gia CHARTERED SURVEYORS

DAYLIGHT & SUNLIGHT

IMPACT ON NEIGHBOURING PROPERTIES REPORT: APPENDICES

Meadows Hall, Church Road, Richmond

Richmond Housing Partnership

4 July 2022

GIA No: **17227** Fee Quote: **FQ0002789**

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Architect	**Wimshurst Pellereti**
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DISCLAIMER:

This report has been prepared for Richmond Housing Partnership by GIA as their appointed Daylight & Sunlight consultants. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.

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01

A 1.1 The context model has been produced using our VU.CITY platform. GIA have extracted the required area, creating a 3D model with an overall building tolerance of up to 150mm. The relevant windows have been added to the VU.CITY model from site photographs, observations and brick counting.

02

A 1.2 GIA have sought to create the most accurate 3D model possible based on the data available, however, a degree of tolerance should be applied.

03

A 1.3 The scope of buildings assessed has been determined as a reasonable zone which considers both the scale of the proposed scheme and the proximity of those buildings which surround and face the site. There may be properties outside of the considered scope that are affected by the scheme, however, no significant effects are anticipated.

04

A 1.4 The property uses have been ascertained by reference to a Valuation Office Agency search carried out in April 2021.

05

A 1.5 GIA have obtained full or partial floor plans for the following properties:

- 40 Church Road.

A 1.6 These layouts have been incorporated into our 3D computer model. It is reasonable to assume that these layouts have been implemented, however, GIA would require access to confirm this.

06

A 1.7 Where GIA have not been able to source detailed internal floor-plans reasonable assumptions as to the internal layouts of the rooms behind the fenestration have been made. This is normal practice where access to adjoining properties is undesirable in terms of development confidentiality. Unless the building form dictates otherwise, we assume a standard 4.2m deep room (14ft) for residential properties.

07

A 1.8 Floor levels have been assumed for adjoining properties as access has not been obtained. This dictates the level of the working plane which is the point at which the No Sky Line assessments are carried out.

08

A 1.9 GIA have discounted rooms that appear to be or are confirmed to be bathrooms, hallways, circulation space etc. These rooms are not considered to be habitable and thus do not require assessment in accordance with the BRE Guidelines.

09

A 1.10 Where we have considered the ADF analysis a transmittance value of 0.8% is assumed for single glazing and 0.68% for double glazed windows. Unless otherwise informed we use a standard framing factor of 0.8 and a maintenance factor of 8%.

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APPENDIX 02

PRINCIPLES OF DAYLIGHT, SUNLIGHT & OVERSHADOWING

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PRINCIPLES OF DAYLIGHT, SUNLIGHT & OVERSHADOWING

The Building Research Establishment (BRE) have set out in their handbook 'Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice 2nd edition (2011)', guidelines and methodology for the measurement and assessment of daylight and sunlight.

BACKGROUND & CONTEXT

A 2.1 The quality of amenity and open spaces is often stipulated within planning policy for protection or enhancement and is often a concern for adjoining owners and other interested parties.

A 2.2 The BRE Guidelines provide advice on site layout planning to determine the quality of Daylight and Sunlight within open spaces between buildings.

A 2.3 The BRE Guidelines note that the document is intended to be used in conjunction with the interior Daylight recommendations found within the British Standard BS8206-2:2008 and The Applications Manual on Window Design of the Chartered Institution of Building Services Engineers (CIBSE).

A 2.4 The BRE Guidelines are typically referred to for daylight and sunlight amenity issues, however, they were not intended to be used as an instrument of planning policy, nor were the figures intended to be fixedly applied to all locations.

A 2.5 In the introduction of 'Site Layout Planning for Daylight and Sunlight (2011)', section 1.6 (page 1), states that:-

> *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or Planning Authority may wish to use different target values. For example, in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*[1]

A 2.6 Paragraph 2.2.3 (page 7) of the document 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".*[2]

A 2.7 The numerical criteria suggested by the BRE are therefore designed to provide industry advice/ guidance to plan/design with daylight in mind. Alternative values may be appropriate in certain circumstances such as highly dense urban areas around London. The BRE approach to creating alternative criteria is detailed within Appendix F of the Document.

A 2.8 The BRE Guidelines state that they are;

> *"intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."*[3]

A 2.9 They are therefore primarily designed to be used for residential properties however, the BRE Guidelines continue to state that they may be applied to any existing non-residential buildings where there may be a reasonable expectation of daylight including; schools, hospitals, hostels, small workshop and some offices.

A 2.10 It is important to note, however, that this document is a guide and states that its aim *"is to help rather than constrain the designer"*[4].

A 2.11 The document provides advice, but also clearly states that *"it is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location."*[5]

A 2.12 Many Local Planning Authorities consider daylight and sunlight an important factor for determining planning applications. Policies refer to both the protection of daylight and sunlight amenity within existing properties as well as the creation of proposed dwellings with high levels of daylight and sunlight amenity.

A 2.13 In terms of considering what is a material deterioration in light, Local Authorities typically refer to the BRE Guide. Although Local Authorities will look to the BRE Guide to understand impacts it is their Planning Policies that will determine whether the changes in light should be a reason for refusal at planning.

A 2.14 It is an inevitable consequence of the built up urban environment that Daylight and Sunlight will be more limited in dense urban areas. It is well acknowledged

that in such situations there may be many other conflicting and potentially more important planning and urban design matters to consider other than just the provision of ideal levels of Daylight and Sunlight.

A 2.15 The following sections extract relevant sections from the Guide.

DAYLIGHT

A 2.16 The BRE Guidelines provide three methodologies for daylight assessment, namely;

1 The Vertical Sky Component (VSC);

2 The No Sky Line (NSL); and

3 The Average Daylight Factor (ADF).

Vertical Sky Component (VSC)

A 2.17 The Vertical Sky Component (VSC) method is described in the BRE Guidelines as the;

> *"Ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. Usually the 'given vertical plane' is the outside of a window wall. The VSC does not include reflected light, either from the ground or from other buildings"*[6]

A 2.18 Put simply, the VSC provides an assessment of the amount of skylight falling on a vertical plane (generally a window) directly from the sky, in the circumstance of an overcast sky (CIE standard).

A 2.19 The national numerical value target "ideal" for VSC is 27%. The BRE Guidelines advise that upon implementation of a development, a window should retain a VSC value of 27% or at least 0.8 of its former value (i.e. no more than a 20% change).[7]

A 2.20 This form of assessment does not take account of window size, room use, room size, window number or dual aspect rooms. The assessment also assumes that all obstructions to the sky are 100% non-reflective.

A 2.21 The VSC calculation has been undertaken in both the existing and proposed scenarios so as to make a comparison.

A 2.22 The image in Figure 01 depicts a waldram diagram which is used to calculate the VSC. The existing buildings are solidly pictured with the proposed scheme semi-transparent in the foreground.

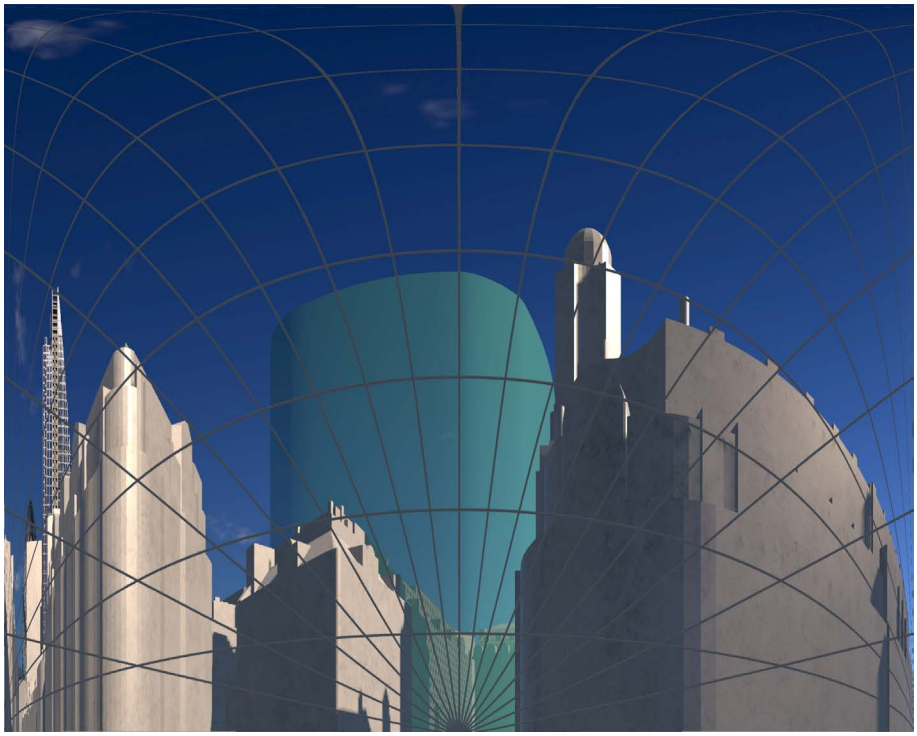

Figure 01: Waldram diagram

No Sky Line (NSL)

A 2.23 The BRE recommends the No Sky Line (NSL) method where internal layouts are known.

A 2.24 The No Sky Line (NSL) method is described as *"the outline on the working plane of the area from which no sky can be seen."*[8]

A 2.25 In summary, the NSL calculation assesses where the sky can and cannot be seen from inside a room at the working plane, *"in houses the working plane is assumed to be horizontal and 0.85m high".*[9]

A 2.26 The change in position of the NSL between the existing and proposed scenario is then calculated. This change can be illustrated on a contour plot, an example of which can be found in Figure 02.

A 2.27 The BRE Guidelines state at paragraph 2.2.9 that;

> *"If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit. This is also true if the no sky line encroaches on key areas like kitchen sinks and worktops."*[10]

A 2.28 If the NSL experiences more than a 20% change from the existing situation then, in accordance with the strict application of the national numerical values, the change in daylight would be noticeable to the occupants.

A 2.29 This assessment takes the number and size of windows serving a room into account however, there is no qualitative assessment of the light in the room, only where sky can or cannot be seen.

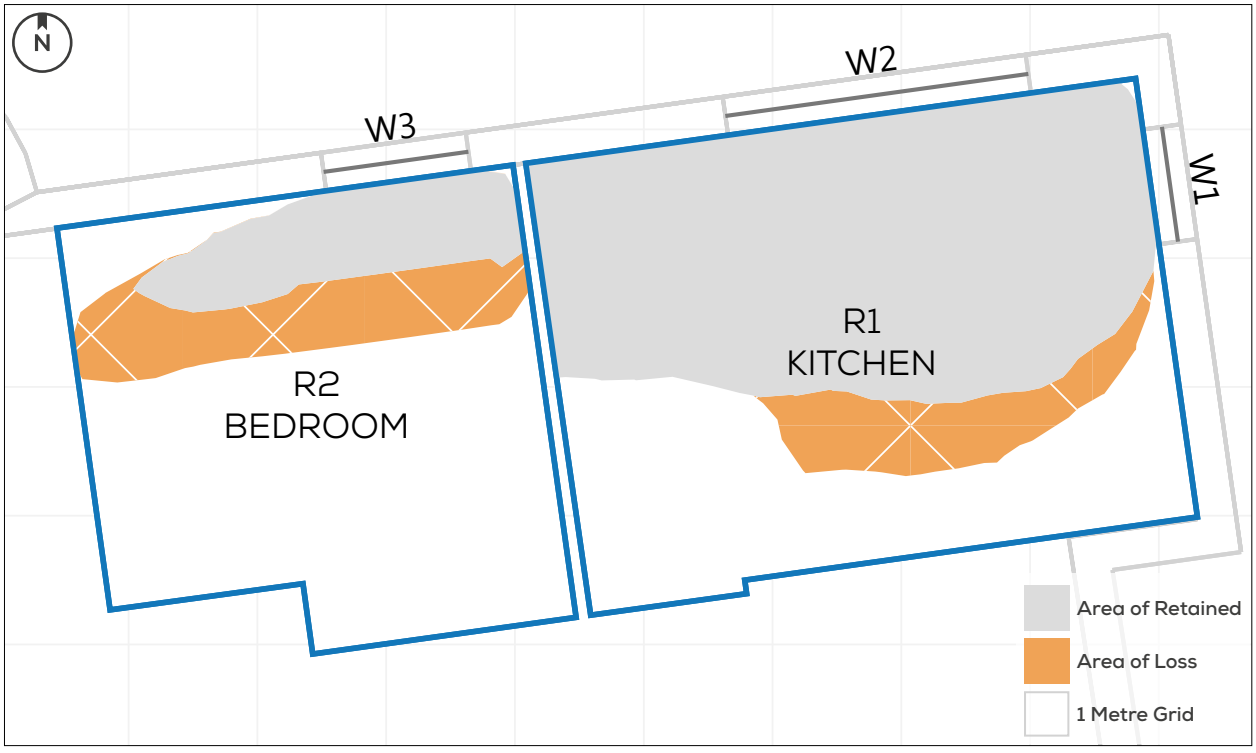

Figure 02: Example NSL diagram

Decision Chart (Figure 20 of the BRE Guide)

A 2.30 The flowchart in Figure 03 illustrates the steps and criteria outlined within the BRE Guidelines to understand whether the daylighting (VSC and NSL) may be *significantly affected*.

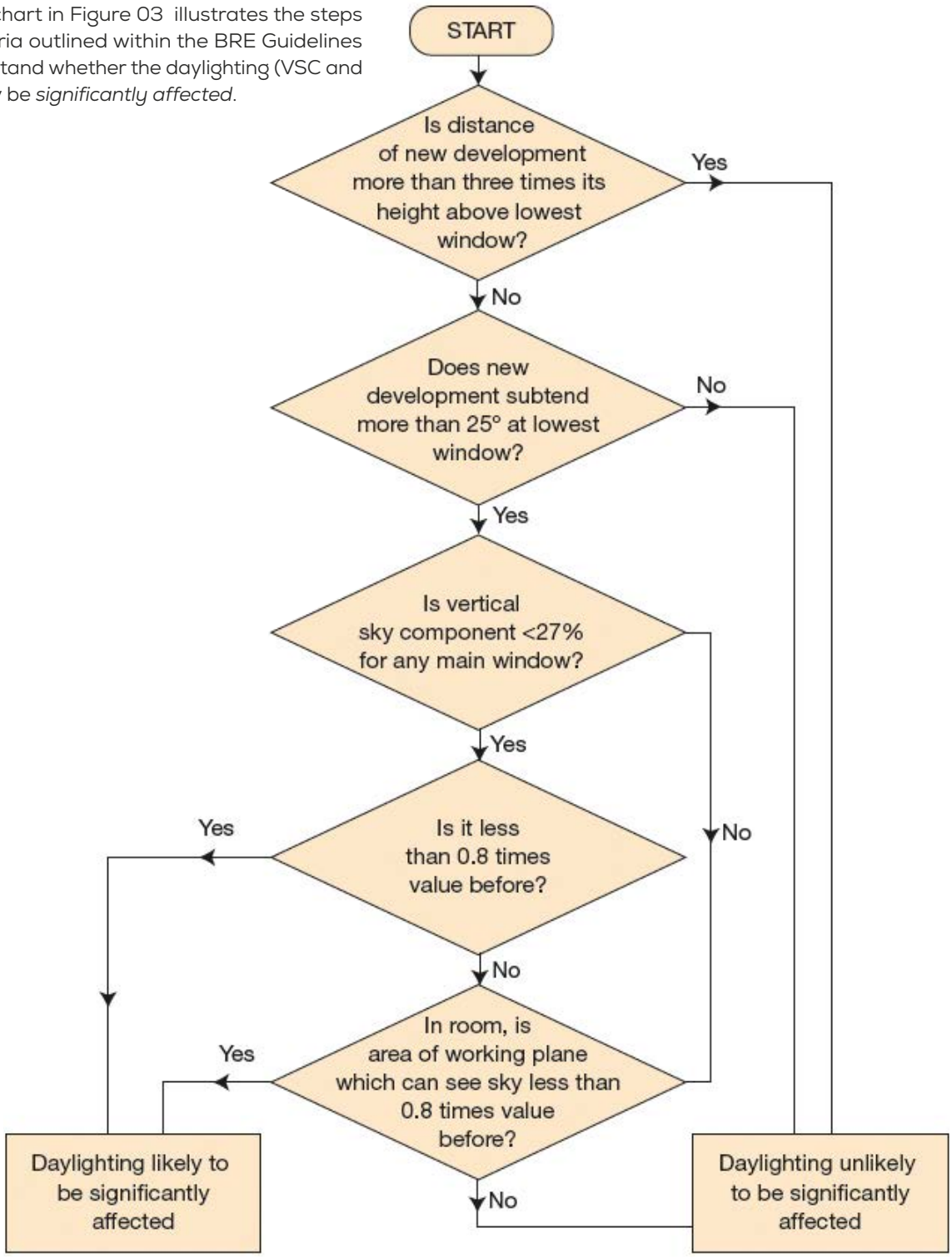

Figure 03: BRE Decision Chart (Figure 20): *diffuse daylight in existing buildings. This does not include an assessment of rights to light issues, which a developer may need to consider separately*

Average Daylight Factor (ADF)

A 2.31 The Average Daylight Factor (ADF) is defined within the 2011 BRE Guidelines as the *'ratio of total daylight flux incident on the working plane to the area of the working plane, expressed as a percentage of the outdoor illuminance on a horizontal plane due to an unobstructed CIE standard overcast sky. Thus a 1% ADF would mean that the average indoor illuminance would be one hundredth the outdoor unobstructed illuminance'*.[11]

A 2.32 This calculation considers not only the amount of skylight falling on the vertical face of the window, but also the glazing size, transmittance value, average reflectance, room area and room use. It is therefore a more detailed analysis of the daylight levels within a room.

A 2.33 British Standard 8206-2 quotes a number of recommended ADF levels based on room use. The ADF criteria is the prescribed methodology for evaluating the Daylight within proposed accommodation and the values referenced by the BRE Guidelines can be found in the British Standard document BS8206 Part II. The values for those rooms that are most relevant for our assessments are:

- Bedrooms 1% ADF
- Living rooms 1.5% ADF
- Kitchens 2% ADF[12]

A 2.34 Where one room serves more than one purpose, the minimum ADF should be that for the room type with the highest value.

A 2.35 As per the *British Standard Lighting for buildings - Part 2: Code of practice for daylighting* the ADF value should be 5%+ for a well daylit space:

> *"Where a predominantly daylit appearance is wanted, the criteria given in 5.5.2 and 5.5.3 should be adopted. The average daylight factor... is used as the measure of general illumination from skylight.*
>
> *5.5.2 If electric is not normally tp b eused during daytime, the average daylight factor should not be less than 5%*
>
> *5.5.3 If electric lighting is to be used throughout daytime, the average daylight factor should not be less than 2%.."*[13]

A 2.36 Appendix F of the BRE guidance states that, though not being generally recommended, the use of the ADF for loss of light to existing buildings can be appropriate in some situations:

- where the existing building is one of a series of new buildings that are being built one after another;
- where the existing building is proposed (i.e. consented) but not built;
- where the developer of the new building also owns the existing nearby building and proposes to carry out improvements to the existing building;
- where the developer also owns the existing nearby building and the affected rooms are either unoccupied or would be occupied by different people following construction of the new building.[14]

SUNLIGHT

Annual Probable Sunlight Hours (APSH)

A 2.37 The BRE Guidance suggests that to understand sunlight impacts to a property an assessment

A 2.38 of Annual Probable Sunlight Hours (APSH) is undertaken. The APSH is defined as:

> *"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)"*[15]

A 2.39 In interpreting the results, the BRE Guidance states that the Sunlight to a window may be adversely affected if a point at the centre of a window:

- receives less than 25% 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."[16]

A 2.40 To understand the potential sunlight impacts therefore, all windows facing within 90 degrees of due south and overlooking the development have been assessed for APSH.

A 2.41 The image in Figure 04 depicts the APSH sun spots on a waldram diagram. The existing buildings are solidly pictured with the proposed scheme semi-transparent in the foreground. The yellow spots indicate summer sun and the blue spots indicate winter sun.

A 2.42 The number of sun spots is calculated for both the whole year and during the winter period (21 September to 21 March), prior to an obstruction and after the obstruction is put in place. This provides a percentage of APSH for each of the time periods for each window assessed.

A 2.43 The BRE Guidelines note that:

> *"all main living rooms of dwellings…should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun:* and
>
> *"If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked."*[17]

A 2.44 The BRE Guidelines set out the overall methodology and criteria for the assessment of Sunlight in Chapter 3. The BRE Guidelines state:

> *"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.*
>
> *A point at the centre of the window on the outside face of the window wall may be taken.*
>
> *If this window reference point can receive more than one quarter of Annual Probable Sunlight Hours [25%], including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight.*
>
> *Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount above and less than 0.8 times their former value, either over the whole year or just during the winter months (21 September - 21 March), then the occupants of the existing building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant."*[18]

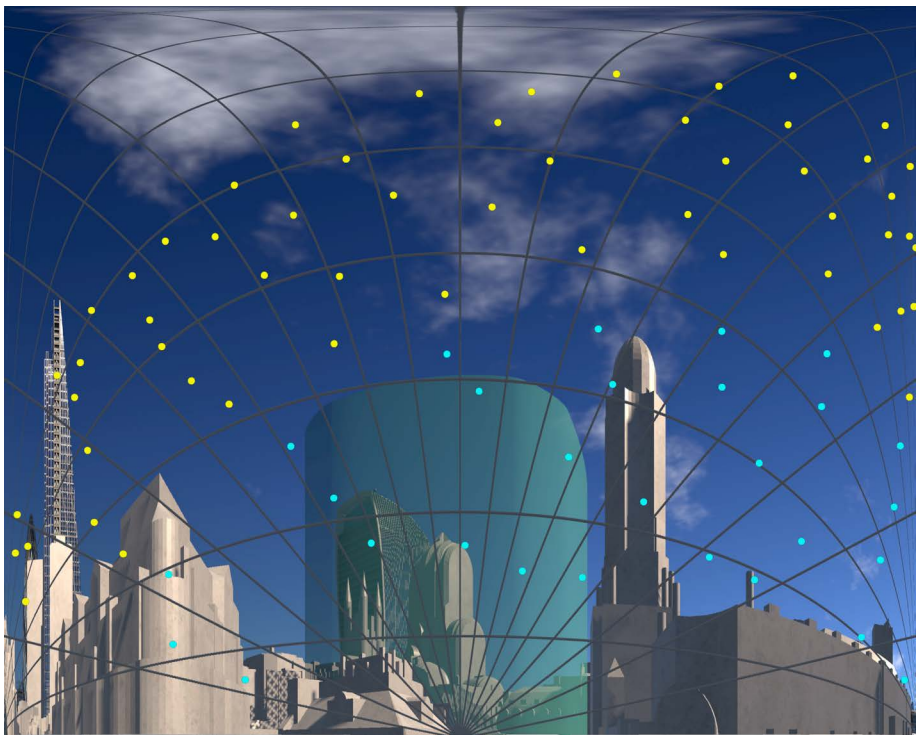

Figure 04: Waldram diagram

OVERSHADOWING

A 2.45 The BRE guidance in respect of overshadowing of amenity spaces is set out in section 3.3 of the handbook. Here it states as follows:

> *"Good site layout planning for daylight and sunlight should not limit itself to providing good natural lighting inside buildings. Sunlight in the spaces between buildings has an important impact on the overall appearance and ambiance of a development. It is valuable for a number of reasons:*
>
> - *To provide attractive sunlit views (all year)*
> - *To make outdoor activities, like sitting out and children's play more pleasant (mainly during the warmer months)*
> - *To encourage plant growth (mainly in spring and summer)*
> - *To dry out the ground, reducing moss and slime (mainly during the colder months)*
> - *To melt frost, ice and snow (in winter)*
> - *To dry clothes (all year)"*[19]

A 2.46 It must be acknowledged that in urban areas the availability of sunlight on the ground is a factor which is significantly controlled by the existing urban fabric around the site in question and so may have very little to do with the form of the development itself. Likewise, there may be many other urban design, planning and site constraints which determine and run contrary to the best form, siting and location of a proposed development in terms of availability of sun on the ground.

Sun Hours on Ground & Transient Overshadowing

A 2.47 The Sun Hours on Ground (SHOG) method of overshadowing assessment uses a simulation software to determine the areas which receive direct Sunlight and those which do not.

A 2.48 The BRE Guidelines suggest that the Spring Equinox (21 March) is a suitable date for the assessment as this is the midpoint of the sun's position throughout the year. Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not.

> *"It is recommended that for it [an amenity space] to appear adequately sunlit throughout the year at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable."*[20]

A 2.49 The Transient Overshadowing study is recommended where large buildings are proposed which may affect a number of gardens or open spaces. For the purpose of this assessment, the shadow is mapped at hourly intervals (from sun rise to sun set) on the following dates:

- 21 March (Spring equinox)
- 21 June (Summer solstice)
- 21 December (Winter solstice)

A 2.50 The September equinox is not assessed as this would provide the same results as those for 21 March.

A 2.51 The BRE guidelines do not provide any criteria for Transient Overshadowing.

BRE GUIDELINES: ADDITIONAL DAYLIGHT AND SUNLIGHT TESTS

Daylight - VSC and APSH to Rooms

A 2.52 As outlined within the BRE Guidelines the VSC value is calculated for each window; however -

> *"If a room has two or more windows of equal size, the mean of their VSC's may be taken".*[21]

A 2.53 Although not strictly in accordance with the BRE methodology, where a room is served by two or more windows of the same or different sizes, the VSC value to the room can be calculated by applying an average weighting calculation to understand the VSC value to the room. The formula used is as follows;

Σ(Vn*An) / ΣAn

Where:

V = window VSC
A = window area
n = the number of windows

A 2.54 The BRE provide a methodology to calculate APSH in relation to the room and window.

> *"If a room has multiple windows on the same walls or adjacent walls, the highest value of ASPH should be taken. If a room has two windows on opposite walls, the ASPH due to each can be added together."*[22]

A 2.55 The above extract of the BRE is in relation to proposed units rather than existing buildings. It does, however, make sense to apply this methodology to existing rooms. A room served by multiple windows could receive the benefit of Sunlight entering from all of them and not just one.

A 2.56 GIA calculate the APSH room assessment in the following way:

1 The sunlight hours (both winter and annual) are calculated for each window. Instead of simply returning the overall per cent pass rate, i.e. one figure for winter, and one for the whole year, the yes/no result of each of the 100 sun spots is tracked. For this accounting to work, each sun dot needs to be assigned a unique identifier, e.g. from 1 to 100;

2 The sets of 100 sun spots are combined for each room using Boolean logic, i.e. conjunctions of yes/no values. The outcome of this step is a set of 100 yes/no values corresponding to the 100 sun spots, but on a per-room basis. Each per-room dot is counted if it is unobstructed for at least one of its windows; and

3 The unobstructed sun dots for the room are summed up and expressed as a percentage of the total number of annual and winter spots. This returns the per-room pass rate consistent with Section 3.1.10 of BR 209.

Balconies/Overhangs

A 2.57 The BRE recognises that existing architectural features on neighbouring buildings such as balconies and overhangs inherently restrict the quantum of skylight to a window. The BRE Guidelines note on page 5, paragraph 2.1.17 and page 8, paragraph 2.2.11:

> *"This is a particular problem if there are large obstructions opposite; with the combined effect of the overhang and the obstruction, it may be impossible to see the sky from inside the room, and hence to receive any direct skylight or sunlight at all."*

> *"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and the area receiving direct skylight, for both the existing and proposed situations, without the balcony in place."*[23]

A 2.58 As noted by the BRE Guidelines, where there are existing overhanging features larger reductions in skylight and sunlight may be unavoidable and alternative criteria can be used. The guidance suggests that in such situations a calculation is carried out that excludes the balcony or the obstruction.

DAYLIGHT - MIRROR MASSING & ADJOINING DEVELOPMENT LAND

Alternative target Values for Skylight and Sunlight Access "Mirror Massing"

A 2.59 The BRE Guidelines provide a calculation for the VSC and APSH analysis to quantify an appropriate alternative value based on the context of an environment. This approach is known as the 'mirror image' analysis (see Figure 05).

A 2.60 The BRE notes:

> *"where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. Figure 3 shows an example where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary."*[24]

A 2.61 This analysis is used to understand the levels of Daylight (VSC) and Sunlight (APSH) that would be experienced by an extant neighbouring property if there were a building of the same height and extent opposite.

A 2.62 The mirror image assessment is fairly simplistic and is not, therefore, easily applied to large and complex site footprints which are not all built at equal distances from the site boundary or of the same footprint.

Adjoining Development Land

A 2.63 The *"Adjoining Development Land"* analysis provided within the BRE Guidelines is a simple test to ensure that a proposal is a reasonable distance from the boundary so as to *"enable future nearby developments to enjoy a similar access to daylight."*

A 2.64 The BRE comments that:

> *"The diffuse daylight coming over the boundary may be quantified in the following way. As a first check, draw a section in a plane perpendicular to the boundary (Figure 21). If a road separates the two sites then the centre line of the road should be taken. Measure the angle to the horizontal subtended at a point 1.6 m. above the boundary by the proposed new buildings. If this angle is less than 43 ° then there will normally still be the potential for good daylighting on the adjoining development site (but see Sections 2.3.6 and 2.3.7)."*[25]
>
> *"The guidelines above should not be applied too rigidly. A particularly important exception occurs when the two sites are very unequal in size and the proposed new building is larger in scale than the likely future development nearby. This is because the numerical values above are derived by assuming the future development will be exactly the same size as the ·proposed new building (Figure 22). If the adjoining sites for development are a lot smaller, a better approach is to make a rough prediction of where the nearest window wall of the future development may be; then to carry out the 'new building' analysis in Section 2.1 for this window wall."*[26]
>
> *"The 43° angle should not be used as a form generator, to produce a building which slopes or steps down towards the boundary. Compare Figure 23 with Figure 22 to see how this can result in a higher than anticipated obstruction to daylight. In Figure 23 the proposed building subtends 34° at its mirror image, rather than the maximum of 25° suggested here. In cases of doubt, the best approach is again to carry out a new building analysis for the most likely location of a window wall of a future development."*[27]

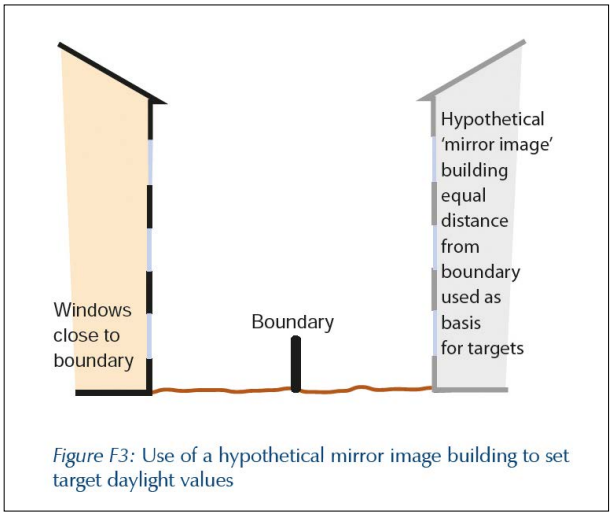

Image © BRE Guidelines

Figure 05: Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 64 Figure F3

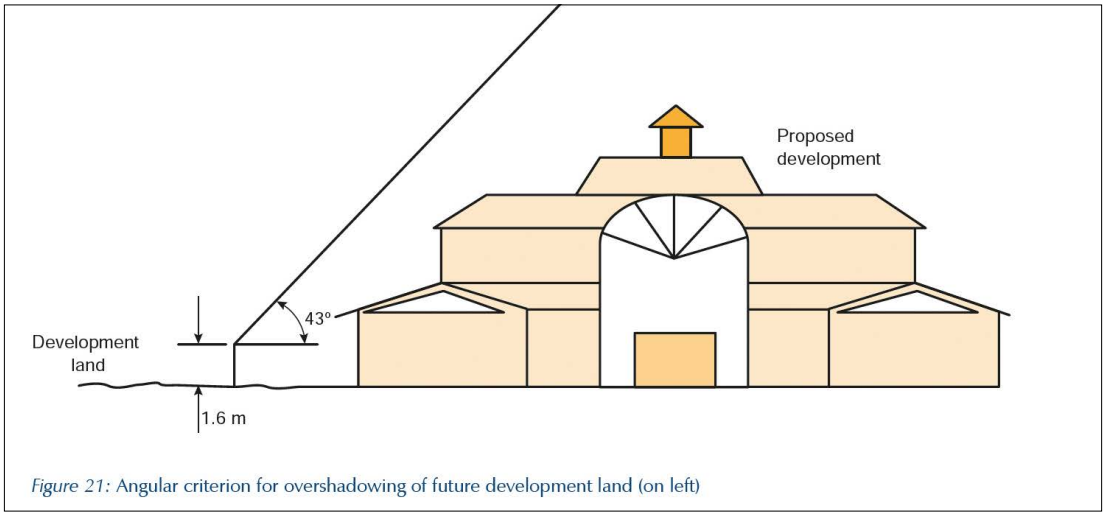

Figure 21: Angular criterion for overshadowing of future development land (on left)

Figure 06: Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 11 Figure F21

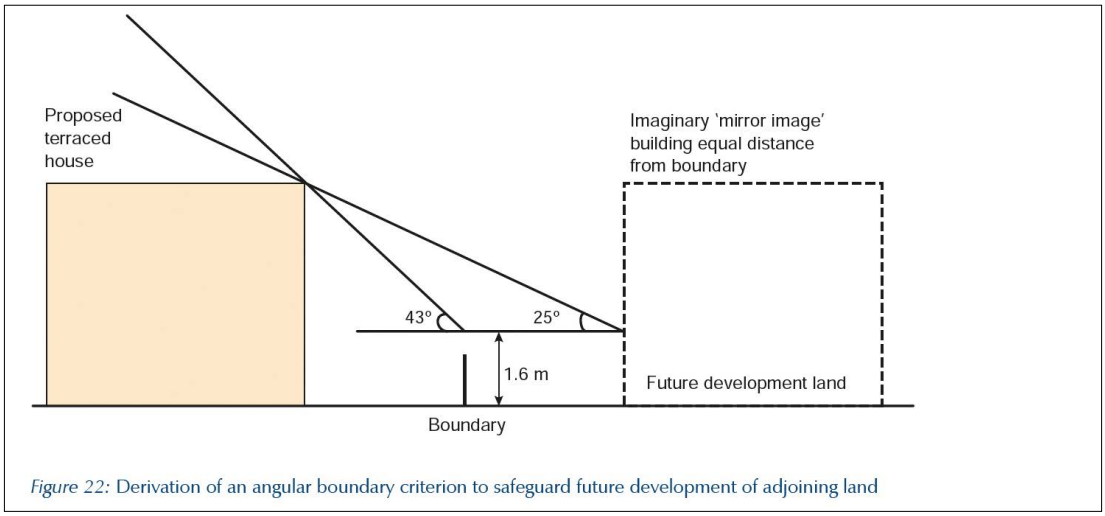

Figure 22: Derivation of an angular boundary criterion to safeguard future development of adjoining land

Figure 07: Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 12 Figure 22

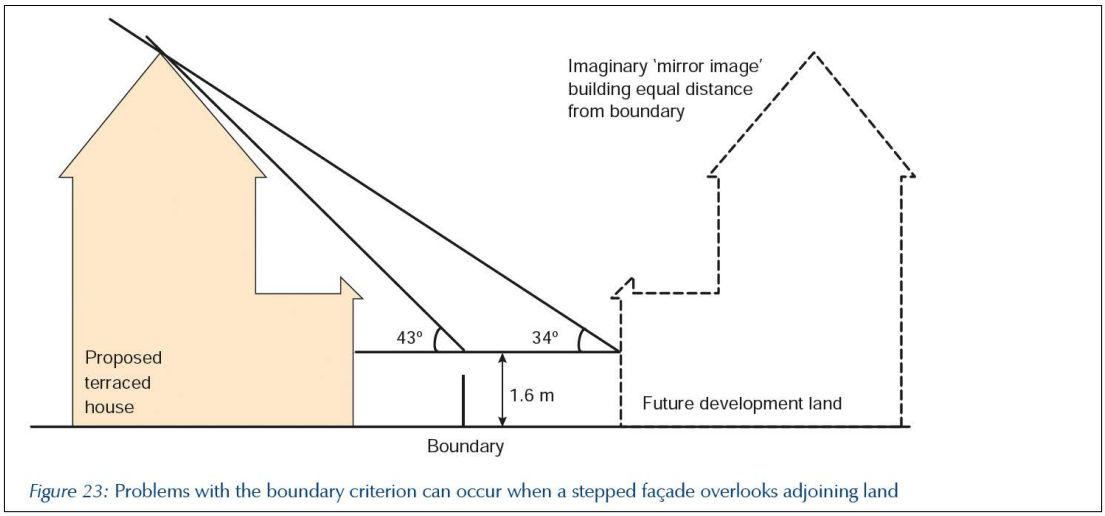

Figure 23: Problems with the boundary criterion can occur when a stepped façade overlooks adjoining land

Figure 08: Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 12 Figure 23

A 2.65 As is outlined above the Adjoining Development Land analysis is predicated on ensuring that a proposal next to future development land is not negatively impacting the ability to develop in consideration of light matters.

Other Amenity Considerations

A 2.66 Daylight and sunlight is one factor among many under the heading of residential amenity considerations for any given development design or planning application; others include:

- outlook;
- sense of enclosure;
- privacy;
- access to outdoor space e.g. balconies or communal garden/courtyard.

CONTEXT METHODOLOGY

A 2.67 In May 2019 the British Standard (BS8206-2:2008) was superseded by the new European Standard on daylight *"BS EN 17037:2018 Daylight in buildings"* but this standard is only applicable for assessing the levels of light within proposed developments. Until and unless it is revised, therefore, BR209 remains the basis for assessing impacts to neighbours and the new European Standard is not relevant for this report.

ENDNOTES

1 Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 1, paragraph 1.6

2 Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 7, paragraph 2.2.3

3 Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 7 paragraph 2.2.2

4 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 1, paragraph 1.6

5 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page v

6 Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, Glossary page viii

7 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 7, paragraph 2.2.7

8 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, Glossary page viii

9 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 7, paragraph 2.2.8

10 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 8, paragraph 2.2.9

11 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, Glossary page viii

12 British Standard 8206-2:2008, page 9, paragraph 5.6

13 British Standard 8206-2:2008, page 9, paragraph 5.5

14 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 64, paragraph F8

15 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, Glossary page viii

16 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 17, paragraph 3.2.11

17 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 16 paragraph 3.2.3 and paragraph 3.2.4

18 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 16 paragraph 3.2.3, paragraph 3.2.4 and 3.2.5 and page 17 paragraph 3.2.6

19 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 18, paragraph 3.3.1

20 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 20, paragraph 3.3.17

21 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 7, paragraph 2.2.6

22 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 16, paragraph 3.1.12

23 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 5, paragraph 2.1.17 and page 8, paragraph 2.2.11

24 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 62, paragraph F5

25 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 11, paragraph 2.3.3

26 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 11, paragraph 2.3.6

27 Littlefair, P. (2011). Site layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: IHS BRE Press, page 11 paragraph 2.3.7

APPENDIX 03
DRAWINGS

APPENDIX 03
DRAWINGS:

EXISTING

PLAN VIEW
SCALE 1:500 @A3

SOURCES OF INFORMATION

IR01-0810-2020-Wimshurst Pellereti

IR02-1703-2021-Wimshurst Pellereti

IR03-find Maps

IR04-0604-2021-Wimshurst Pellereti

.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
ALL HEIGHTS AND DIMENSIONS GIVEN IN m AOD

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
MEADOW HALL
TW10 6DB

DRAWING NAME:
PLAN VIEW EXISTING
EXISTING SCENARIO

DWN BY	SCALE	CHK BY	DATE	REV No.
RvdL	1:500 @A3	AH	APRIL 21	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
17227	01	-	02	01

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Belvedere Road
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f 020 7202 1401
mail@gia.uk.com
www.gia.uk.com
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SOURCES OF INFORMATION

IR01-0810-2020-Wimshurst Pellereti

IR02-1703-2021-Wimshurst Pellereti

IR03-find Maps

IR04-0604-2021-Wimshurst Pellereti

.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
ALL HEIGHTS AND DIMENSIONS GIVEN IN m AOD

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
MEADOW HALL
TW10 6DB

DRAWING NAME:
3D VIEW EXISTING
EXISTING SCENARIO

DWN BY	SCALE	CHK BY	DATE	REV No.
RvdL	NTS	AH	APRIL 21	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
17227	01	-	02	02

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www.gia.uk.com
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SOURCES OF INFORMATION

IR01-0810-2020-Wimshurst Pellereti

IR02-1703-2021-Wimshurst Pellereti

IR03-find Maps

IR04-0604-2021-Wimshurst Pellereti

.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
ALL HEIGHTS AND DIMENSIONS GIVEN IN m AOD

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
MEADOW HALL
TW10 6DB

DRAWING NAME:
3D VIEW EXISTING
EXISTING SCENARIO

DWN BY	SCALE	CHK BY	DATE	REV No.
RvdL	NTS	AH	APRIL 21	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
17227	01	-	02	03

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APPENDIX 03
DRAWINGS:

PROPOSED

SOURCES OF INFORMATION

IR01-0810-2020-Wimshurst Pellereti

IR02-1703-2021-Wimshurst Pellereti

IR03-find Maps

IR04-0604-2021-Wimshurst Pellereti

.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL
ALL HEIGHTS AND DIMENSIONS GIVEN IN m AOD

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
MEADOW HALL
TW10 6DB

DRAWING NAME:
PLAN VIEW PROPOSED
PROPOSED SCHEME_IR04

DWN BY	SCALE	CHK BY	DATE	REV No.
RvdL	1:500 @A3	AH	APRIL 21	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
17227	01	-	01	04

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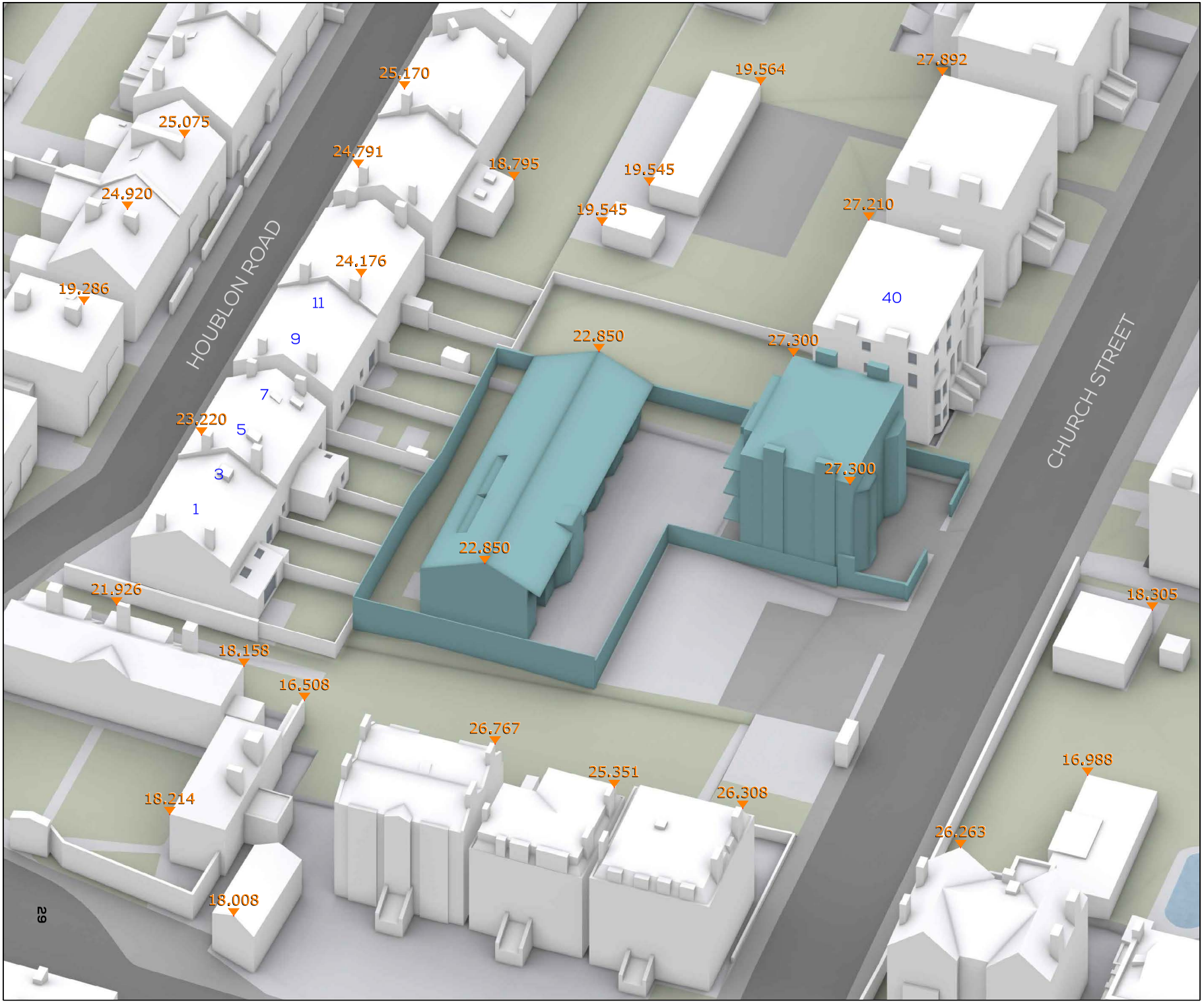

SOURCES OF INFORMATION

IR01-0810-2020-Wimshurst Pellereti

IR02-1703-2021-Wimshurst Pellereti

IR03-find Maps

IR04-0604-2021-Wimshurst Pellereti

.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL
ALL HEIGHTS AND DIMENSIONS GIVEN IN m AOD

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
MEADOW HALL
TW10 6DB

DRAWING NAME:
3D VIEW PROPOSED
PROPOSED SCHEME_IR04

DWN BY	SCALE	CHK BY	DATE	REV No.
RvdL	NTS	AH	APRIL 21	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
17227	01	-	01	05

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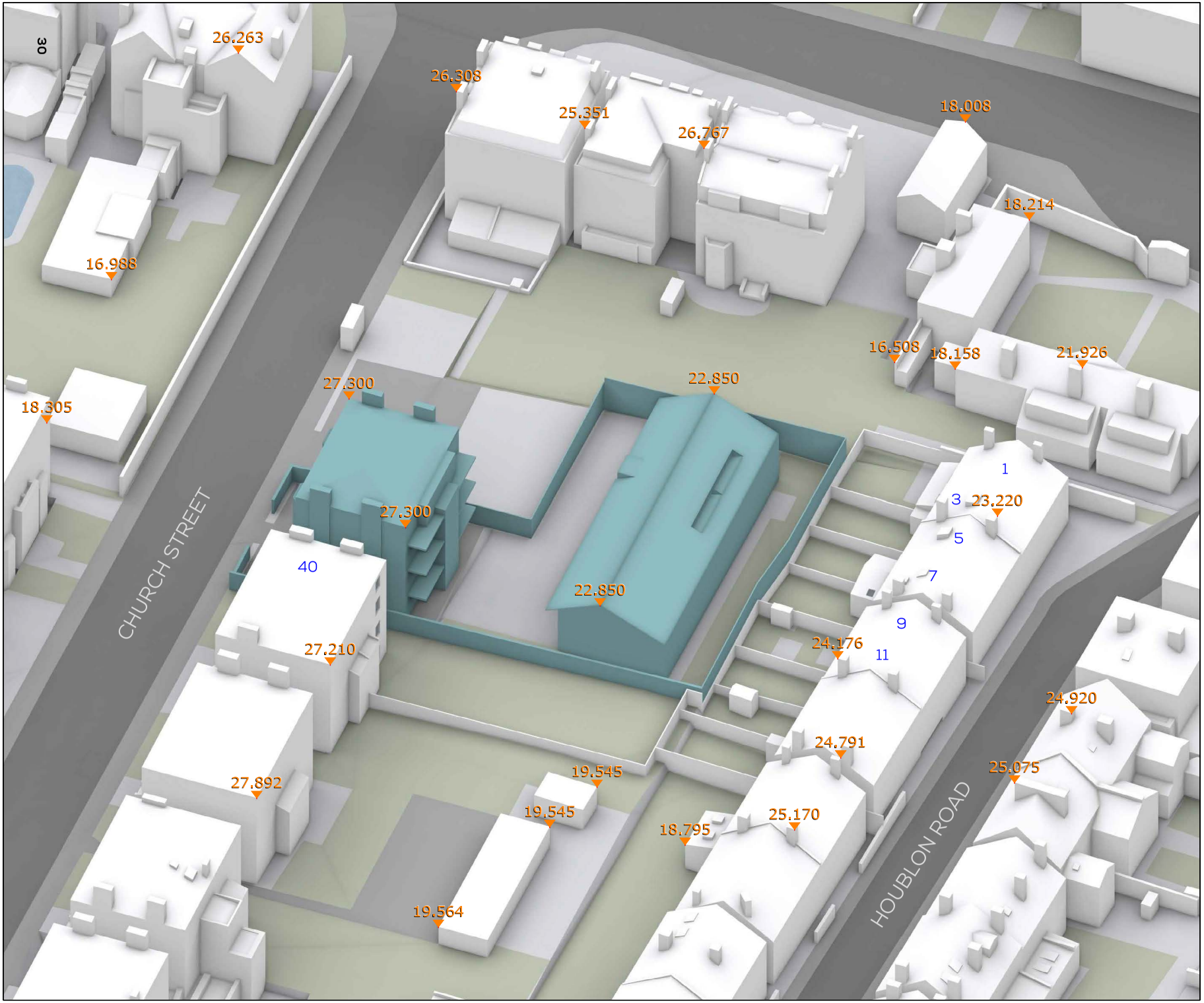

SOURCES OF INFORMATION

IR01-0810-2020-Wimshurst Pellereti

IR02-1703-2021-Wimshurst Pellereti

IR03-find Maps

IR04-0604-2021-Wimshurst Pellereti

.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL
ALL HEIGHTS AND DIMENSIONS GIVEN IN m AOD

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
MEADOW HALL
TW10 6DB

DRAWING NAME:
3D VIEW PROPOSED
PROPOSED SCHEME_IR04

DWN BY	SCALE	CHK BY	DATE	REV No.
RvdL	NTS	AH	APRIL 21	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
17227	01	-	01	06

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APPENDIX 04
RESULTS & CONTOURS

APPENDIX 04
RESULTS & CONTOURS:

EXISTING v PROPOSED (RESULTS)

						VSC (WINDOW)				VSC (ROOM)				NSL				APSH (WINDOW)						APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS SQM	LOSS %	EX.		PR.		LOSS %		EX.		PR.		LOSS %	
																		ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
40 CHURCH ROAD																													
B01	R1	RESIDENTIAL	LKD		W1/B01	19.4	19.4	0	0.0%	29.4	23.1	6.3	21.4%	95.9	81.1	4.5	15.4%	42	4	42	4	0.0%	0.0%	52	12	52	12	0.0%	0.0%
			LKD		W2/B01	29.9	29.9	0	0.0%									52	12	52	12	0.0%	0.0%						
			LKD		W3/B01	29.9	28.6	1.3	4.3%									32	9	32	9	0.0%	0.0%						
			LKD		W4/B01	36.6	9.7	26.9	73.5%									13	0	13	0	73.5%	0.0%						
	R2	RESIDENTIAL	BEDROOM		W5/B01	34.4	32.7	1.7	4.9%	34.4	32.7	1.7	4.9%	98.4	98.3	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F00	R1	RESIDENTIAL	LKD		W1/F00	7.3	7.3	0	0.0%	31.1	27	4.1	13.2%	98.3	88.1	3.0	10.3%	10	2	10	2	0.0%	0.0%	59	17	59	17	0.0%	0.0%
			LKD		W2/F00	27.6	27.6	0	0.0%									57	17	57	17	0.0%	0.0%						
			LKD		W3/F00	32.6	32.6	0	0.0%									58	17	58	17	0.0%	0.0%						
			LKD		W4/F00	31.7	30.9	0.8	2.5%									35	9	35	9	0.0%	0.0%						
			LKD		W5/F00	37.8	11.9	25.9	68.5%									13	0	13	0	68.5%	0.0%						
	R2	RESIDENTIAL	BEDROOM		W6/F00	36.7	36	0.7	1.9%	36.7	36	0.7	1.9%	98.2	98.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	RESIDENTIAL	LKD		W2/F01	35.4	35.4	0	0.0%	37.3	27.8	9.5	25.5%	97.4	91.8	1.2	5.8%	59	18	59	18	0.0%	0.0%	61	19	61	19	0.0%	0.0%
			LKD		W3/F01	38.9	23.8	15.1	38.8%									18	1	18	1	0.0%	0.0%						
			LKD		W4/F01	38.9	18	20.9	53.7%									8	0	8	0	53.7%	0.0%						
	R2	RESIDENTIAL	BEDROOM		W5/F01	39	38.9	0.1	0.3%	39	38.9	0.1	0.3%	96.8	96.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	LKD		W2/F02	37.4	37.4	0	0.0%	38.6	33.1	5.5	14.2%	98.2	96.7	0.3	1.6%	62	21	62	21	0.0%	0.0%	63	21	63	21	0.0%	0.0%
			LKD		W3/F02	39.5	31.7	7.8	19.7%									18	1	18	1	0.0%	0.0%						
			LKD		W4/F02	39.5	27.8	11.7	29.6%									8	0	8	0	5.9%	0.0%						
	R2	RESIDENTIAL	BEDROOM		W5/F02	39.4	39.4	0	0.0%	39.4	39.4	0	0.0%	97.8	97.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1 HOUBLON ROAD																													
F00	R1	RESIDENTIAL	UNKNOWN		W1/F00 / INC (2)	71.5	70.9	0.6	0.8%	41.6	38.8	2.8	6.7%	99.4	99.4	0.0	0.0%	65	23	63	21	3.1%	8.7%	67	24	65	22	3.0%	8.3%
			UNKNOWN		W2/F00 / INC (2)	73.8	73	0.8	1.1%									67	24	64	21	4.5%	12.5%						
			UNKNOWN		W3/F00	33.4	30	3.4	10.2%									57	21	50	15	12.3%	28.6%						
3 HOUBLON ROAD																													
F00	R1	RESIDENTIAL	UNKNOWN		W1/F00	31.9	28.2	3.7	11.6%	31.9	28.2	3.7	11.6%	96.1	86	2.0	10.5%	50	14	46	11	8.0%	21.4%	50	14	46	11	8.0%	21.4%
5 HOUBLON ROAD																													
F00	R1	RESIDENTIAL	UNKNOWN		W1/F00	29.6	26.6	3	10.1%	29.6	26.6	3	10.1%	96.3	82.8	1.5	14.1%	39	3	36	1	7.7%	66.7%	39	3	36	1	7.7%	66.7%
	R2	RESIDENTIAL	UNKNOWN		W2/F00	34.4	29.1	5.3	15.4%	34.4	29.1	5.3	15.4%	96.9	67.8	3.0	30.0%	57	19	49	15	14.0%	21.1%	57	19	49	15	14.0%	21.1%

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

						VSC (WINDOW)				VSC (ROOM)				NSL				APSH (WINDOW)						APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS SQM	LOSS %	EX.		PR.		LOSS %		EX.		PR.		LOSS %	
																		ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
7 HOUBLON ROAD																													
F00	R1	RESIDENTIAL	UNKNOWN		W3/F00	28.1	25	3.1	11.0%	28.1	25	3.1	11.0%	96.4	79	1.8	18.0%	48	15	45	12	6.3%	20.0%	48	15	45	12	6.3%	20.0%
	R2	RESIDENTIAL	UNKNOWN		W1/F00	34.4	29	5.4	15.7%	49.2	45.5	3.7	7.5%	100	100	0.0	0.0%	57	19	48	15	15.8%	21.1%	69	22	65	20	5.8%	9.1%
			UNKNOWN		W2/F00 / INC (2)	75.8	75.3	0.5	0.7%									69	22	65	20	5.8%	9.1%						
9 HOUBLON ROAD																													
F00	R1	RESIDENTIAL	UNKNOWN		W1/F00	34.6	31.3	3.3	9.5%	32.3	28.8	3.5	10.8%	96.6	87.9	1.7	9.0%	57	18	53	17	7.0%	5.6%	57	18	53	17	7.0%	5.6%
			UNKNOWN		W2/F00	31.2	27.6	3.6	11.5%									45	6	41	5	8.9%	16.7%						
11 HOUBLON ROAD																													
F00	R1	RESIDENTIAL	UNKNOWN		W1/F00	34.4	31.4	3	8.7%	31.8	28.7	3.1	9.7%	98.5	94.4	0.8	4.1%	55	16	51	15	7.3%	6.3%	55	16	51	15	7.3%	6.3%
			UNKNOWN		W2/F00	31.1	27.9	3.2	10.3%									42	7	38	6	9.5%	14.3%						

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

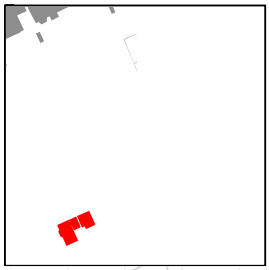
APPENDIX 04
RESULTS & CONTOURS:

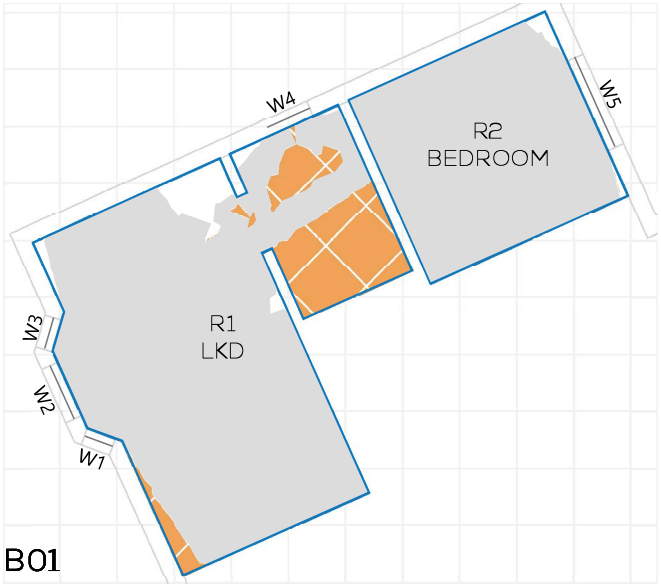
EXISTING v PROPOSED (CONTOURS)

NSL CONTOURS

PROJECT: 17227 - MEADOW HALL
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 40 CHURCH ROAD
DATE: 06/05/2021
SCHEME IR: IR02
DRAWING No.: 17227-REL01-IS02-DD1

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





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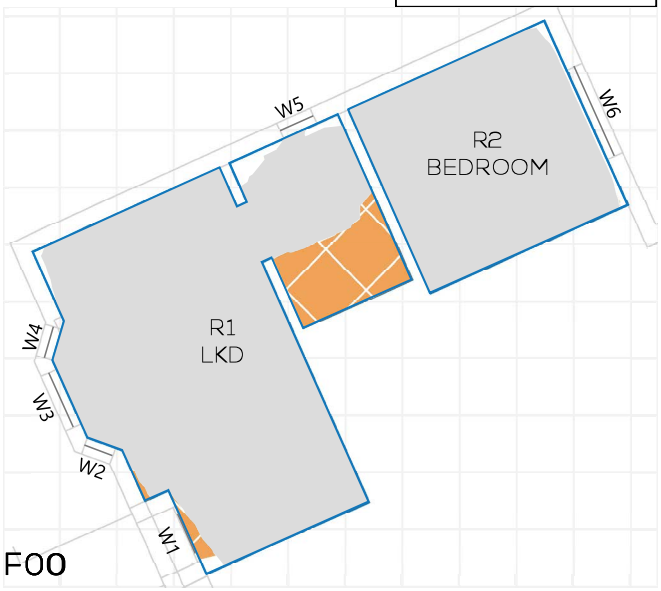

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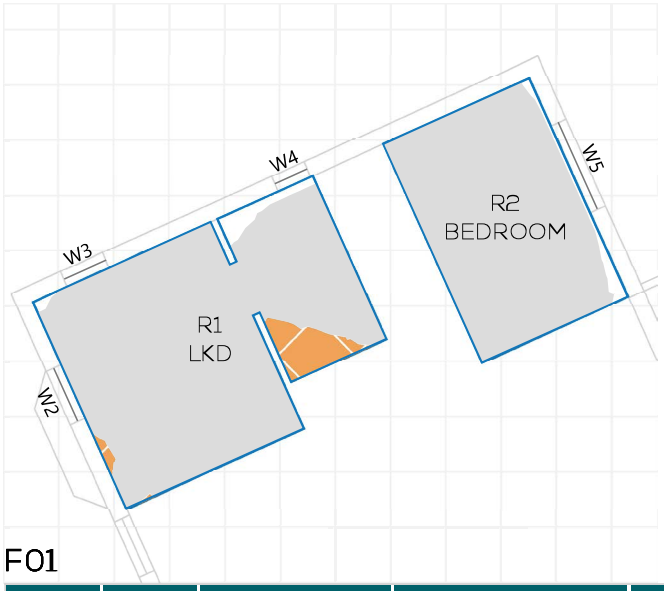

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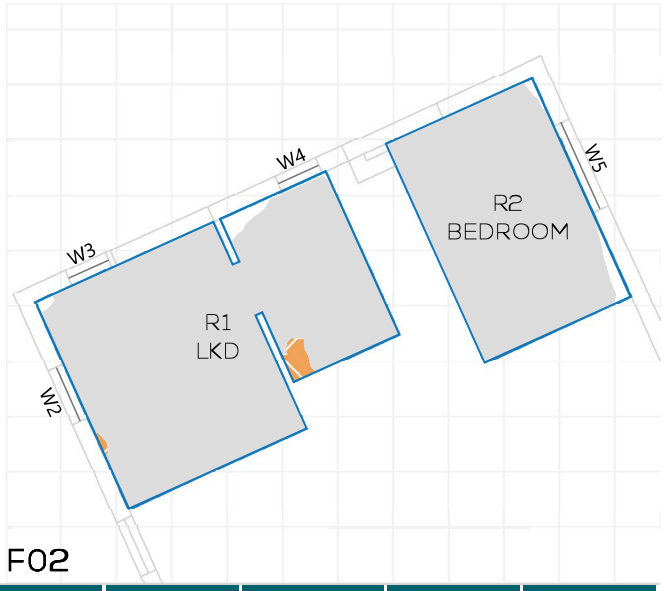


F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
40 CHURCH ROAD								
B01	R1	RESIDENTIAL	LKD	30.7	95.9	81.1	4.5	15.4
B01	R2	RESIDENTIAL	BEDROOM	13.4	98.4	98.3	0.0	0
F00	R1	RESIDENTIAL	LKD	30.0	98.3	88.1	3.0	10.3
F00	R2	RESIDENTIAL	BEDROOM	13.4	98.2	98.2	0.0	0
F01	R1	RESIDENTIAL	LKD	20.7	97.4	91.8	1.2	5.8
F01	R2	RESIDENTIAL	BEDROOM	12.6	96.8	96.8	0.0	0
F02	R1	RESIDENTIAL	LKD	21.4	98.2	96.7	0.3	1.6
F02	R2	RESIDENTIAL	BEDROOM	12.6	97.8	97.8	0.0	0

PROJECT: 17227 - MEADOW HALL
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 1 HOUBLON ROAD
DATE: 06/05/2021
SCHEME IR: IR02
DRAWING No.: 17227-REL01-IS02-DD2

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

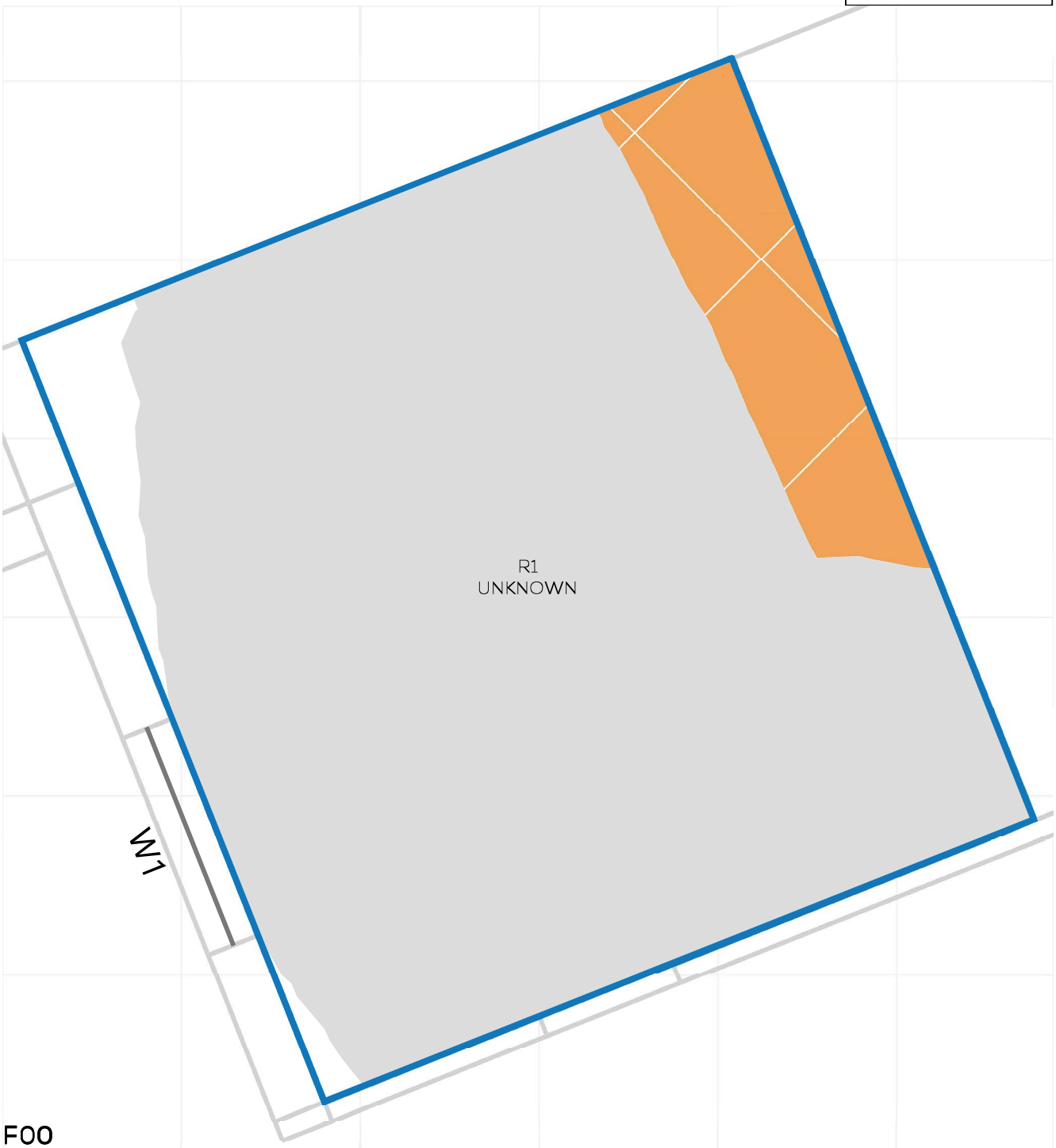
F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1 HOUBLON ROAD								
F00	R1	RESIDENTIAL	UNKNOWN	21.3	99.4	99.4	0.0	0

NSL CONTOURS

PROJECT: 17227 - MEADOW HALL
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 3 HOUBLON ROAD
DATE: 06/05/2021
SCHEME IR: IR02
DRAWING No.: 17227-REL01-IS02-DD3

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

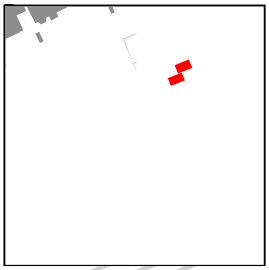


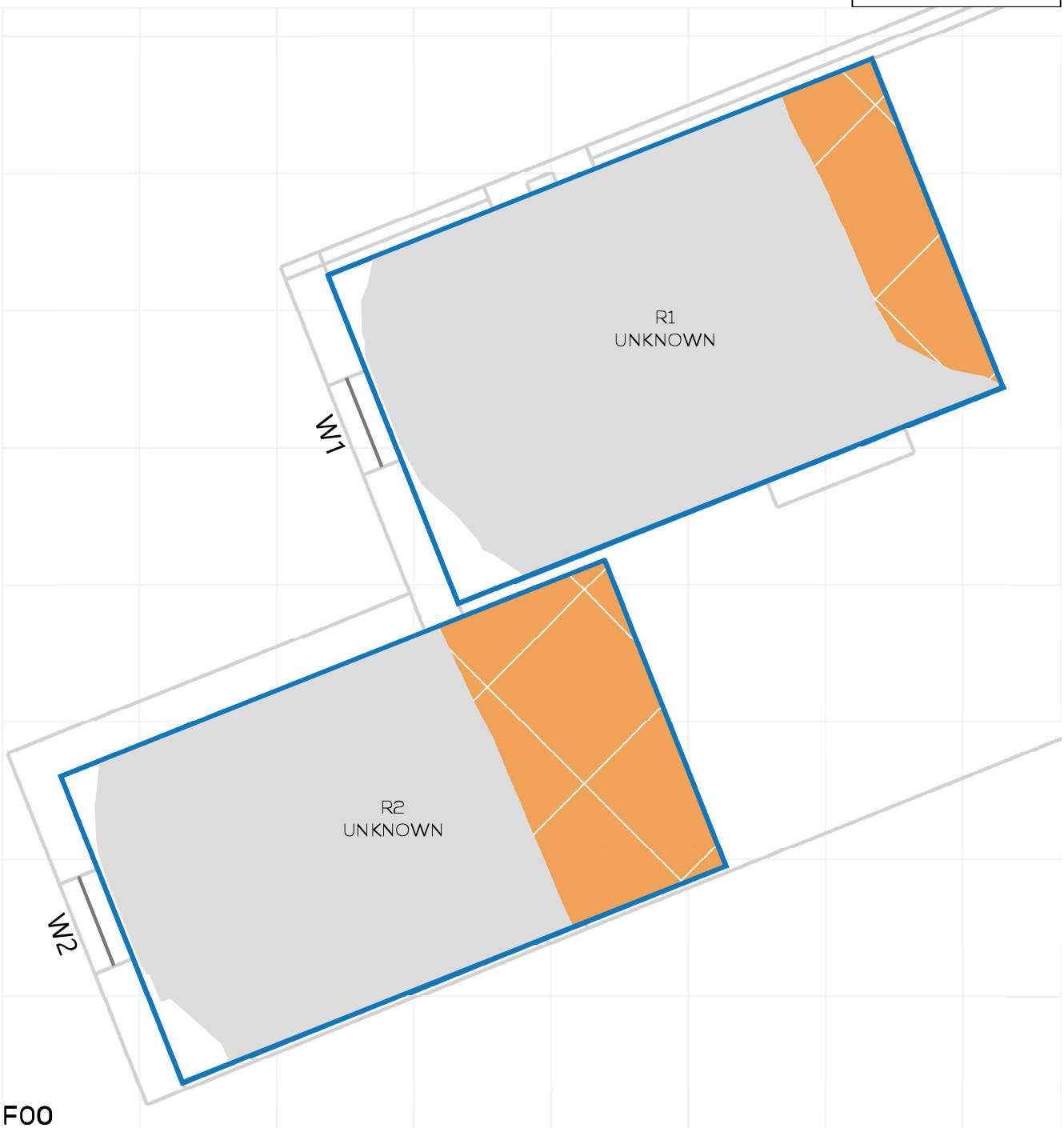
F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA=sqm	EXISTING %	PROPOSED %	LOSS=sqm	LOSS %
3 HOUBLON ROAD								
F00	R1	RESIDENTIAL	UNKNOWN	19.6	96.1	86	2.0	10.5

PROJECT: 17227 - MEADOW HALL
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 5 HOUBLON ROAD
DATE: 06/05/2021
SCHEME IR: IR02
DRAWING No.: 17227-REL01-IS02-DD4

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
5 HOUBLON ROAD								
F00	R1	RESIDENTIAL	UNKNOWN	11.0	96.3	82.8	1.5	14.1
F00	R2	RESIDENTIAL	UNKNOWN	10.2	96.9	67.8	3.0	30

NSL CONTOURS

PROJECT: 17227 - MEADOW HALL
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 7 HOUBLON ROAD
DATE: 06/05/2021
SCHEME IR: IR02
DRAWING No.: 17227-REL01-IS02-DD5

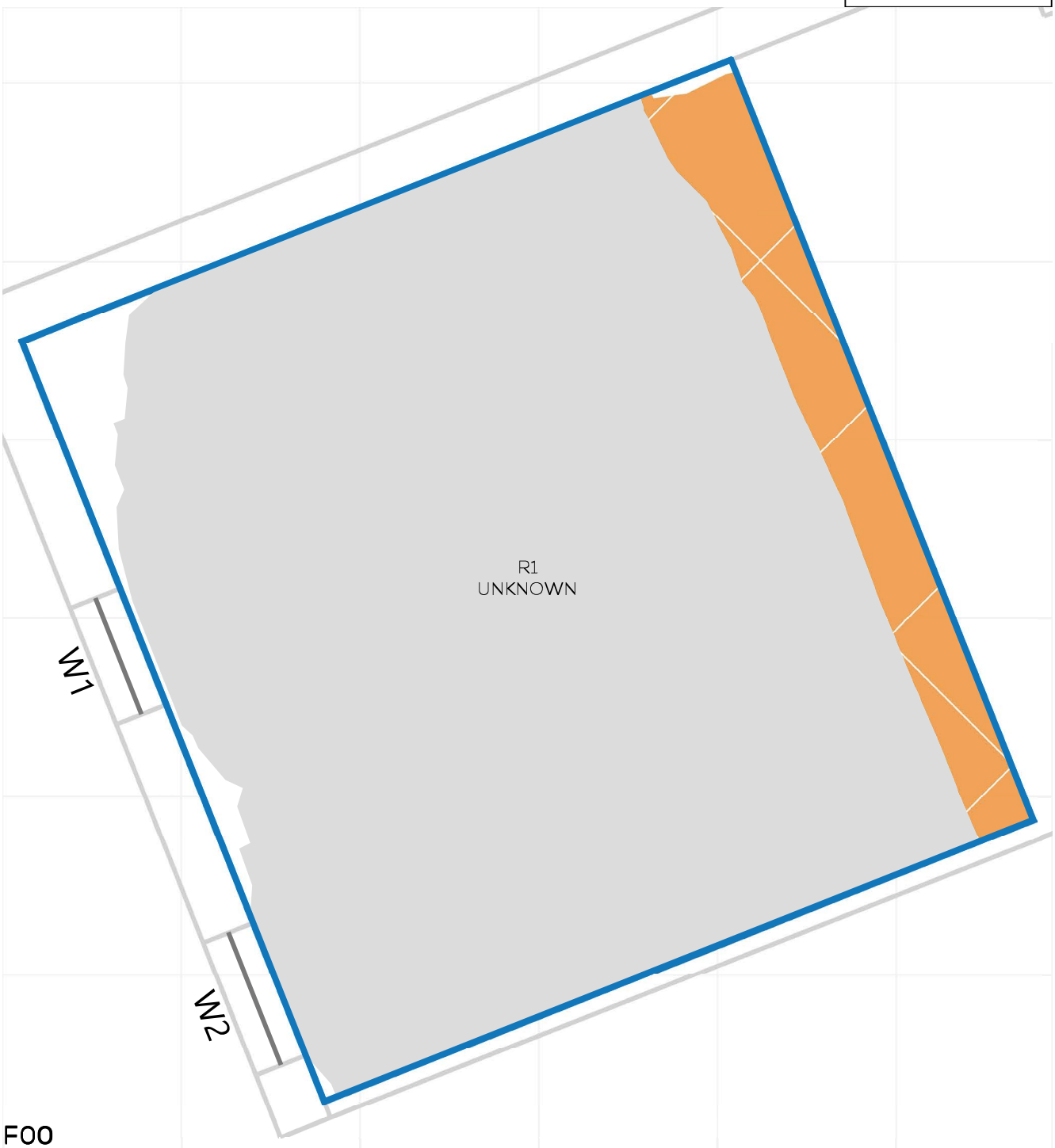
KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
7 HOUBLON ROAD								
F00	R1	RESIDENTIAL	UNKNOWN	10.4	96.4	79	1.8	18
F00	R2	RESIDENTIAL	UNKNOWN	9.3	100	100	0.0	0

PROJECT: 17227 - MEADOW HALL
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 9 HOUBLON ROAD
DATE: 06/05/2021
SCHEME IR: IR02
DRAWING No.: 17227-REL01-IS02-DD6

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F00

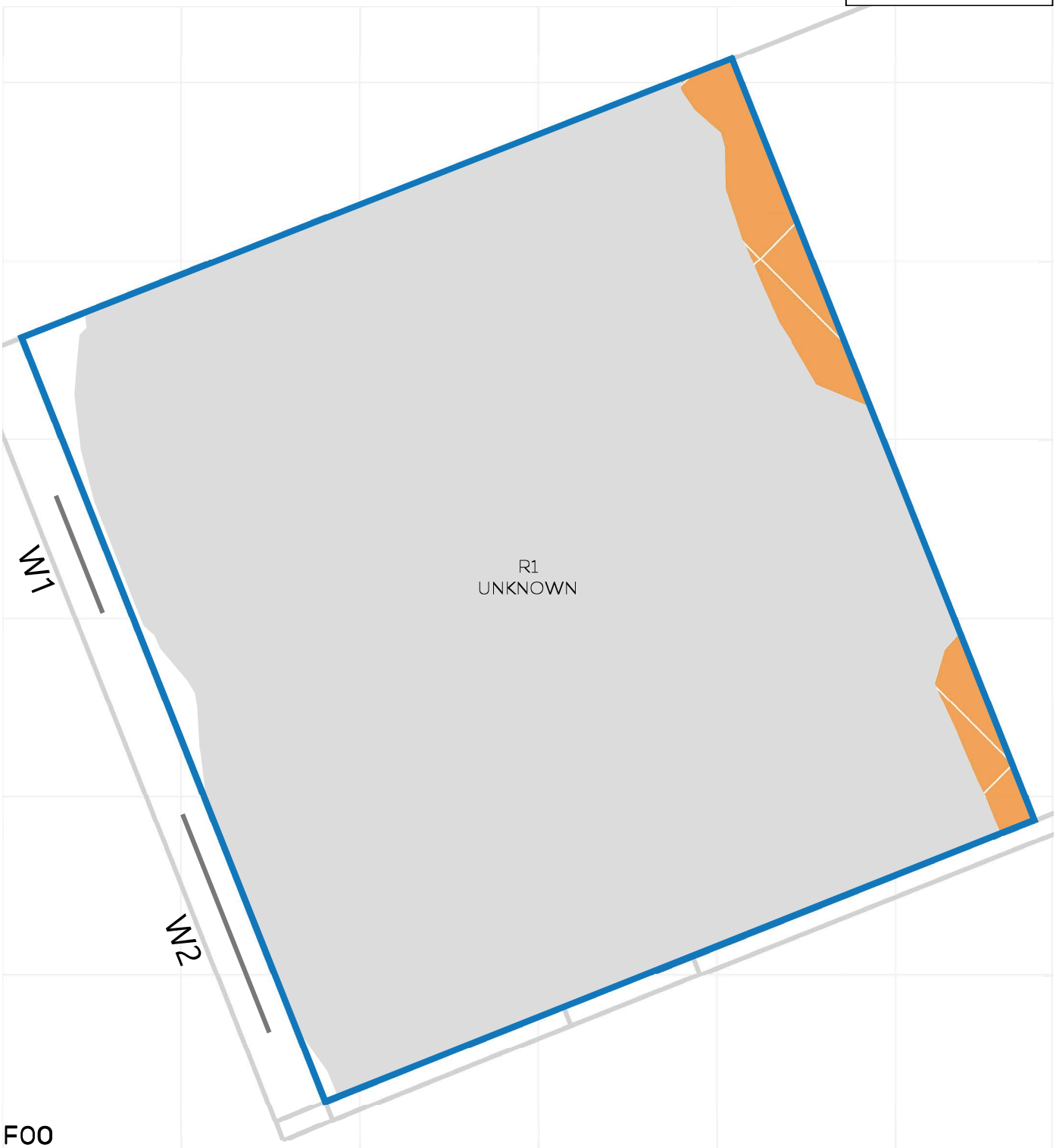
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA=sqm	EXISTING %	PROPOSED %	LOSS=sqm	LOSS %
9 HOUBLON ROAD								
F00	R1	RESIDENTIAL	UNKNOWN	19.6	96.6	87.9	1.7	9

NSL CONTOURS

PROJECT: 17227 - MEADOW HALL
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 11 HOUBLON ROAD
DATE: 06/05/2021
SCHEME IR: IR02
DRAWING No.: 17227-REL01-IS02-DD7

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
11 HOUBLON ROAD								
F00	R1	RESIDENTIAL	UNKNOWN	19.6	98.5	94.4	0.8	4.1

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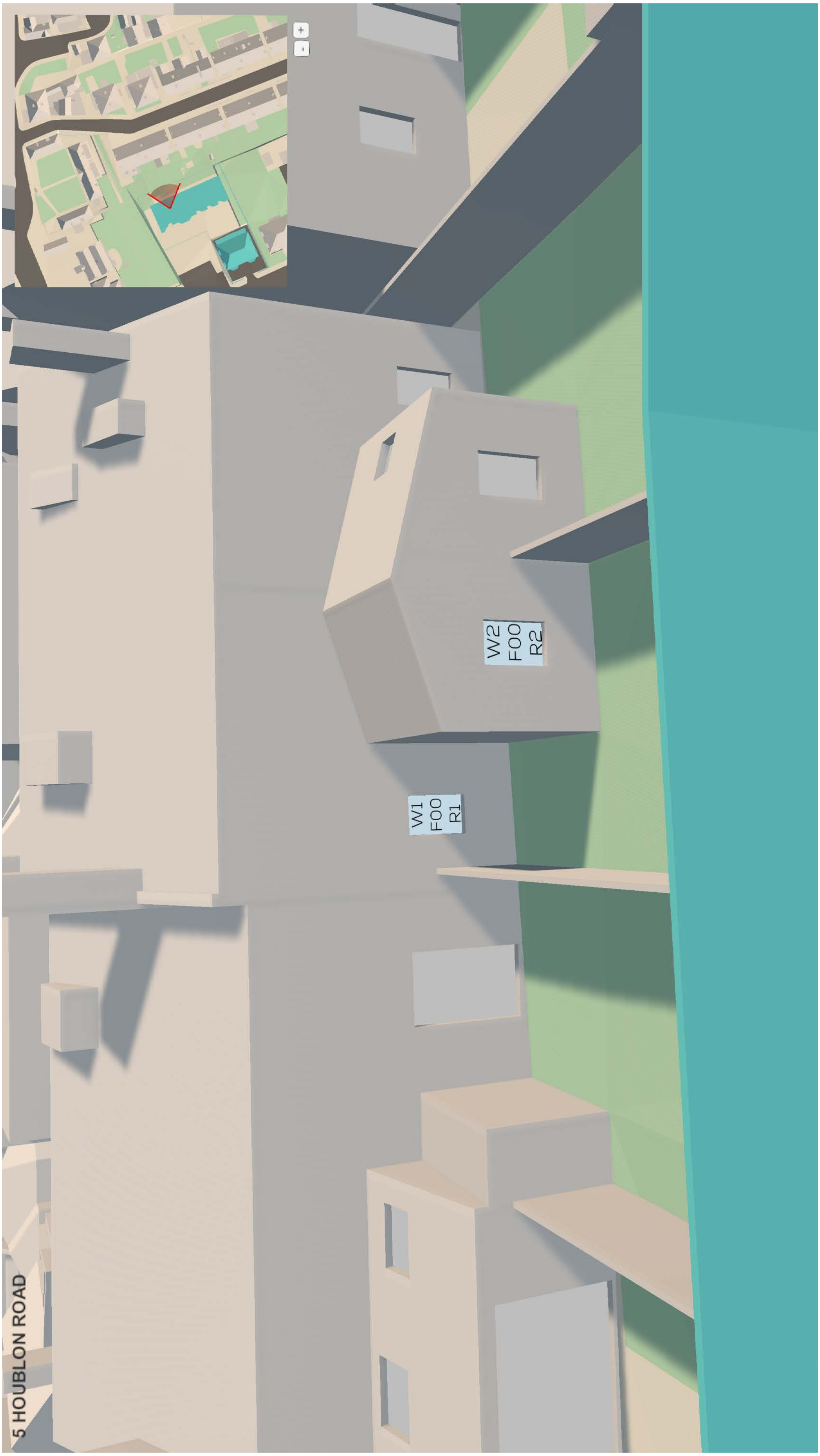
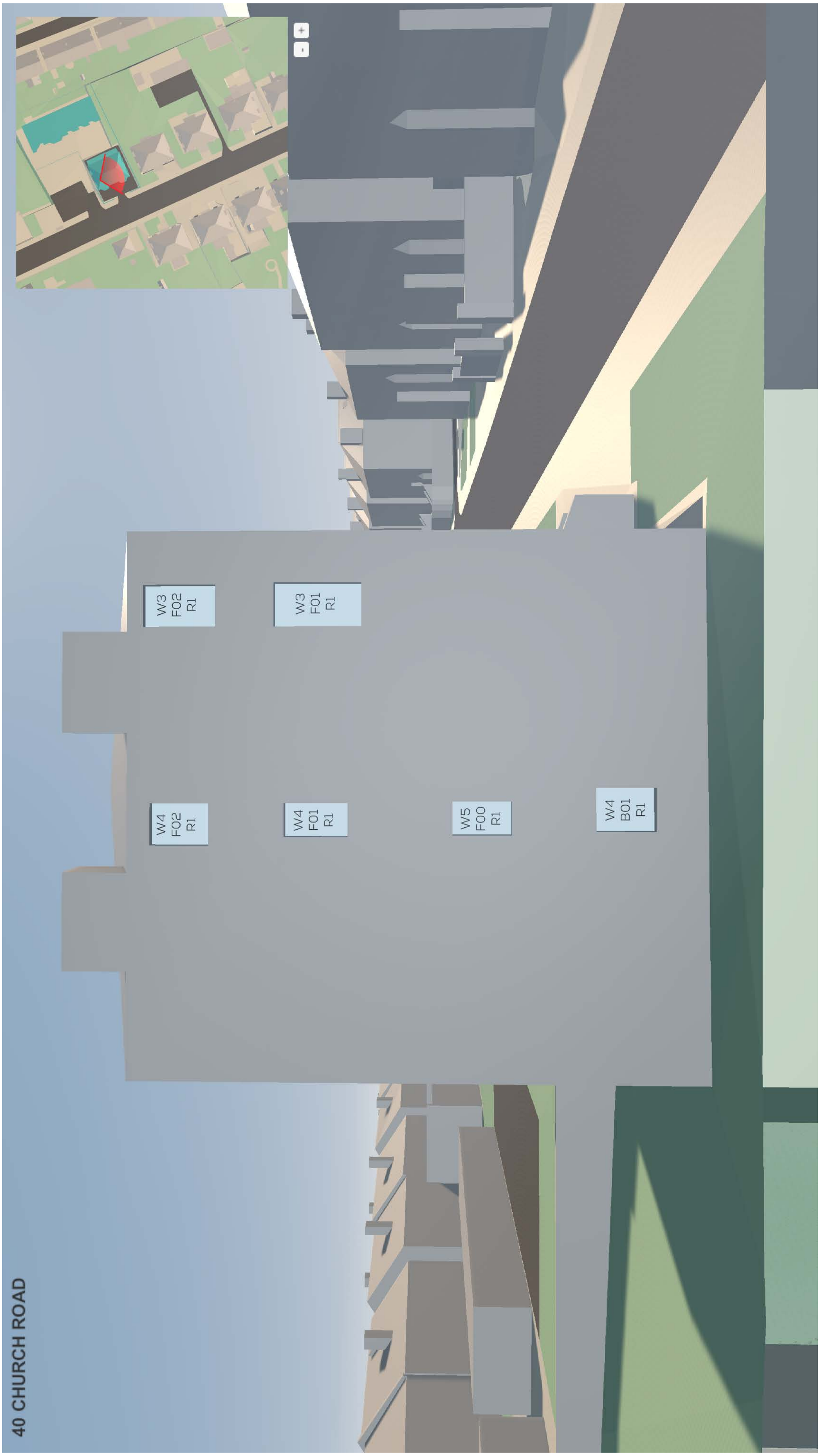
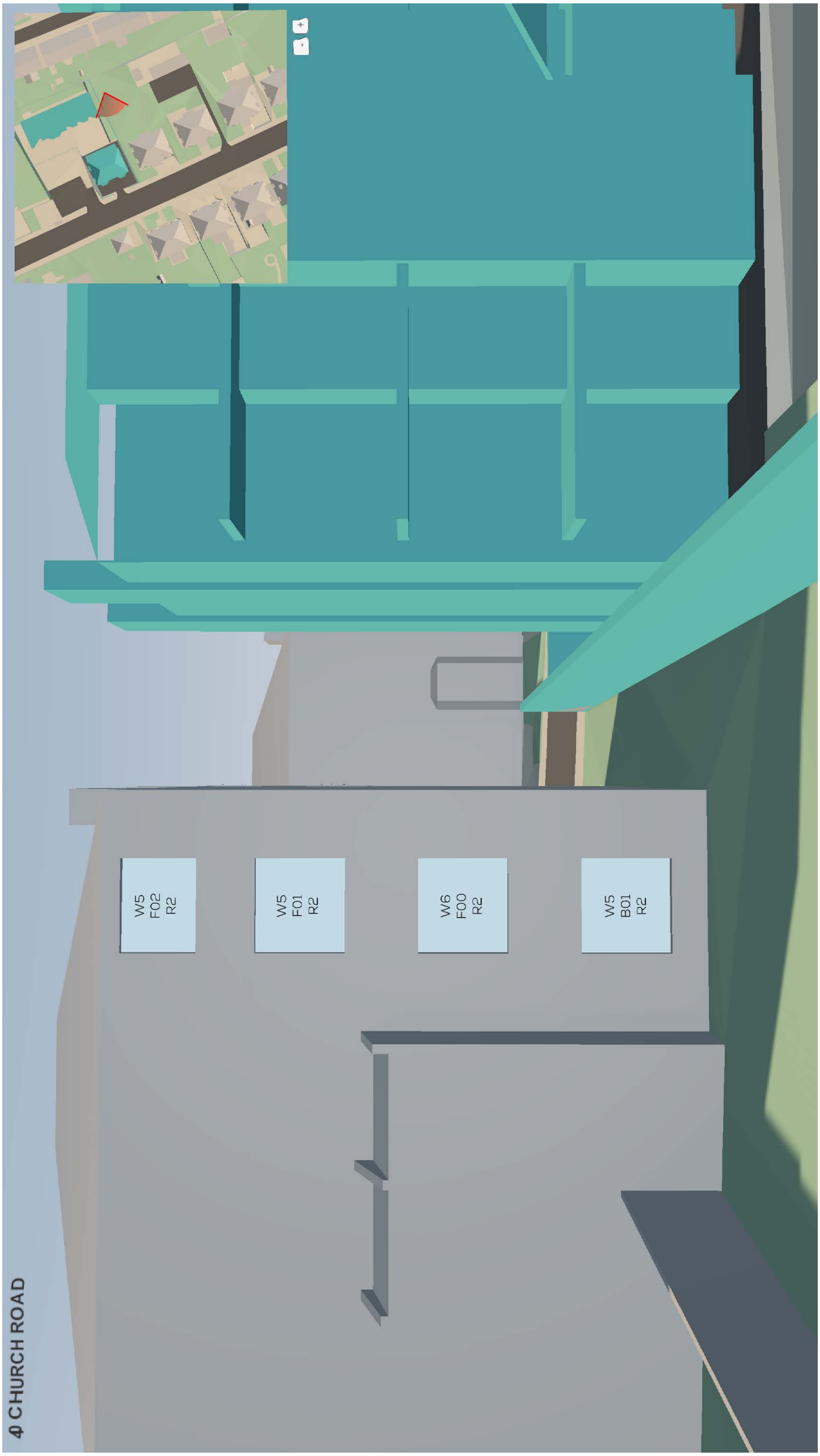
APPENDIX 05
WINDOW MAPS

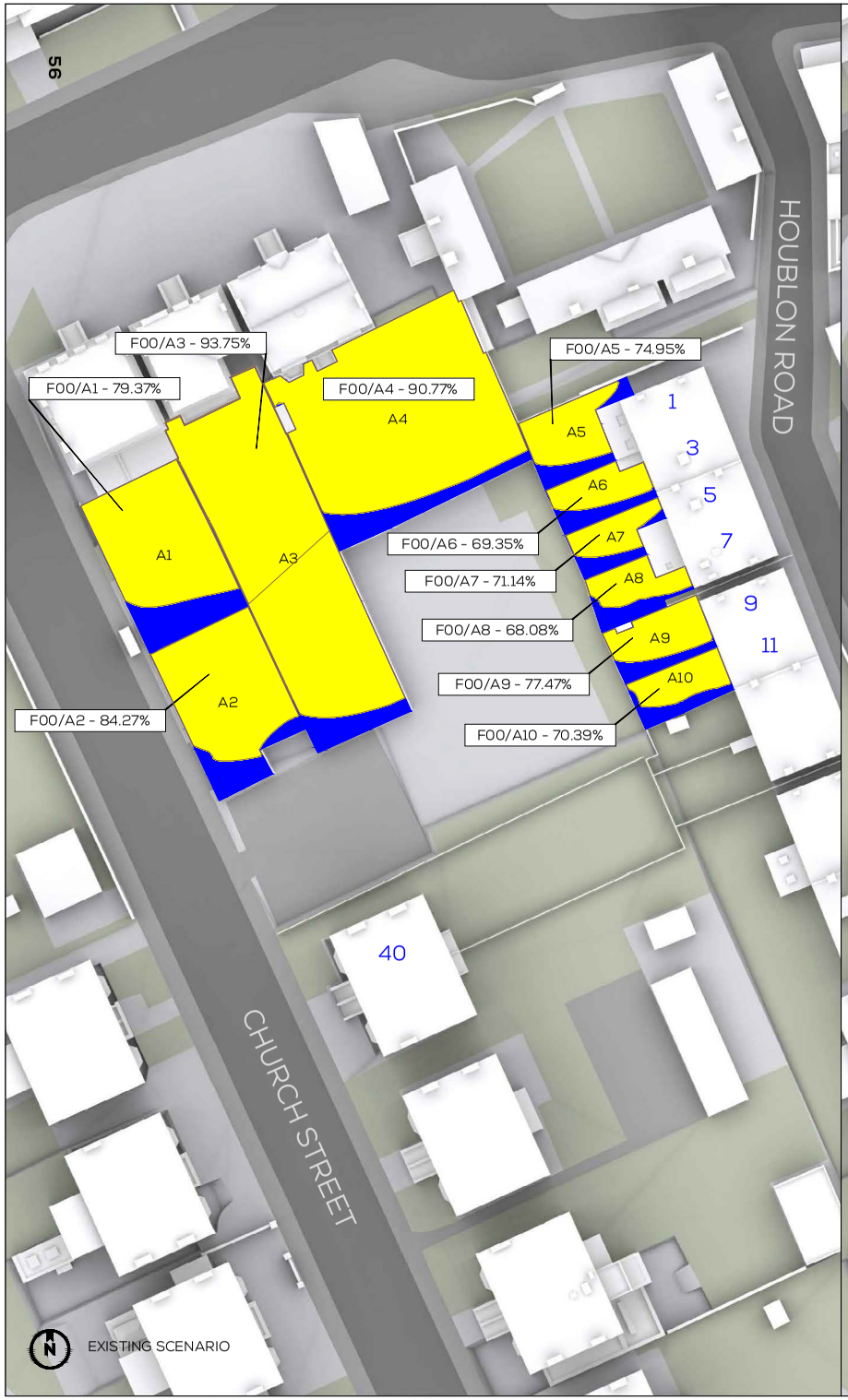

5 HOUBLON ROAD
W2
F00
R2
W1
F00
R1

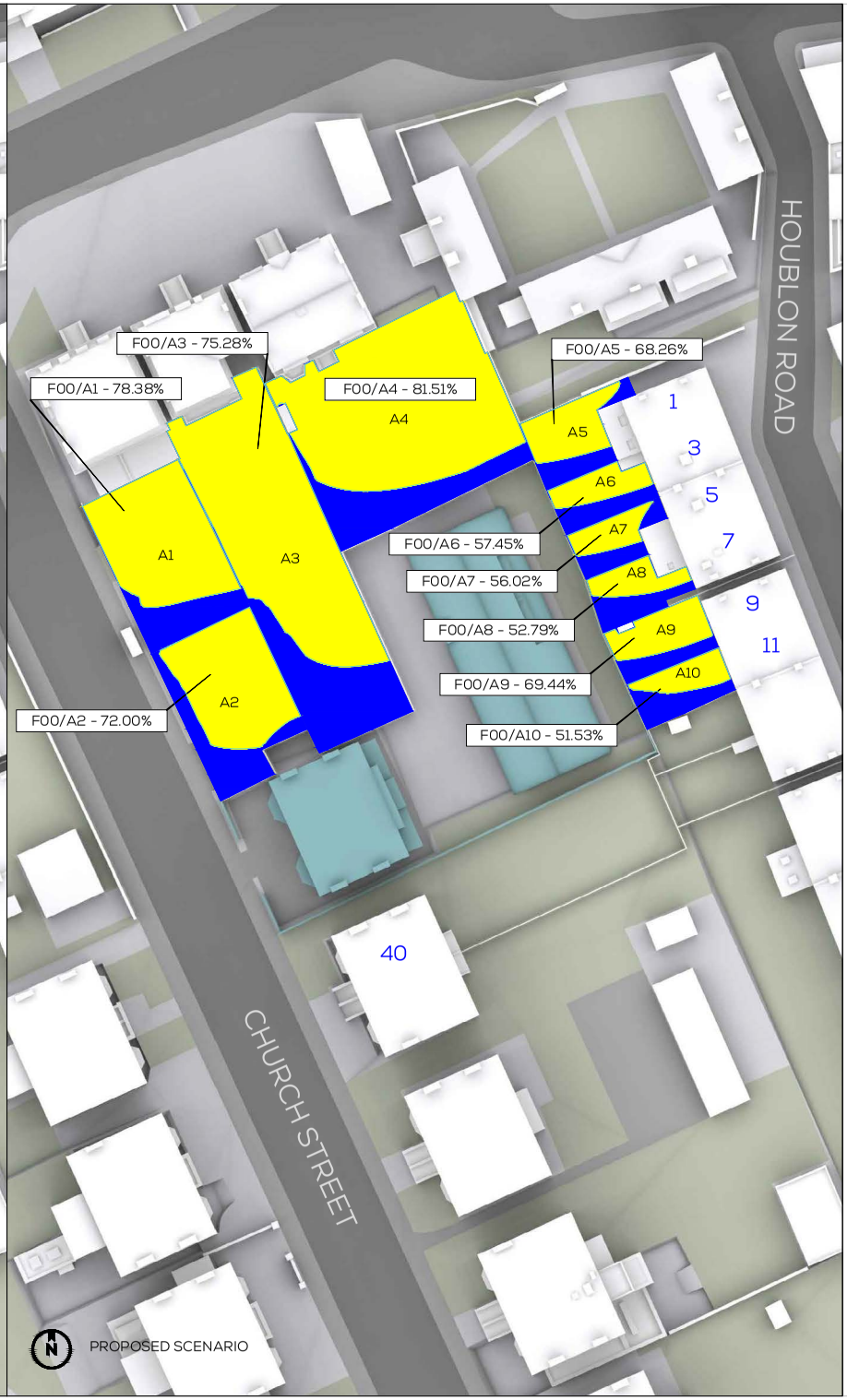

40 CHURCH ROAD
W3 F02 R1
W3 F01 R1
W4 F02 R1
W4 F01 R1
W5 F00 R1
W4 B01 R1


40 CHURCH ROAD
W2 F02 R1
W2 F01 R1
W1 F00 R1
W2 F00 R1
W3 F00 R1
W4 F00 R1
W1 B01 R1
W2 B01 R1
W3 B01 R1


4 CHURCH ROAD
W5 F02 R2
W5 F01 R2
W6 F00 R2
W5 B01 R2

APPENDIX 06
OVERSHADOWING





SOURCES OF INFORMATION

IR01-0810-2020-Wimshurst Pellereti

IR02-1703-2021-Wimshurst Pellereti

IR03-find Maps

IR04-0604-2021-Wimshurst Pellereti

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AREA THAT RECEIVES MORE THAN 2 HOURS OF DIRECT SUNLIGHT ON 21 MARCH

AREA THAT RECEIVES LESS THAN 2 HOURS OF DIRECT SUNLIGHT ON 21 MARCH

NOTES:
PROPOSED SCHEME SHOWN IN TEAL
EXISTING SCENARIO SHOWN IN SEPIA

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
MEADOWS HALL
TW10 6DB

DRAWING NAME:
SHOG ANALYSIS (MAR 21)
PROPOSED SCHEME IR04

DWN BY	SCALE	CHK BY	STATUS	DATE
RvdL	1:500@A3	AH	-	NOV 21
PROJ No.	REL No.	IS No.	DWG No.	REV No.
17227	01	03	01	-

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FLOOR	AMENITY	AMENITY AREA SQM	LIT AREA EXISTING SQM	LIT AREA EXISTING %	LIT AREA PROPOSED SQM	LIT AREA PROPOSED %	LOSS %
MEADOWS HALL							
F00	A1	181.6	144.13	79.37%	142.33	78.38%	1.25%
F00	A2	166.76	140.53	84.27%	120.06	72.00%	14.57%
F00	A3	392.1	367.59	93.75%	295.17	75.28%	19.70%
F00	A4	400.02	363.1	90.77%	326.06	81.51%	10.20%
F00	A5	64.12	48.06	74.95%	43.77	68.26%	8.93%
F00	A6	47.24	32.76	69.35%	27.14	57.45%	17.16%
F00	A7	40.27	28.65	71.14%	22.56	56.02%	21.26%
F00	A8	46.39	31.58	68.08%	24.49	52.79%	22.45%
F00	A9	56.06	43.43	77.47%	38.93	69.44%	10.36%
F00	A10	47.18	33.21	70.39%	24.31	51.53%	26.80%
TOTAL		1441.74	1233.04	85.52%	1064.82	73.86%	13.64%

gia
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