 36.7 | 36.52 | 0.99 | 6.72 | 97.28 | 97.28 | 1.00 | North | North | North | North | North | North |
| First | R2 | Residential | Unknown-Res | W2 | 36.56 | 36.44 | 0.99 | 10.6 | 98.69 | 98.69 | 0.99 | North | North | North | North | North | North |

# Daylight_Sunlight Analysis Table
## Surroundings

waldrams

| | | | | | Vertical Sky Component | | | No Skyline | | | | Annual Probable Sunlight Hours | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Address/Floor | Room Ref | Property Type | Room Usage | Window Ref | Existing VSC % | Proposed VSC % | Ratio Proposed /Existing VSC | Room Area $m^2$ | Existing NSC % | Proposed NSC % | Ratio Proposed /Existing NSC | Existing Sunlight Annual% | Proposed Sunlight Annual% | Ratio Proposed /Existing Annual | Existing Sunlight Winter% | Proposed Sunlight Winter% | Ratio Proposed /Existing Winter |
| First | R3 | Residential | Unknown-Res | W3 | 32.92 | 32.27 | 0.98 | 4.28 | 97.4 | 97.4 | 1.00 | North | North | North | North | North | North |
| **24 Priests Bridge** | | | | | | | | | | | | | | | | | |
| First | R1 | Residential | Unknown-Res | W1 | 34.16 | 29.63 | 0.86 | 12.31 | 99.23 | 98.41 | 0.99 | North | North | North | North | North | North |
| First | R2 | Residential | Unknown-Res | W2 | 36.91 | 36.05 | 0.97 | 7.04 | 98.53 | 98.53 | 1.00 | North | North | North | North | North | North |
| First | R2 | Residential | Unknown-Res | W3 | 35.78 | 35.77 | 0.99 | 7.04 | 98.53 | 98.53 | 1.00 | 66 | 66 | 1.00 | 22 | 22 | 1.00 |
| **30 Priests Bridge** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Kitchen-Resi | W1 | 17.59 | 13.99 | 0.80 | 18.23 | 87.13 | 84.85 | 0.97 | North | North | North | North | North | North |
| First | R1 | Residential | Bedroom | W1 | 27.21 | 24.65 | 0.90 | 14.84 | 87.65 | 86.68 | 0.98 | North | North | North | North | North | North |
| Second | R1 | Residential | Bedroom | W1 | 36.31 | 35.35 | 0.97 | 12.83 | 93.93 | 91.78 | 0.97 | North | North | North | North | North | North |
| **32 Priests Bridge** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Kitchen-Resi | W1 | 12.44 | 11.61 | 0.93 | 18.23 | 58.11 | 58.06 | 0.99 | North | North | North | North | North | North |
| First | R1 | Residential | Bedroom | W1 | 24.39 | 23.92 | 0.98 | 14.84 | 77.9 | 77.59 | 0.99 | North | North | North | North | North | North |
| Second | R1 | Residential | Bedroom | W1 | 35.01 | 34.8 | 0.99 | 12.93 | 94.07 | 93.95 | 0.99 | North | North | North | North | North | North |
| **32a Priests Bridge** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W3 | 43.24 | 43.24 | 1.00 | 11.82 | 68.87 | 68.87 | 1.00 | North | North | North | North | North | North |
| Ground | R1 | Residential | Unknown-Res | W5 | 40.44 | 40.44 | 0.99 | 11.82 | 68.87 | 68.87 | 1.00 | North | North | North | North | North | North |
| First | R1 | Residential | Unknown-Res | W1 | 36.1 | 36.1 | 0.99 | 10.98 | 98.8 | 98.8 | 0.99 | North | North | North | North | North | North |
| First | R2 | Residential | Unknown-Res | W2 | 34.9 | 34.9 | 0.99 | 10.33 | 94.84 | 94.84 | 1.00 | North | North | North | North | North | North |
| First | R3 | Residential | Unknown-Res | W4 | 24.65 | 24.65 | 1.00 | 11.75 | 90.32 | 90.32 | 1.00 | North | North | North | North | North | North |
| Second | R1 | Residential | Unknown-Res | W1 | 38.76 | 38.76 | 0.99 | 9.76 | 95.64 | 95.64 | 1.00 | North | North | North | North | North | North |
| Second | R2 | Residential | Unknown-Res | W2 | 38.22 | 38.22 | 1.00 | 9.19 | 96.05 | 96.05 | 1.00 | North | North | North | North | North | North |
| Second | R3 | Residential | Unknown-Res | W3 | 33.26 | 33.26 | 1.00 | 10.27 | 88.68 | 88.68 | 1.00 | North | North | North | North | North | North |
| **2 Treen Avenue** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Kitchen-Resi | W1 | 24.13 | 23.03 | 0.95 | 8.67 | 82.79 | 77.29 | 0.93 | 46 | 42 | 0.91 | 2 | 2 | 1.00 |
| First | R1 | Residential | Bedroom | W1 | 32.49 | 28.66 | 0.88 | 9.33 | 96.59 | 96.59 | 0.99 | 67 | 56 | 0.83 | 18 | 7 | 0.38 |
| Second | R1 | Residential | Bathroom | W1 | 37.9 | 35.09 | 0.92 | 3.68 | 88.74 | 88.74 | 0.99 | 73 | 69 | 0.94 | 24 | 20 | 0.83 |
| Second | R2 | Residential | irculation Spa | W2 | 37.95 | 35.46 | 0.93 | 1.73 | 99.02 | 99.02 | 0.99 | 73 | 70 | 0.95 | 24 | 21 | 0.87 |
| **4 Treen Avenue** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W1 | 29.15 | 27.15 | 0.93 | 9.92 | 98.57 | 98.57 | 0.99 | 54 | 53 | 0.98 | 7 | 6 | 0.85 |
| Ground | R2 | Residential | Unknown-Res | W2 | 30.6 | 28.47 | 0.93 | 9.83 | 97.54 | 96.61 | 0.99 | 62 | 56 | 0.90 | 14 | 8 | 0.57 |
| First | R1 | Residential | Unknown-Res | W1 | 35.58 | 32.14 | 0.90 | 9.92 | 98.58 | 98.57 | 0.99 | 69 | 61 | 0.88 | 22 | 14 | 0.63 |
| First | R2 | Residential | Unknown-Res | W2 | 36.27 | 33.63 | 0.92 | 9.83 | 98.53 | 98.52 | 0.99 | 71 | 64 | 0.90 | 23 | 16 | 0.69 |
| Second | R1 | Residential | Unknown-Res | W1 | 38.13 | 36.7 | 0.96 | 5.58 | 93.18 | 93.18 | 1.00 | 74 | 73 | 0.98 | 25 | 24 | 0.96 |
| Second | R2 | Residential | Unknown-Res | W2 | 38.18 | 37 | 0.96 | 2.6 | 99.88 | 99.88 | 0.99 | 74 | 73 | 0.98 | 25 | 24 | 0.96 |
| **6 Treen Avenue** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W1 | 32.43 | 30.31 | 0.93 | 9.88 | 98.71 | 98.71 | 0.99 | 67 | 61 | 0.91 | 18 | 12 | 0.66 |
| Ground | R2 | Residential | Unknown-Res | W2 | 32.38 | 30.35 | 0.93 | 10 | 97.73 | 97.16 | 0.99 | 64 | 60 | 0.93 | 18 | 14 | 0.77 |
| First | R1 | Residential | Unknown-Res | W1 | 36.56 | 34.81 | 0.95 | 9.88 | 98.71 | 98.71 | 0.99 | 73 | 69 | 0.94 | 24 | 20 | 0.83 |
| First | R2 | Residential | Unknown-Res | W2 | 36.65 | 35.31 | 0.96 | 10 | 98.54 | 98.54 | 0.99 | 73 | 70 | 0.95 | 24 | 21 | 0.87 |
| **8 Treen Avenue** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W1 | 33.31 | 31.15 | 0.93 | 8.74 | 98.06 | 97.17 | 0.99 | 69 | 64 | 0.92 | 20 | 15 | 0.75 |
| Ground | R2 | Residential | Unknown-Res | W2 | 33.81 | 31.62 | 0.93 | 11.6 | 97.94 | 97.93 | 0.99 | 70 | 67 | 0.95 | 21 | 18 | 0.85 |
| First | R1 | Residential | Unknown-Res | W1 | 36.84 | 35.83 | 0.97 | 8.74 | 98.87 | 98.87 | 0.99 | 72 | 68 | 0.94 | 24 | 20 | 0.83 |
| First | R2 | Residential | Unknown-Res | W2 | 36.92 | 36.07 | 0.97 | 11.6 | 97.87 | 97.86 | 0.99 | 73 | 71 | 0.97 | 24 | 22 | 0.91 |
| **10 Treen Avenue** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W1 | 33.52 | 31.38 | 0.93 | 9.32 | 99.06 | 99.06 | 0.99 | 68 | 65 | 0.95 | 21 | 18 | 0.85 |

# Daylight_Sunlight Analysis Table
## Surroundings

waldrams

| | | | | | Vertical Sky Component | | | No Skyline | | | | Annual Probable Sunlight Hours | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Address/Floor | Room Ref | Property Type | Room Usage | Window Ref | Existing VSC % | Proposed VSC % | Ratio Proposed /Existing VSC | Room Area $m^2$ | Existing NSC % | Proposed NSC % | Ratio Proposed /Existing NSC | Existing Sunlight Annual% | Proposed Sunlight Annual% | Ratio Proposed /Existing Annual | Existing Sunlight Winter% | Proposed Sunlight Winter% | Ratio Proposed /Existing Winter |
| Ground | R1 | Residential | Unknown-Res | W2 | 33.16 | 31.1 | 0.93 | 9.32 | 99.06 | 99.06 | 0.99 | 68 | 64 | 0.94 | 21 | 17 | 0.80 |
| Ground | R2 | Residential | Unknown-Res | W3 | 31.39 | 29.38 | 0.93 | 11.08 | 98.64 | 98.64 | 0.99 | 69 | 65 | 0.94 | 21 | 17 | 0.80 |
| First | R1 | Residential | Unknown-Res | W1 | 36.7 | 35.72 | 0.97 | 9.32 | 98.58 | 98.58 | 0.99 | 72 | 72 | 1.00 | 23 | 23 | 1.00 |
| First | R2 | Residential | Unknown-Res | W2 | 35.25 | 34.2 | 0.97 | 11.08 | 98.59 | 98.59 | 0.99 | 72 | 72 | 1.00 | 24 | 24 | 1.00 |
| **12 Treen Avenue** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W1 | 32.6 | 31.22 | 0.95 | 10.24 | 98.27 | 96.26 | 0.97 | 71 | 68 | 0.95 | 22 | 19 | 0.86 |
| Ground | R2 | Residential | Unknown-Res | W2 | 32.65 | 31.3 | 0.95 | 9.72 | 98.6 | 98.57 | 0.99 | 71 | 68 | 0.95 | 22 | 19 | 0.86 |
| First | R1 | Residential | Unknown-Res | W1 | 37.11 | 36.01 | 0.97 | 10.24 | 98.43 | 98.42 | 0.99 | 73 | 72 | 0.98 | 24 | 23 | 0.95 |
| First | R2 | Residential | Unknown-Res | W2 | 37.16 | 36.1 | 0.97 | 9.72 | 98.6 | 98.6 | 0.99 | 74 | 72 | 0.97 | 25 | 23 | 0.92 |
| **14 Treen Avenue** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W1 | 32.98 | 31.59 | 0.95 | 8.53 | 98.84 | 98.84 | 0.99 | 70 | 68 | 0.97 | 22 | 20 | 0.90 |
| Ground | R1 | Residential | Unknown-Res | W2 | 33.76 | 32.06 | 0.94 | 8.53 | 98.84 | 98.84 | 0.99 | 70 | 69 | 0.98 | 22 | 21 | 0.95 |
| Ground | R2 | Residential | Unknown-Res | W3 | 33.21 | 31.8 | 0.95 | 9.2 | 99.18 | 99.18 | 0.99 | 70 | 68 | 0.97 | 22 | 20 | 0.90 |
| Ground | R2 | Residential | Unknown-Res | W4 | 34.04 | 32.35 | 0.95 | 9.2 | 99.18 | 99.18 | 0.99 | 71 | 69 | 0.97 | 23 | 21 | 0.91 |
| First | R1 | Residential | Unknown-Res | W1 | 37.22 | 36.2 | 0.97 | 9.59 | 98.66 | 98.66 | 0.99 | 73 | 71 | 0.97 | 25 | 23 | 0.92 |
| First | R2 | Residential | Unknown-Res | W2 | 37.23 | 36.28 | 0.97 | 8.14 | 99.17 | 99.17 | 0.99 | 73 | 71 | 0.97 | 25 | 23 | 0.92 |
| **16 Treen Avenue** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W1 | 34.08 | 32.16 | 0.94 | 10.88 | 98.17 | 97.73 | 0.99 | 70 | 66 | 0.94 | 23 | 19 | 0.82 |
| Ground | R2 | Residential | Unknown-Res | W2 | 34.32 | 32.2 | 0.93 | 9.42 | 98.54 | 87.43 | 0.88 | 70 | 66 | 0.94 | 23 | 19 | 0.82 |
| First | R1 | Residential | Unknown-Res | W1 | 37.19 | 36.28 | 0.97 | 10.88 | 98.17 | 98.17 | 0.99 | 73 | 71 | 0.97 | 24 | 22 | 0.91 |
| First | R2 | Residential | Unknown-Res | W2 | 37.24 | 36.36 | 0.97 | 9.42 | 98.7 | 98.7 | 0.99 | 73 | 72 | 0.98 | 24 | 23 | 0.95 |
| **18 Treen Avenue** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W1 | 35.29 | 33.24 | 0.94 | 9.6 | 99.57 | 99.57 | 0.99 | 71 | 69 | 0.97 | 23 | 21 | 0.91 |
| Ground | R2 | Residential | Unknown-Res | W2 | 35.14 | 33.38 | 0.94 | 8.38 | 99.02 | 97.98 | 0.98 | 71 | 69 | 0.97 | 24 | 22 | 0.91 |
| First | R1 | Residential | Unknown-Res | W1 | 37.34 | 36.66 | 0.98 | 9.6 | 98.67 | 98.67 | 0.99 | 73 | 73 | 1.00 | 25 | 25 | 1.00 |
| First | R2 | Residential | Unknown-Res | W2 | 37.26 | 36.78 | 0.98 | 8.38 | 99.05 | 99.05 | 0.99 | 72 | 72 | 1.00 | 24 | 24 | 1.00 |
| **17 to 56 The Willoughbys** | | | | | | | | | | | | | | | | | |
| Ground | R1 | Residential | Unknown-Res | W1 | 31.52 | 29.62 | 0.93 | 1.4 | 57.81 | 57.8 | 0.99 | North | North | North | North | North | North |
| Ground | R2 | Residential | Kitchen-Resi | W2 | 31.84 | 30.34 | 0.95 | 8.26 | 98.4 | 98.38 | 0.99 | North | North | North | North | North | North |
| Ground | R3 | Residential | Bathroom | W3 | 32.91 | 31.63 | 0.96 | 1.35 | 98.65 | 98.65 | 1.00 | North | North | North | North | North | North |
| Ground | R4 | Residential | Bathroom | W4 | 33.08 | 31.92 | 0.96 | 2.5 | 98.33 | 98.33 | 1.00 | North | North | North | North | North | North |
| Ground | R5 | Residential | Bedroom | W5 | 33.24 | 32.24 | 0.97 | 10.56 | 98.69 | 98.69 | 0.99 | North | North | North | North | North | North |
| Ground | R5 | Residential | Bedroom | W6 | 25.11 | 25.11 | 1.00 | 10.56 | 98.69 | 98.69 | 0.99 | 51 | 51 | 1.00 | 3 | 3 | 1.00 |
| Ground | R6 | Residential | Bedroom | W7 | 28.19 | 27.08 | 0.96 | 12.87 | 97.64 | 97.64 | 0.99 | North | North | North | North | North | North |
| Ground | R7 | Residential | Bathroom | W8 | 29.91 | 28.57 | 0.95 | 2.49 | 96.48 | 96.48 | 1.00 | North | North | North | North | North | North |
| Ground | R8 | Residential | Bathroom | W9 | 30.39 | 28.92 | 0.95 | 1.12 | 96.25 | 96.25 | 1.00 | North | North | North | North | North | North |
| Ground | R9 | Residential | Kitchen-Resi | W10 | 30.6 | 28.91 | 0.94 | 8.98 | 96.69 | 96.55 | 0.99 | North | North | North | North | North | North |
| First | R1 | Residential | irculation Spa | W1 | 35.12 | 33.18 | 0.94 | 5.97 | 99.21 | 99.21 | 0.99 | North | North | North | North | North | North |
| First | R2 | Residential | Kitchen-Resi | W3 | 35.61 | 34.07 | 0.95 | 8.26 | 98.43 | 98.43 | 0.99 | North | North | North | North | North | North |
| First | R3 | Residential | Bathroom | W4 | 35.91 | 34.6 | 0.96 | 1.35 | 98.65 | 98.65 | 1.00 | North | North | North | North | North | North |
| First | R4 | Residential | Bathroom | W5 | 35.98 | 34.78 | 0.96 | 2.5 | 98.33 | 98.33 | 1.00 | North | North | North | North | North | North |
| First | R5 | Residential | Bedroom | W6 | 36.01 | 34.98 | 0.97 | 10.56 | 98.7 | 98.7 | 0.99 | North | North | North | North | North | North |
| First | R5 | Residential | Bedroom | W7 | 28.1 | 28.1 | 1.00 | 10.56 | 98.7 | 98.7 | 0.99 | 58 | 58 | 1.00 | 9 | 9 | 1.00 |
| First | R6 | Residential | Bedroom | W8 | 31.68 | 30.56 | 0.96 | 11.6 | 98.49 | 98.49 | 0.99 | North | North | North | North | North | North |
| First | R7 | Residential | Bathroom | W9 | 33.51 | 32.16 | 0.95 | 2.49 | 96.74 | 96.74 | 1.00 | North | North | North | North | North | North |
| First | R8 | Residential | Bathroom | W10 | 34 | 32.5 | 0.95 | 1.12 | 96.25 | 96.25 | 1.00 | North | North | North | North | North | North |

# Daylight_Sunlight Analysis Table
## Surroundings

waldrams

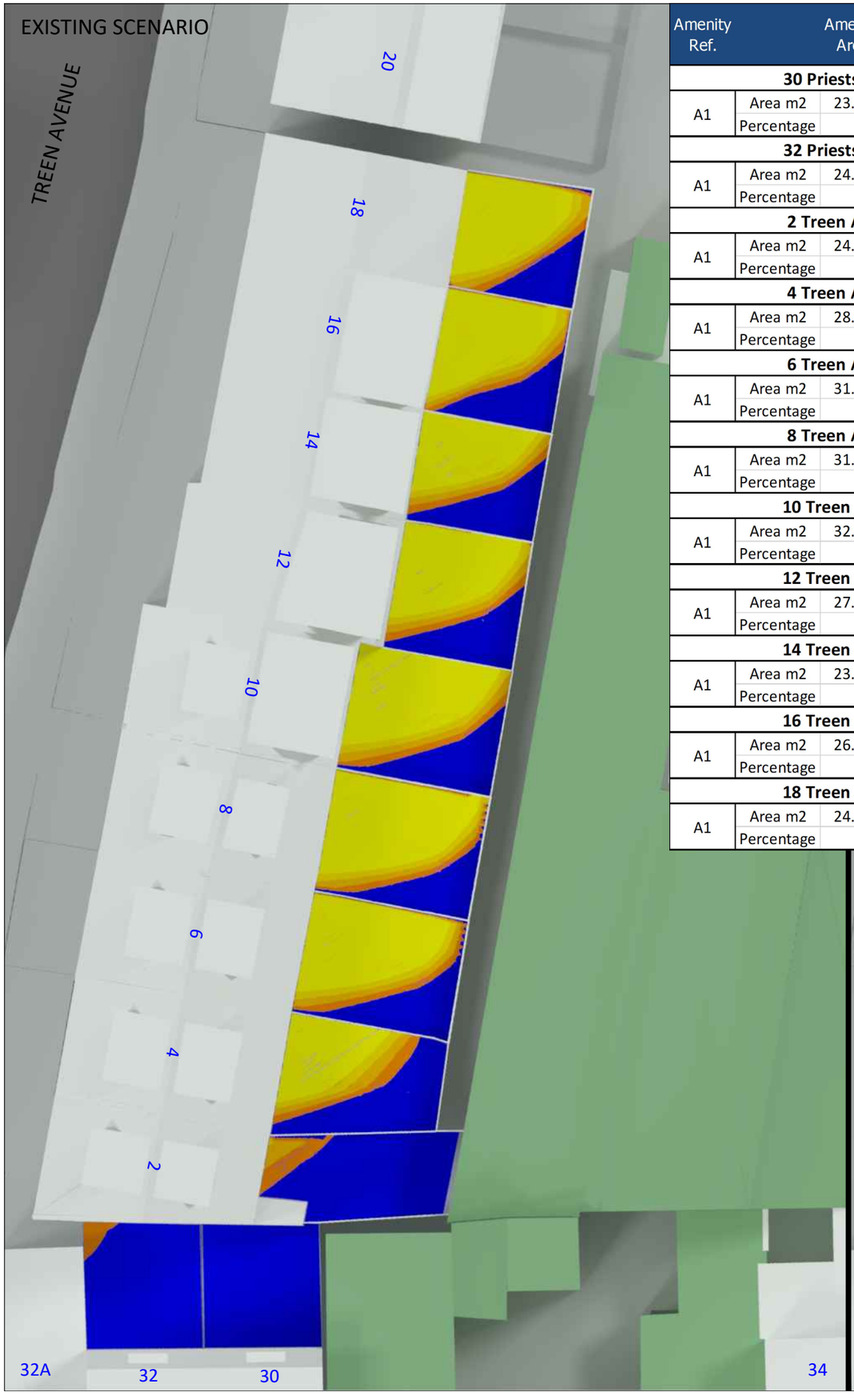
| | | | | | Vertical Sky Component | | | No Skyline | | | | Annual Probable Sunlight Hours | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Address/Floor | Room Ref | Property Type | Room Usage | Window Ref | Existing VSC % | Proposed VSC % | Ratio Proposed /Existing VSC | Room Area $m^2$ | Existing NSC % | Proposed NSC % | Ratio Proposed /Existing NSC | Existing Sunlight Annual% | Proposed Sunlight Annual% | Ratio Proposed /Existing Annual | Existing Sunlight Winter% | Proposed Sunlight Winter% | Ratio Proposed /Existing Winter |
| First | R9 | Residential | Kitchen-Resi | W11 | 34.29 | 32.55 | 0.94 | 8.79 | 97.82 | 97.82 | 0.99 | North | North | North | North | North | North |
| First | R10 | Residential | irculation Spa | W2 | 33.7 | 31.94 | 0.94 | 5.47 | 99.58 | 99.58 | 0.99 | North | North | North | North | North | North |
| Second | R1 | Residential | irculation Spa | W1 | 37.88 | 36.23 | 0.95 | 5.97 | 99.21 | 99.21 | 0.99 | North | North | North | North | North | North |
| Second | R2 | Residential | Kitchen-Resi | W3 | 37.92 | 36.67 | 0.96 | 8.26 | 98.44 | 98.44 | 0.99 | North | North | North | North | North | North |
| Second | R3 | Residential | Bathroom | W4 | 38.02 | 36.97 | 0.97 | 1.35 | 98.65 | 98.65 | 1.00 | North | North | North | North | North | North |
| Second | R4 | Residential | Bathroom | W5 | 38.05 | 37.09 | 0.97 | 2.49 | 98.09 | 98.09 | 1.00 | North | North | North | North | North | North |
| Second | R5 | Residential | Bedroom | W6 | 38.08 | 37.24 | 0.97 | 10.56 | 99.44 | 99.44 | 1.00 | North | North | North | North | North | North |
| Second | R5 | Residential | Bedroom | W7 | 31.09 | 31.09 | 1.00 | 10.56 | 99.44 | 99.44 | 1.00 | 61 | 61 | 1.00 | 14 | 14 | 1.00 |
| Second | R6 | Residential | Bedroom | W8 | 34.91 | 34 | 0.97 | 11.6 | 98.95 | 98.95 | 0.99 | North | North | North | North | North | North |
| Second | R7 | Residential | Bathroom | W9 | 36.24 | 35.16 | 0.97 | 2.49 | 96.75 | 96.75 | 1.00 | North | North | North | North | North | North |
| Second | R8 | Residential | Bathroom | W10 | 36.67 | 35.46 | 0.96 | 1.12 | 96.25 | 96.25 | 1.00 | North | North | North | North | North | North |
| Second | R9 | Residential | Kitchen-Resi | W11 | 37.09 | 35.64 | 0.96 | 8.79 | 98.64 | 98.64 | 0.99 | North | North | North | North | North | North |
| Second | R10 | Residential | irculation Spa | W2 | 36.84 | 35.13 | 0.95 | 5.46 | 99.6 | 99.6 | 0.99 | North | North | North | North | North | North |
| Third | R1 | Residential | irculation Spa | W1 | 36.22 | 35.66 | 0.98 | 5.97 | 99.21 | 99.21 | 0.99 | North | North | North | North | North | North |
| Third | R2 | Residential | Kitchen-Resi | W3 | 35.79 | 35.35 | 0.98 | 8.26 | 98.43 | 98.43 | 0.99 | North | North | North | North | North | North |
| Third | R3 | Residential | Bathroom | W4 | 35.62 | 35.25 | 0.98 | 1.35 | 95.94 | 95.94 | 1.00 | North | North | North | North | North | North |
| Third | R4 | Residential | Bathroom | W5 | 35.76 | 35.41 | 0.99 | 2.5 | 95.49 | 95.49 | 1.00 | North | North | North | North | North | North |
| Third | R5 | Residential | Bedroom | W6 | 36.42 | 36.09 | 0.99 | 10.56 | 99.53 | 99.53 | 1.00 | North | North | North | North | North | North |
| Third | R5 | Residential | Bedroom | W7 | 31.78 | 31.78 | 1.00 | 10.56 | 99.53 | 99.53 | 1.00 | 65 | 65 | 1.00 | 21 | 21 | 1.00 |
| Third | R6 | Residential | Bedroom | W8 | 33.94 | 33.61 | 0.99 | 11.6 | 99.1 | 99.1 | 0.99 | North | North | North | North | North | North |
| Third | R7 | Residential | Bathroom | W9 | 33.86 | 33.51 | 0.98 | 2.49 | 96.71 | 96.71 | 1.00 | North | North | North | North | North | North |
| Third | R8 | Residential | Bathroom | W10 | 33.88 | 33.48 | 0.98 | 1.12 | 94.71 | 94.71 | 1.00 | North | North | North | North | North | North |
| Third | R9 | Residential | Kitchen-Resi | W11 | 34.49 | 33.98 | 0.98 | 8.79 | 98.72 | 98.72 | 0.99 | North | North | North | North | North | North |
| Third | R10 | Residential | irculation Spa | W2 | 38.11 | 37.03 | 0.97 | 5.46 | 99.54 | 99.54 | 0.99 | North | North | North | North | North | North |

# APPENDIX 3

*Sunlight Amenity Analysis*

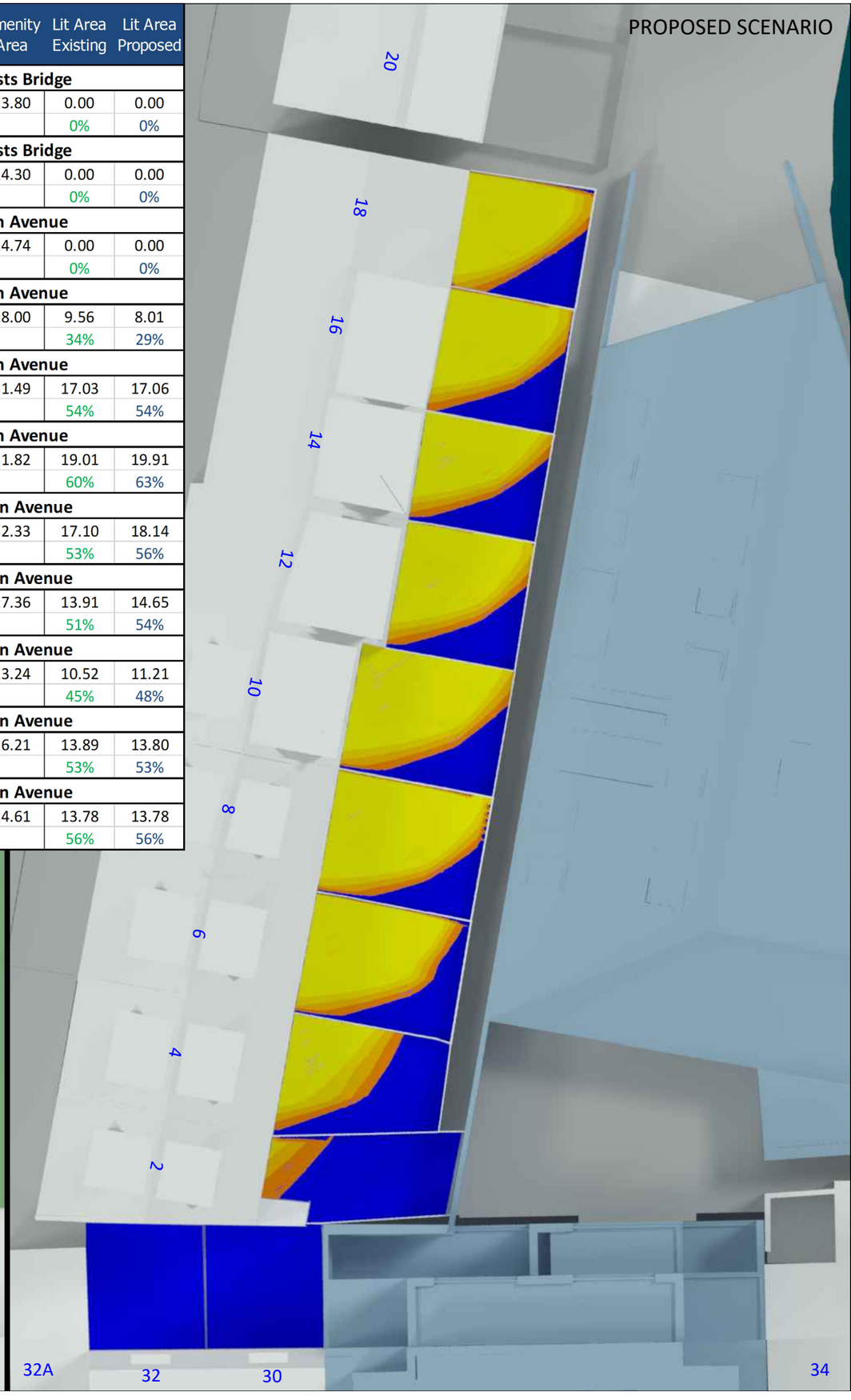
waldrams
daylight & sunlight

EXISTING SCENARIO




| Amenity Ref. | | Amenity Area | Lit Area Existing | Lit Area Proposed |
|---|---|---|---|---|
| **30 Priests Bridge** | | | | |
| A1 | Area m2 | 23.80 | 0.00 | 0.00 |
| | Percentage | | 0% | 0% |
| **32 Priests Bridge** | | | | |
| A1 | Area m2 | 24.30 | 0.00 | 0.00 |
| | Percentage | | 0% | 0% |
| **2 Treen Avenue** | | | | |
| A1 | Area m2 | 24.74 | 0.00 | 0.00 |
| | Percentage | | 0% | 0% |
| **4 Treen Avenue** | | | | |
| A1 | Area m2 | 28.00 | 9.56 | 8.01 |
| | Percentage | | 34% | 29% |
| **6 Treen Avenue** | | | | |
| A1 | Area m2 | 31.49 | 17.03 | 17.06 |
| | Percentage | | 54% | 54% |
| **8 Treen Avenue** | | | | |
| A1 | Area m2 | 31.82 | 19.01 | 19.91 |
| | Percentage | | 60% | 63% |
| **10 Treen Avenue** | | | | |
| A1 | Area m2 | 32.33 | 17.10 | 18.14 |
| | Percentage | | 53% | 56% |
| **12 Treen Avenue** | | | | |
| A1 | Area m2 | 27.36 | 13.91 | 14.65 |
| | Percentage | | 51% | 54% |
| **14 Treen Avenue** | | | | |
| A1 | Area m2 | 23.24 | 10.52 | 11.21 |
| | Percentage | | 45% | 48% |
| **16 Treen Avenue** | | | | |
| A1 | Area m2 | 26.21 | 13.89 | 13.80 |
| | Percentage | | 53% | 53% |
| **18 Treen Avenue** | | | | |
| A1 | Area m2 | 24.61 | 13.78 | 13.78 |
| | Percentage | | 56% | 56% |

PROPOSED SCENARIO

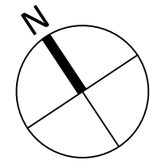



SOURCES OF INFORMATION:

WP
IR06 (RECEIVED 31.01.2019)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION




NOTES:

EXISTING SCHEME SHOWN IN GREEN

PROPOSED SCHEME SHOWN IN BLUE

KEY:

- MORE THAN TWO HOURS OF SUN
- FROM 1.50 TO 2.00 HOURS OF SUN
- FROM 1.00 TO 1.50 HOURS OF SUN
- FROM 0.50 TO 1 HOURS OF SUN
- LESS THAN 0.5 HOURS OF SUN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PROJECT
PRIESTS BRIDGE, BARNES
LONDON, SW14

DRAWING
AMENITY ANALYSIS
EXISTING VS PROPOSED

| DATE | SCALE @ A3 |
|---|---|
| 31.01.19 | 1:200 |
| MODELED BY | DRAWN BY |
| ET | ET |
| PROJECT No. | REL No.- DRAWING No. |
| 2139 | 02-04 |