

RICHARD W STAIG
CHARTERED BUILDING SURVEYOR

Mrs. F. Jones
Cameron Jones Limited
3 Elizabeth Gardens
Ascot
SL5 9BJ

Date: Wednesday, March 13, 2024
Our ref: rs/ROL.220226/2

Dear Mrs. Jones

HUNTERS LODGE FRAIRS LANE
DAYLIGHT/SUNLIGHT/OVERSHADOWING
ADEQUATE DAYLIGHT

Our mutual client has commissioned this report to support their Planning Permission Application to demonstrate that the revised proposals addresses the Reasons for Refusal detailed, insofar as they related to daylight/sunlight matters, on the Decision Notice dated November 13, 2023 of the Planning Permission referenced 23/1319/FUL; this Report considers the proposals prepared by 50° North Architects herewith attached.

The Reasons for Refusal, in respect of daylight/sunlight, are as follows:

U0169368 Reason for refusal - amenity

The proposed development, by reason of its combined height, width and siting would result in an overbearing and visually intrusive form of development to the detriment of the residential amenity of nearby occupants, in particular, the occupants at 1 Hunters Court. The proposal is therefore contrary to, in particular, Policy LP 8 of the Local Plan (2018) and policy 46 of the Publication Local Plan.

U0169369 Reason for refusal - resi standards

By reason of the failure to meet residential space standards, provide sufficient cycle parking and waste storage, layout, and outlook to habitable rooms, the scheme represents over-intensification and over-development of the site that would result in sub-standard living conditions and environment, to the detriment of the amenities of future occupiers. The development is thereby contrary to the aims and objectives of the NPPF, London Plan Policy D6 and T5, and the Local Plan (2018), in particular, policy LP35, LP24 and LP44, Publication Local Plan policy 7, 13 and 48, Supplementary Planning Document 'Residential Development Standards', 'Design Quality' and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

Within the Planning Report, with regard to the effect upon adjoining daylight/sunlight, it further advises:

In summary, the proposed development, by reason of its combined height, width and siting would result in an overbearing and visually intrusive form of development to the detriment of the residential amenity of nearby occupants, in particular, the occupants at 1 Hunters Court. The proposal is therefore contrary to, in particular, Policy LP 8 of the Local Plan (2018) and policy 46 of the Publication Local Plan.



RICHARD STAIG CHARTERED BUILDING SURVEYOR
30 RED LION STREET RICHMOND TW9 1RB Mob : 07710 066235

With regard to adequate daylight, the Planning Report states:

The applicant has not submitted updated BRE test results demonstrating that the unit would have adequate access to daylight/sunlight and therefore the impact on future occupants to unit 4 cannot be ascertained. Whilst it is acknowledged that outlook and light to bedrooms is less important than to living rooms, the combination of this constraint, absence of evidence to show that the bedrooms are sufficiently lit, and shortfall on space standards does cumulatively indicate that this unit would provide a poor standard of accommodation for future occupiers.

After assessing the impact of the proposed building on the amount of daylight and sunlight that reaches the surrounding properties, including 1 Hunters Court, it has been concluded that the proposals will not have any negative impact. Additionally, the proposed building has sufficient fenestration to provide adequate daylight to the proposed living rooms and bedrooms. The analysis being undertaken in accordance with Appendix A, B, C & D of BR209 (2022).

Prior to providing my detailed advice, I would confirm that for the sake of the record, I am a Chartered Building Surveyor working predominately in the field of rights of light including daylight and sunlight assessments. I have an extensive and highly specialised knowledge, in these areas having worked in the past for both Anstey Horne & Co. for five years and Schatunowski Brooks (formerly known as Michael Brooks Associates as it was when I joined, then known as GVA Schatunowski Brooks and now part of Avison Young) for three years, as well as Delva Patman Associates - now known as Delva Patman Redler LLP - for four years prior to joining in Partnership Dixon Payne in 2001. All are acknowledged Experts in these fields; I now act under my own banner.

I regularly provide Expert Witness advice in respect of Planning Applications in respect of daylight and sunlight at Planning Inquiries acting for both Appellants and Planning Authorities. I was consulted by the *Building Research Establishment* prior to the revision of their guidelines in 2011 and was part of the further consultation about further revisions currently being considered following the publication of *BS EN 17037:2018*. Those discussions have resulted in the recently published *BR209 2022*.

Since the Building Research Establishment released its information paper titled "Site Layout planning for daylight and sunlight: A guide to good practice" in 1991, the assessment of daylight and sunlight has been conducted according to the standards outlined in this publication. This standard is widely recognized as the accepted basis for such assessment and is adopted by most Planning Authorities. The Second Edition of this publication was issued in October 2011, and it has been superseded by BR209 (2022).

Paragraph 2.2.23 provides the summary of BR209 (2022) with regard to whether there is a significant effect upon an adjoining property's daylight/sunlight:

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 0.80 times its former value
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.80 times its former value.

Paragraph 2.2.10 also advises: Where room layouts are known (for example if they are available on the local authority's planning portal), the impact on the daylighting distribution in the existing building should be found by plotting the no sky line in each of the main rooms. For houses this would include living rooms, dining rooms, and kitchens; bedrooms should also be analysed although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated. The no sky line divides points on the working plane which can and cannot see the sky. (Figure 15). (In houses the working plane is assumed to be horizontal and 0.85 m high; in offices 0.7 m high; in special interiors like hospital wards and infant school classrooms a different height may be appropriate.) Areas beyond the no sky line, since they receive no direct daylight, usually look dark and gloomy compared with the rest of the room, however bright it is outside. Supplementary electric lighting will be needed if a significant part of the working plane (20% of the room or more) lies beyond the no sky line. Appendix D gives advice on how to plot the no sky line.

In respect of sunlight, the *BR209 (2022)* details the assessment of this by way of calculating the number of probable sunlight hours. Probable sunlight hours takes into account the total number of hours a year that the sun is expected to shine having regard to the average levels of cloud cover for the geographical location. Only windows which face within 90° of south meet the criteria for assessment.

The orientation of a window is important when considering sunlight. A south facing window, generally, will receive the most sunlight whilst east and west facing windows will only receive sunlight at certain times of the day with a maximum of 50% of annual probable hours available even in an unobscured aspect. A north facing window will only receive sunlight on a very few occasions during early morning and late evening in summer.

Sunlight is considered important for living rooms, but less so for bedrooms and kitchens. If the assessment is appropriate, the guide states that a window should receive at least 25% of annual probable sunlight hours (*APSH*) with at least 5% of winter probable sunlight hours (*WPSH*), but no less than 0.8 times the former if the sunlight is originally below.

To perform a detailed technical analysis of how the neighbouring properties affect their daylight/sunlight that enters, as well as to examine the distribution of daylight within 1 Hunters Court, I have created a 3D model of the existing and proposed structures. The massing of the surrounding buildings in the model was obtained from a 3D survey conducted by Messrs. ZMapping. The internal configuration of 1 Hunters Court was sourced from record drawings on the Planning Register. The detailed analysis is documented in Appendix A & D of the *BR209 2022*.

Utilising specialist computer programs, the quantum of daylight/sunlight received in the existing and proposed conditions to the affected fenestration of the adjoining properties has been calculated by way of Waldram analysis – *Appendix B* of the *BR209 2022*; by way of explanation, Percy J. Waldram invented the Waldram diagram as a method of showing on a 2d image the curved and three-dimensional view of the sky from a fixed point. The area of a Waldram diagram drawn to scale is 396cm² which represents the total amount of unobscured sky that can be seen from a vertical plane. The vertical edges of any obstructions are plotted as vertical lines on the diagrams by reference to their angle from the reference point. The head of any obstruction is plotted along the droop line corresponding to their altitudes above the horizontal measured in the section perpendicular to the reference point – the Waldram analysis are attached.

The attached results show that all assessed windows do not have any material effect upon either daylight or sunlight (where analysis is appropriate). The further detailed daylight distribution analysis of the ground floor of 1 Hunters Court shows no effective change in daylight distribution.

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The analysis of proposals have therefore address Reason for Refusal U0169368 Reason for refusal – amenity.

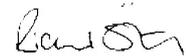
In respect of adequate daylight of the proposals, to address U0169369 Reason for refusal - resi standards, this has been considered using the illuminance method of analysis – SDA – as detailed in *Appendix C of BR209 (2022)*. This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year. This provides a better overview of the internal illuminance of a room because it considers differing weather/cloud cover throughout the year. The UK National Annex gives illuminance recommendations of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens. These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours.

The results, as attached, demonstrate that adequate daylight will be provided all four units and the proposals therefore address U0169369 Reason for refusal - resi standards.

To conclude, in my Expert opinion, as the technical analysis undertaken in accordance with *BR209 (2022)* demonstrates that there is no substantive effect upon either daylight or sunlight to any adjoining property and, with regard to adequate daylight, that the proposals do accord guidance, this scheme addresses Reasons for Refusal U0169368 & U0169369 and therefore the granting of Planning Permission should not be hindered by daylight/sunlight matters.

I hope that the foregoing clarifies matters, but if you have any queries, please do not hesitate to contact me.

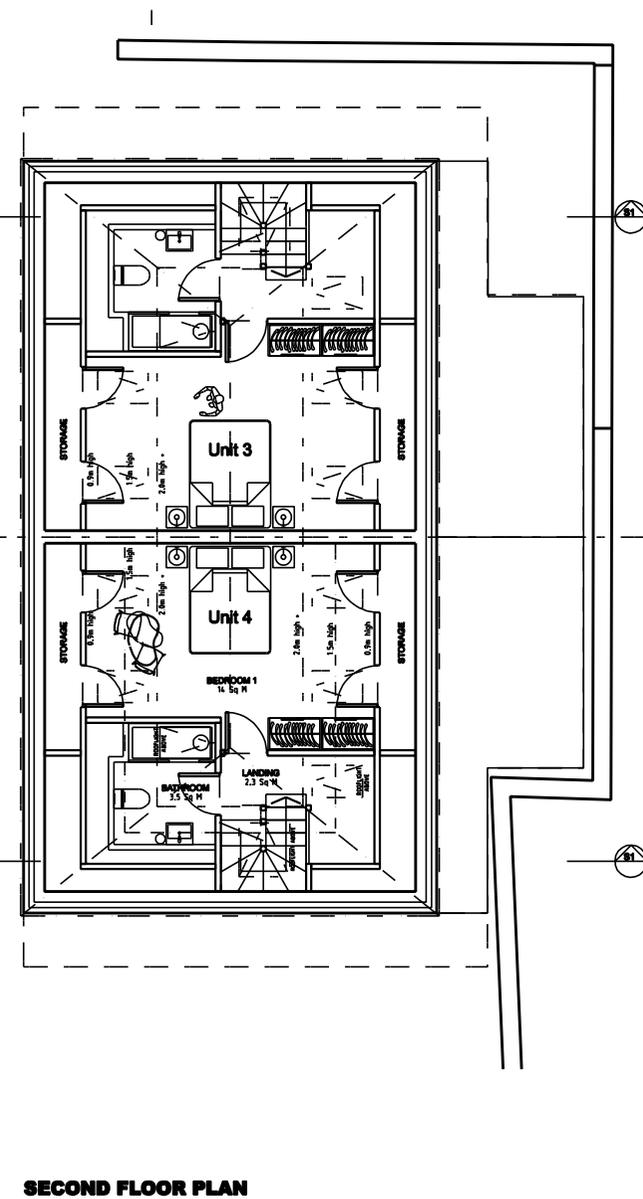
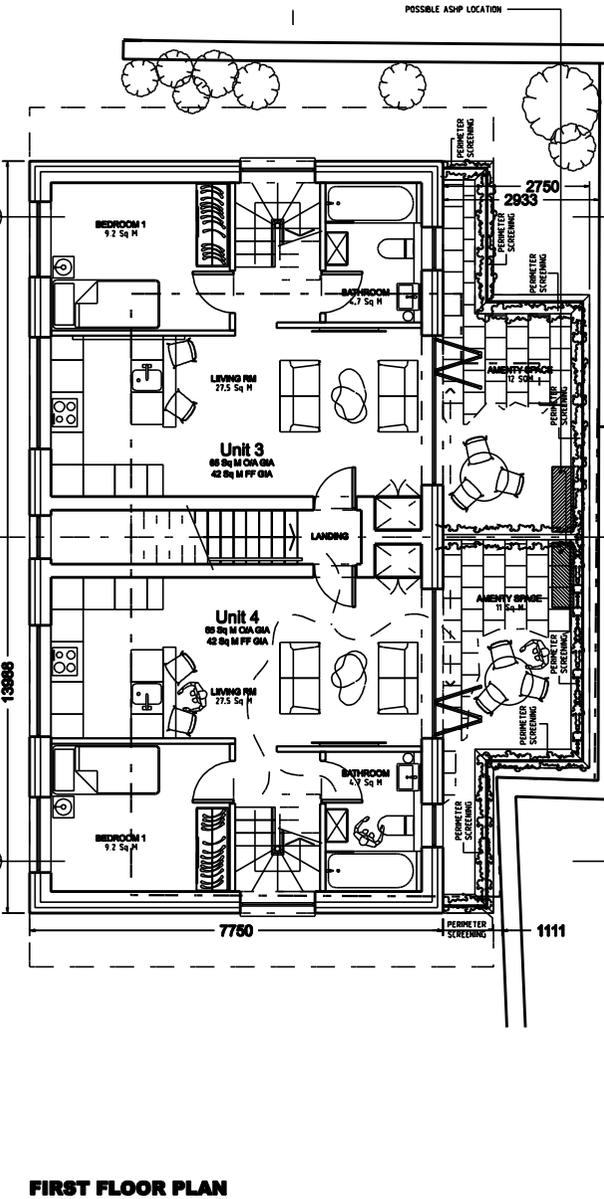
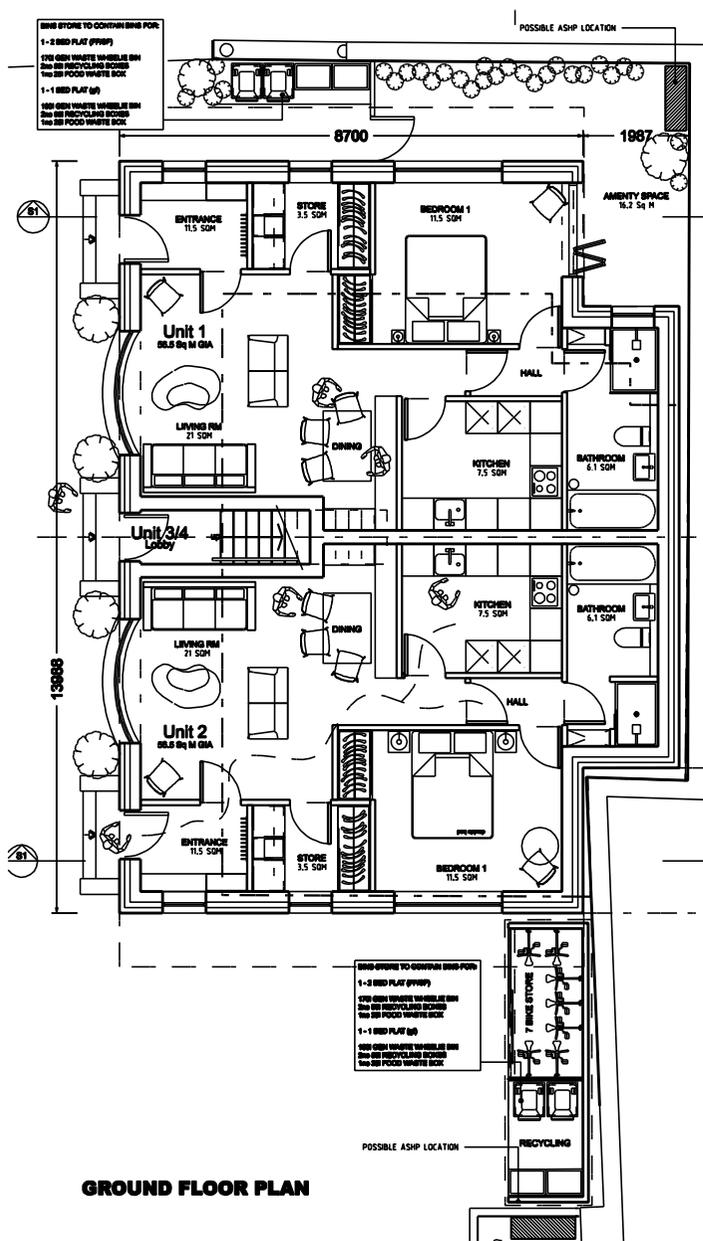
Yours sincerely,


R W STAIG

E-mail : richardstaig@btinternet.com
Mobile : 07710 066235

Encs

HUNTERS LODGE / FRIARS LANE / RICHMOND
 REVISED PROPOSALS APP 3



Notes: The General contractor is responsible for the verification of all dimensions on site & shall inform the contract administrator of any discrepancies. Do not scale from this drawing. Use figured dimension only. Existing foundations, lintels and wall to be exposed if req'd by

Revisions
 / - 231213 - Issued to client via email

1:50



1:100



LOCATION
 Hunters Lodge

CLIENT
 Mr C Daehan

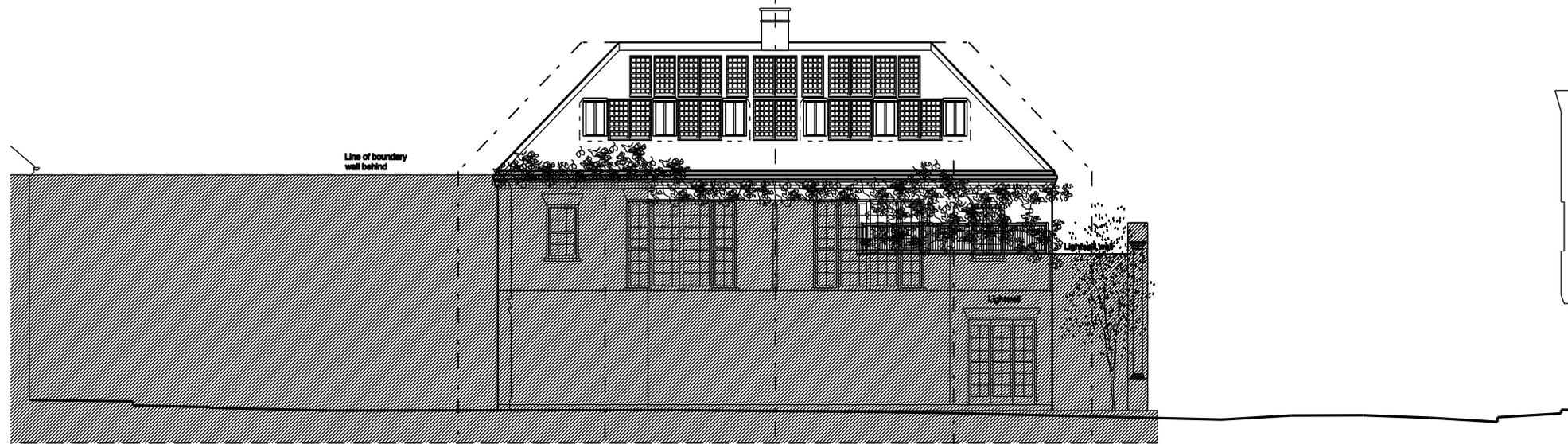
DRAWING TITLE
 Ground/First/Second Floor Plans

JOB NO
 2024-1

SIZE
 A3



FRONT ELEVATION / 01



REAR ELEVATION / 03

Notes: The General contractor is responsible for the verification of all dimensions on site & shall inform the contract administrator of any discrepancies. Do not scale from this drawing. Use figured dimension only. Existing foundations, lintels and wall to be exposed if req'd by Building Control for assessment & upgrading if found inadequate. Unless stated otherwise these drawings represent design intent only & approved assembly drawings will be required from the Trade Contractor prior to any work and/or procurement being undertaken. If in doubt, ask.
 Any images shown are for illustrative purposes only.

- Revisions
- / - 231213 - Issued to client via email
 - / - 240109 - Issued to client via email
 - A - 240125 - Issued to LBRUT via email
 - B - 240213 - Issued to LBRUT via email
 - C - 240216 - Issued to client/FJ via email
 - D - 240223 - Issued to LBRUT via email
 - E - 240301 - Issued to client/FJ/LBRUT via email



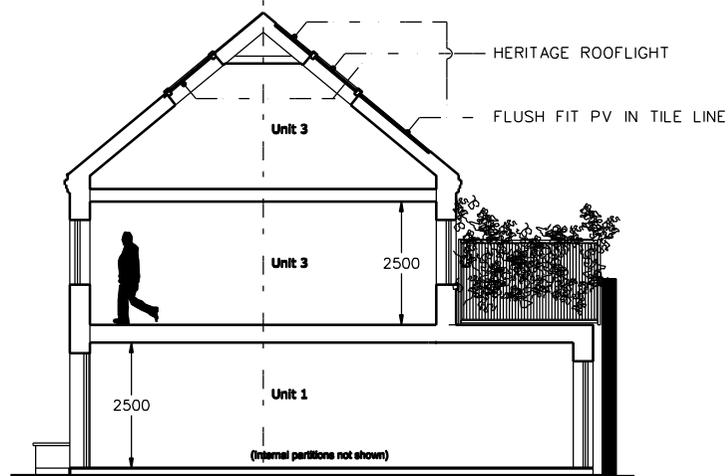
LOCATION Hunters Lodge Friars Lane Richmond	CLIENT Mr C Deehan	DRAWING TITLE Proposed Elevations Large scale detail	JOB No 2561	SIZE A3
	SCALE 1:100 @ A3	STATUS Planning	DRAWING No 003	REV E
JOB DESCRIPTION 4 New Build Apartments				



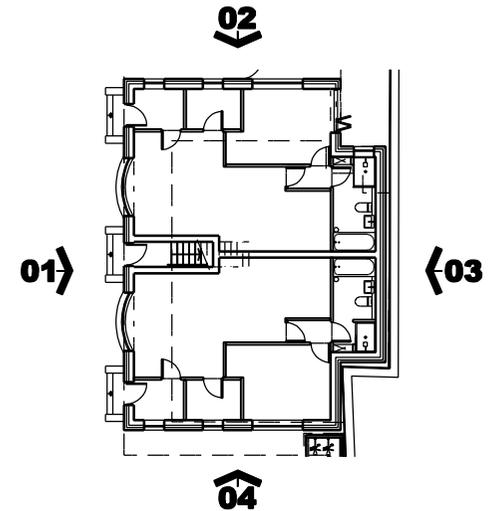
RIGHT HAND SIDE ELEVATION / 04



LEFT HAND SIDE ELEVATION / 02



SECTION 1-1



Notes: The General contractor is responsible for the verification of all dimensions on site & shall inform the contract administrator of any discrepancies. Do not scale from this drawing. Use figured dimension only. Existing foundations, inlets and wall to be exposed if req'd by Building Control for assessment & upgrading if found inadequate. Unless stated otherwise these drawings represent design intent only & approved assembly drawings will be required from the Trade Contractor prior to any work and/or procurement being undertaken. If in doubt, ask.
 Any images shown are for illustrative purposes only.

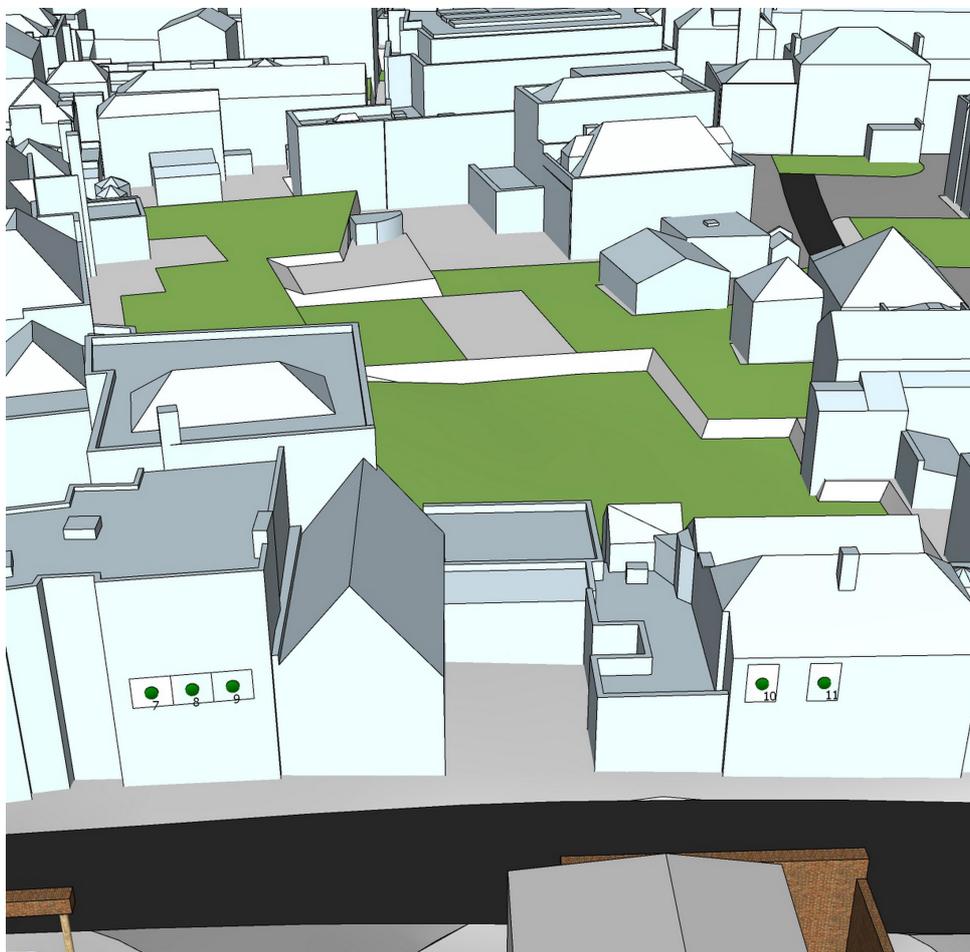
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- / - 231213 - Issued to client via email
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 - D - 240301 - Issued to client/FJ/LBRUT via email

LOCATION Hunters Lodge Friars Lane Richmond	CLIENT Mr C Deehan	DRAWING TITLE Proposed Elevations / Section Large scale detail	JOB No 2561	SIZE A3
	SCALE 1:100 @ A3	STATUS Planning	DRAWING No 004	REV D
JOB DESCRIPTION 4 New Build Apartments				

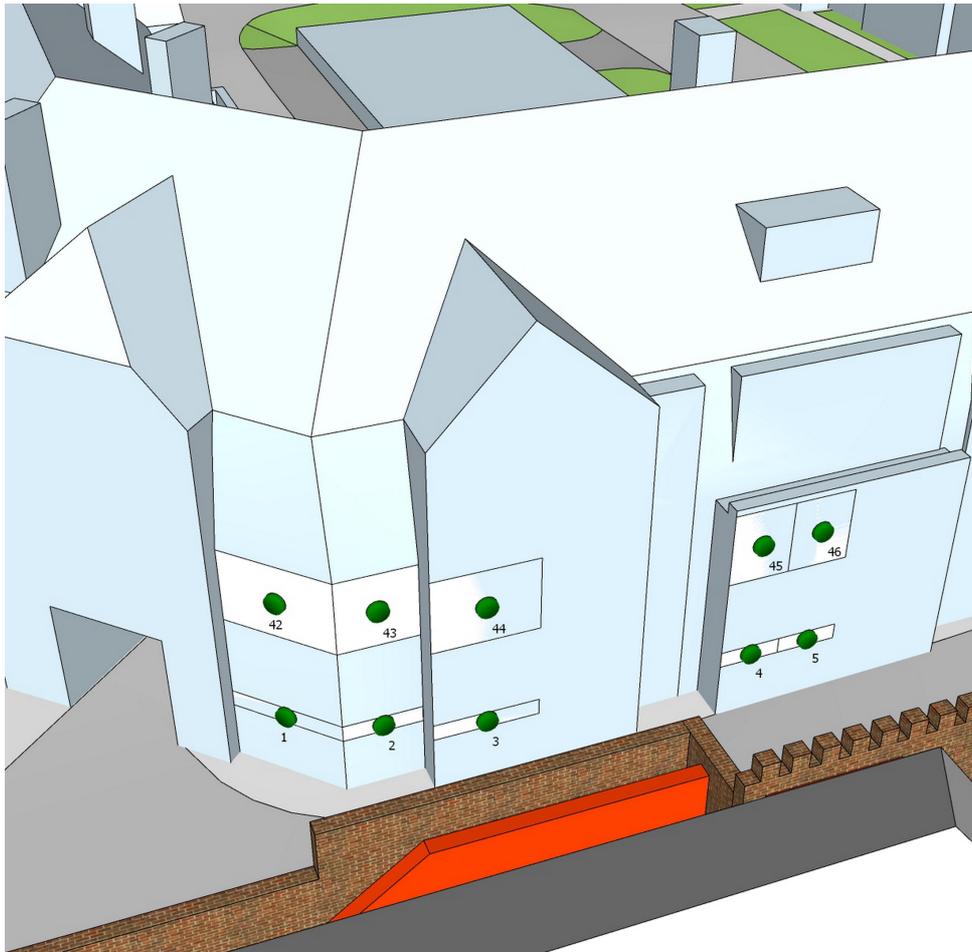
BR209 (2022)
HUNTERS LODGE - WINDOW LOCATION



Hunters Court Window Map



Friars Lane Window Map



Queensbury House Window Map

BR209 (2011)
HUNTERS LODGE
ADJOINING PROPRTIES - DAYLIGHT

Building Name	Floor Name	Window Name	Traffic Light Id	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
1 Hunters Court	First	W1	17	34.04	32.52	0.96	YES
1 Hunters Court	First	W2	18	34.66	33.04	0.95	YES
1 Hunters Court	First	W3	19	34.78	33.15	0.95	YES
1 Hunters Court	First	W4	20	34.9	33.26	0.95	YES
1 Hunters Court	Ground	W1	47	24.53	22.89	0.93	YES
1 Hunters Court	Ground	W2	48	28.08	26.21	0.93	YES
1 Hunters Court	Ground	W3	49	29.48	27.74	0.94	YES
1 Hunters Court	Ground	W4	50	30.05	30.05	1	YES
2 Hunters Court	First	W1	24	35.12	33.74	0.96	YES
2 Hunters Court	First	W2	25	35.27	34.1	0.97	YES
2 Hunters Court	First	W3	26	35.27	34.13	0.97	YES
2 Hunters Court	First	W4	27	35.28	34.16	0.97	YES
2 Hunters Court	Ground	W1	21	29.36	27.88	0.95	YES
2 Hunters Court	Ground	W2	22	30.89	29.59	0.96	YES
2 Hunters Court	Ground	W3	23	30.55	29.66	0.97	YES
3 Hunters Court	First	W1	31	0	0	1	YES
3 Hunters Court	First	W2	32	35.15	34.27	0.97	YES
3 Hunters Court	First	W3	33	35.11	34.27	0.98	YES
3 Hunters Court	First	W4	34	35.06	34.26	0.98	YES
3 Hunters Court	Ground	W1	28	30	28.87	0.96	YES
3 Hunters Court	Ground	W2	29	31.21	30.32	0.97	YES
3 Hunters Court	Ground	W3	30	29.98	29.46	0.98	YES
4 Hunters Court	First	W1	38	34.77	34.13	0.98	YES
4 Hunters Court	First	W2	39	34.57	34.04	0.98	YES
4 Hunters Court	First	W3	40	34.47	33.97	0.99	YES
4 Hunters Court	First	W4	41	34.37	33.9	0.99	YES
4 Hunters Court	Ground	W1	35	29.44	28.65	0.97	YES
4 Hunters Court	Ground	W2	36	28.16	27.6	0.98	YES

4 Hunters Court	Ground	W3	37	27.38	27.11	0.99	YES
2 Friars Lane	First	W1	7	34.51	34.19	0.99	YES
2 Friars Lane	First	W2	8	34.7	34.3	0.99	YES
2 Friars Lane	First	W3	9	34.85	34.37	0.99	YES
4A Friars Lane	First	W1	10	33.69	32.45	0.96	YES
4A Friars Lane	First	W2	11	33.38	32.3	0.97	YES
28-30 Queensberry House	First	W1	42	34.47	32.13	0.93	YES
28-30 Queensberry House	First	W2	43	30.54	26.69	0.87	YES
28-30 Queensberry House	First	W3	44	33.45	29.66	0.89	YES
28-30 Queensberry House	First	W4	45	33	31.25	0.95	YES
28-30 Queensberry House	First	W5	46	32.89	31.49	0.96	YES
28-30 Queensberry House	Ground	W1	1	27.28	26.48	0.97	YES
28-30 Queensberry House	Ground	W2	2	19.94	19.63	0.98	YES
28-30 Queensberry House	Ground	W3	3	21.06	20.98	1	YES
28-30 Queensberry House	Ground	W4	4	21.82	21.68	0.99	YES
28-30 Queensberry House	Ground	W5	5	21.9	21.76	0.99	YES

BR 209 (2011)
HUNTERS LODGE
ADJOINING PROPERTIES - SUNLIGHT

Building Name	Floor Name	Window Name	Traffic Light Id	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria
1 Hunters Court	First	W1	17	130°	63	61	0.97	YES	19	17	0.89	YES
1 Hunters Court	First	W2	18	130°	64	63	0.98	YES	20	19	0.95	YES
1 Hunters Court	First	W3	19	130°	64	63	0.98	YES	20	19	0.95	YES
1 Hunters Court	First	W4	20	130°	64	63	0.98	YES	20	19	0.95	YES
1 Hunters Court	Ground	W1	47	152°	53	50	0.94	YES	9	6	0.67	YES
1 Hunters Court	Ground	W2	48	130°	54	52	0.96	YES	10	8	0.8	YES
1 Hunters Court	Ground	W3	49	109°	48	45	0.94	YES	11	8	0.73	YES
1 Hunters Court	Ground	W4	50	310°N	12	12	North	North	0	0	North	North
2 Hunters Court	First	W1	24	130°	66	66	1	YES	22	22	1	YES
2 Hunters Court	First	W2	25	130°	66	66	1	YES	22	22	1	YES
2 Hunters Court	First	W3	26	130°	66	65	0.98	YES	22	21	0.95	YES
2 Hunters Court	First	W4	27	130°	66	65	0.98	YES	22	21	0.95	YES
2 Hunters Court	Ground	W1	21	152°	60	59	0.98	YES	15	14	0.93	YES
2 Hunters Court	Ground	W2	22	130°	59	59	1	YES	15	15	1	YES
2 Hunters Court	Ground	W3	23	109°	51	50	0.98	YES	14	13	0.93	YES
3 Hunters Court	First	W1	31	122°	0	0	1	YES	0	0	1	YES
3 Hunters Court	First	W2	32	130°	66	66	1	YES	22	22	1	YES
3 Hunters Court	First	W3	33	130°	66	66	1	YES	22	22	1	YES
3 Hunters Court	First	W4	34	130°	66	66	1	YES	22	22	1	YES
3 Hunters Court	Ground	W1	28	155°	63	61	0.97	YES	20	18	0.9	YES
3 Hunters Court	Ground	W2	29	130°	62	60	0.97	YES	20	18	0.9	YES
3 Hunters Court	Ground	W3	30	109°	51	49	0.96	YES	16	14	0.88	YES
4 Hunters Court	First	W1	38	130°	64	64	1	YES	20	20	1	YES
4 Hunters Court	First	W2	39	130°	64	64	1	YES	20	20	1	YES
4 Hunters Court	First	W3	40	130°	64	64	1	YES	20	20	1	YES
4 Hunters Court	First	W4	41	130°	64	64	1	YES	20	20	1	YES
4 Hunters Court	Ground	W1	35	152°	59	58	0.98	YES	20	19	0.95	YES
4 Hunters Court	Ground	W2	36	130°	58	57	0.98	YES	20	19	0.95	YES
4 Hunters Court	Ground	W3	37	109°	49	48	0.98	YES	17	16	0.94	YES
2 Friars Lane	First	W1	7	306°N	30	29	North	North	5	5	North	North
2 Friars Lane	First	W2	8	306°N	29	28	North	North	5	5	North	North
2 Friars Lane	First	W3	9	306°N	29	28	North	North	5	5	North	North
4A Friars Lane	First	W1	10	312°N	21	21	North	North	4	4	North	North
4A Friars Lane	First	W2	11	312°N	21	21	North	North	4	4	North	North
28-30 Queensberry House	First	W1	42	88°N	39	39	North	North	9	9	North	North
28-30 Queensberry House	First	W2	43	41°N	22	22	North	North	2	2	North	North
28-30 Queensberry House	First	W3	44	42°N	23	21	North	North	3	3	North	North
28-30 Queensberry House	First	W4	45	41°N	22	18	North	North	2	2	North	North
28-30 Queensberry House	First	W5	46	41°N	23	19	North	North	3	3	North	North
28-30 Queensberry House	Ground	W1	1	88°N	33	33	North	North	7	7	North	North
28-30 Queensberry House	Ground	W2	2	41°N	17	17	North	North	1	1	North	North
28-30 Queensberry House	Ground	W3	3	42°N	17	17	North	North	2	2	North	North
28-30 Queensberry House	Ground	W4	4	41°N	15	15	North	North	1	1	North	North
28-30 Queensberry House	Ground	W5	5	41°N	15	15	North	North	1	1	North	North

BR209 (2022)
HUNTERS LODGE - DAYLIGHT WALDRAM DIAGRAMS



VSC-1 Hunters Lodge_First_W1__17



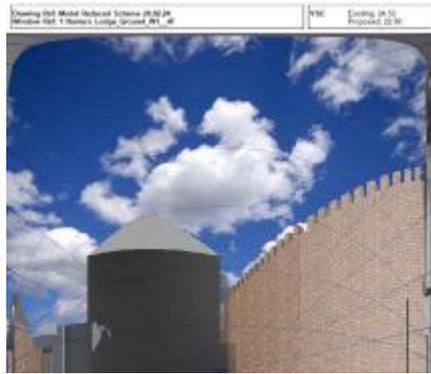
VSC-1 Hunters Lodge_First_W2__18



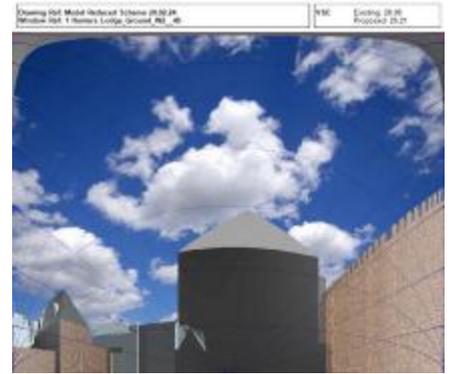
VSC-1 Hunters Lodge_First_W3__19



VSC-1 Hunters Lodge_First_W4__20



VSC-1 Hunters Lodge_Ground_W1__47



VSC-1 Hunters Lodge_Ground_W2__48



VSC-1 Hunters Lodge_Ground_W3__49



VSC-1 Hunters Lodge_Ground_W4__50



VSC-2 Friars Lane_First_W1__7



VSC-2 Friars Lane_First_W2__8



VSC-2 Friars Lane_First_W3__9



VSC-2 Hunters Lodge_First_W1__24

BR209 (2022)
HUNTERS LODGE - DAYLIGHT WALDRAM DIAGRAMS



VSC-2 Hunters Lodge_First_W2__25



VSC-2 Hunters Lodge_First_W3__26



VSC-2 Hunters Lodge_First_W4__27



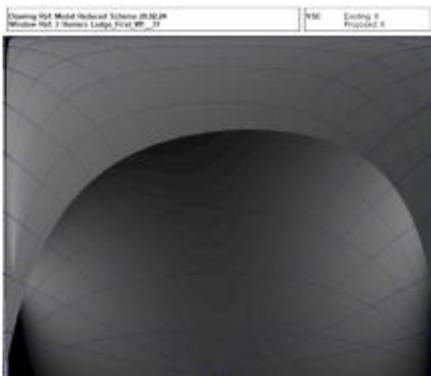
VSC-2 Hunters Lodge_Ground_W1__21



VSC-2 Hunters Lodge_Ground_W2__22



VSC-2 Hunters Lodge_Ground_W3__23



VSC-3 Hunters Lodge_First_W1__31



VSC-3 Hunters Lodge_First_W2__32



VSC-3 Hunters Lodge_First_W3__33



VSC-3 Hunters Lodge_First_W4__34



VSC-3 Hunters Lodge_Ground_W1__28



VSC-3 Hunters Lodge_Ground_W2__29

BR209 (2022)
HUNTERS LODGE - DAYLIGHT WALDRAM DIAGRAMS



VSC-3 Hunters
Lodge_Ground_W3__30



VSC-4 Hunters Lodge_First_W1__38



VSC-4 Hunters Lodge_First_W2__39



VSC-4 Hunters Lodge_First_W3__40



VSC-4 Hunters Lodge_First_W4__41



VSC-4 Hunters
Lodge_Ground_W1__35



VSC-4 Hunters
Lodge_Ground_W2__36



VSC-4 Hunters
Lodge_Ground_W3__37



VSC-4A Friars Lane_First_W1__10



VSC-4A Friars Lane_First_W2__11

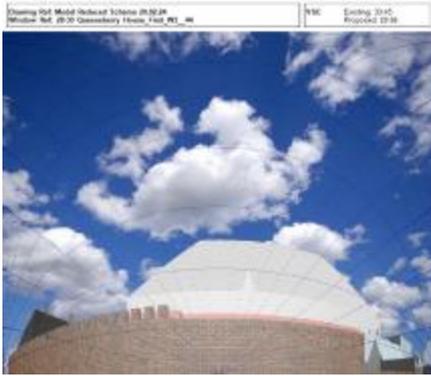


VSC-28-30 Queensberry
House_First_W1__42



VSC-28-30 Queensberry
House_First_W2__43

BR209 (2022)
HUNTERS LODGE - DAYLIGHT WALDRAM DIAGRAMS



VSC-28-30 Queensberry
House_First_W3__44



VSC-28-30 Queensberry
House_First_W4__45



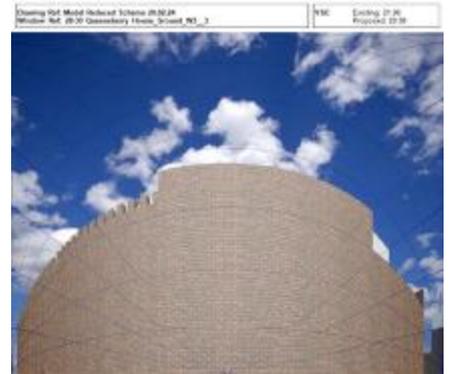
VSC-28-30 Queensberry
House_First_W5__46



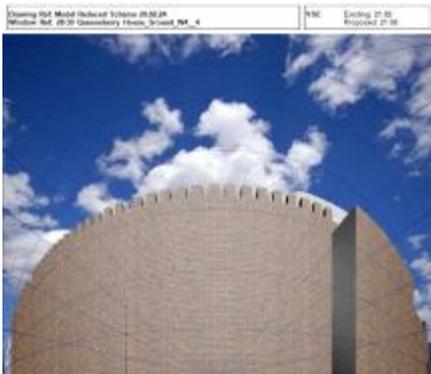
VSC-28-30 Queensberry
House_Ground_W1__1



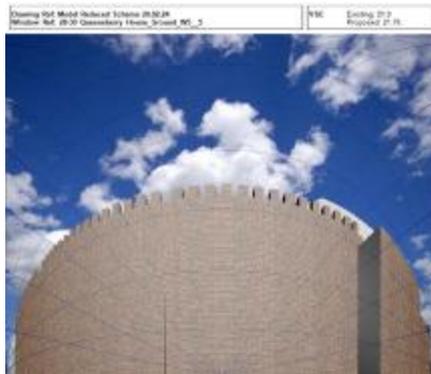
VSC-28-30 Queensberry
House_Ground_W2__2



VSC-28-30 Queensberry
House_Ground_W3__3

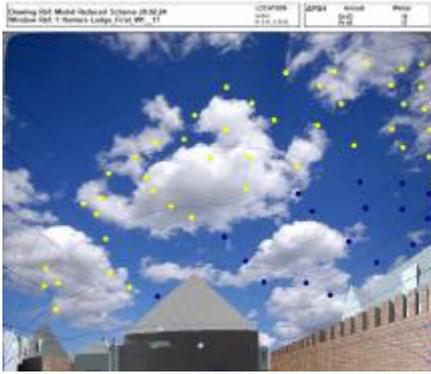


VSC-28-30 Queensberry
House_Ground_W4__4



VSC-28-30 Queensberry
House_Ground_W5__5

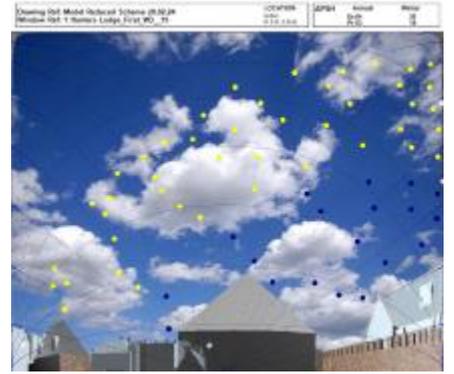
BR209 (2022)
HUNTERS LODGE - SUNLIGHT WALDRAM DIAGRAMS



APSH-1 Hunters Lodge_First_W1__17



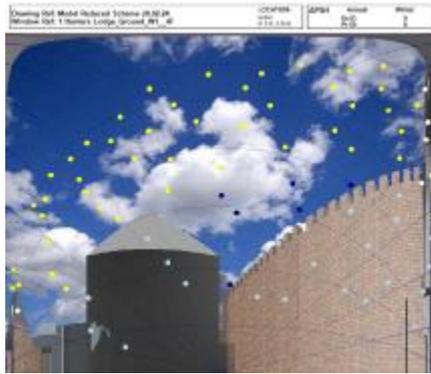
APSH-1 Hunters Lodge_First_W2__18



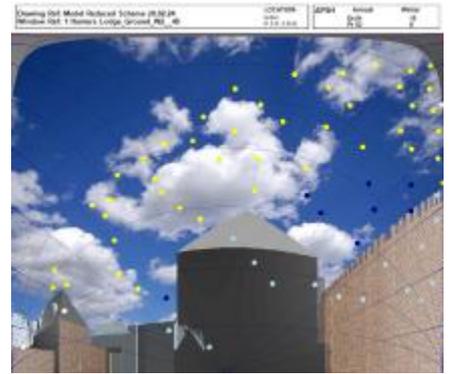
APSH-1 Hunters Lodge_First_W3__19



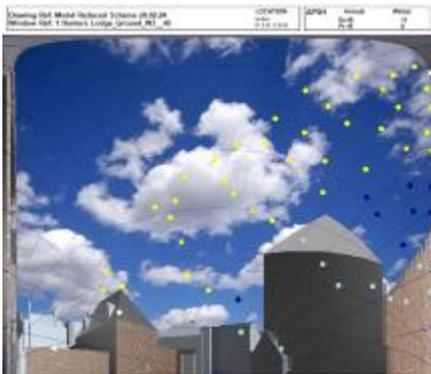
APSH-1 Hunters Lodge_First_W4__20



APSH-1 Hunters
Lodge_Ground_W1__47



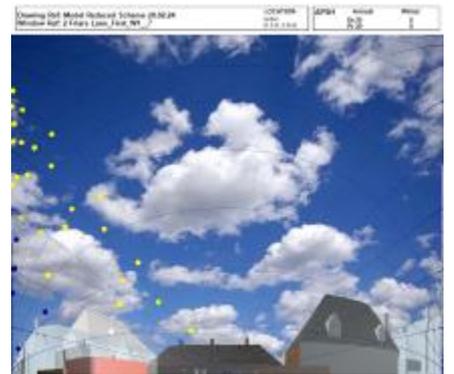
APSH-1 Hunters
Lodge_Ground_W2__48



APSH-1 Hunters
Lodge_Ground_W3__49



APSH-1 Hunters
Lodge_Ground_W4__50



APSH-2 Friars Lane_First_W1__7



APSH-2 Friars Lane_First_W2__8

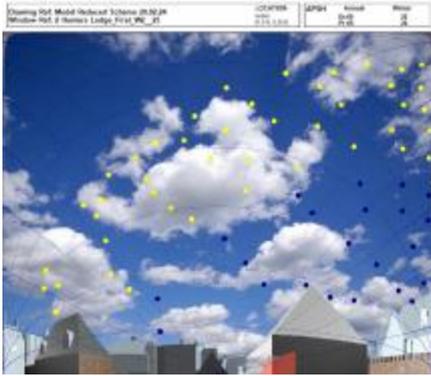


APSH-2 Friars Lane_First_W3__9



APSH-2 Hunters Lodge_First_W1__24

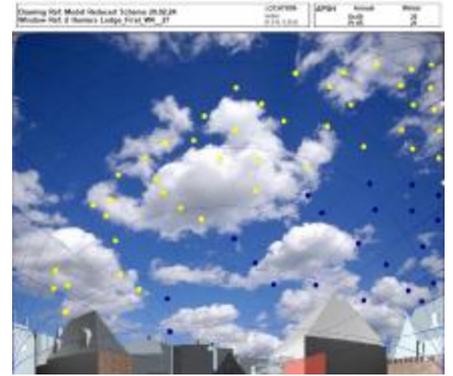
BR209 (2022)
HUNTERS LODGE - SUNLIGHT WALDRAM DIAGRAMS



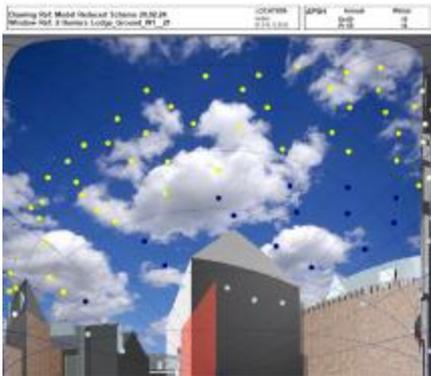
APSH-2 Hunters Lodge_First_W2__25



APSH-2 Hunters Lodge_First_W3__26



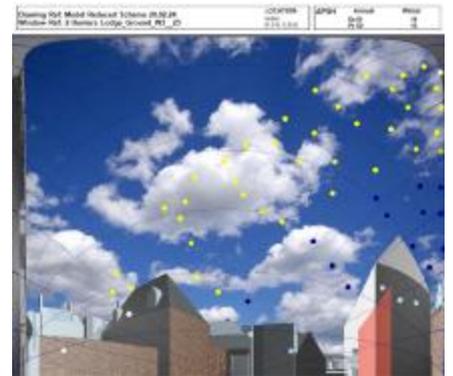
APSH-2 Hunters Lodge_First_W4__27



APSH-2 Hunters
Lodge_Ground_W1__21



APSH-2 Hunters
Lodge_Ground_W2__22



APSH-2 Hunters
Lodge_Ground_W3__23



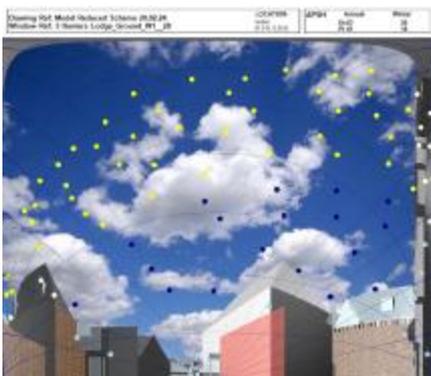
APSH-3 Hunters Lodge_First_W2__32



APSH-3 Hunters Lodge_First_W3__33



APSH-3 Hunters Lodge_First_W4__34



APSH-3 Hunters
Lodge_Ground_W1__28



APSH-3 Hunters
Lodge_Ground_W2__29



APSH-3 Hunters
Lodge_Ground_W3__30

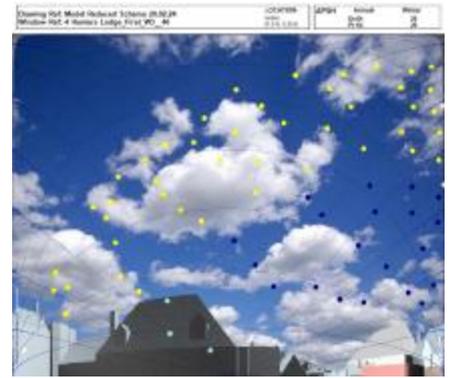
BR209 (2022)
HUNTERS LODGE - SUNLIGHT WALDRAM DIAGRAMS



APSH-4 Hunters Lodge_First_W1__38



APSH-4 Hunters Lodge_First_W2__39



APSH-4 Hunters Lodge_First_W3__40



APSH-4 Hunters Lodge_First_W4__41



APSH-4 Hunters
Lodge_Ground_W1__35



APSH-4 Hunters
Lodge_Ground_W2__36



APSH-4 Hunters
Lodge_Ground_W3__37



APSH-4A Friars Lane_First_W1__10



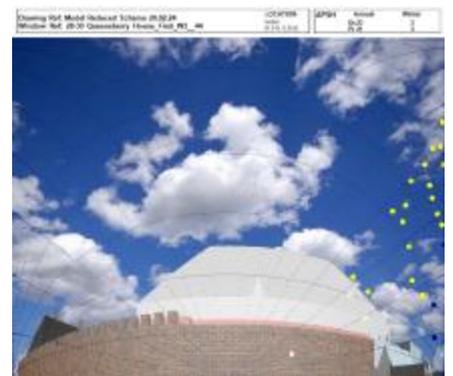
APSH-4A Friars Lane_First_W2__11



APSH-28-30 Queensberry
House_First_W1__42

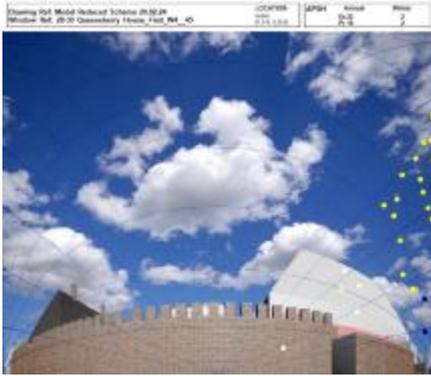


APSH-28-30 Queensberry
House_First_W2__43



APSH-28-30 Queensberry
House_First_W3__44

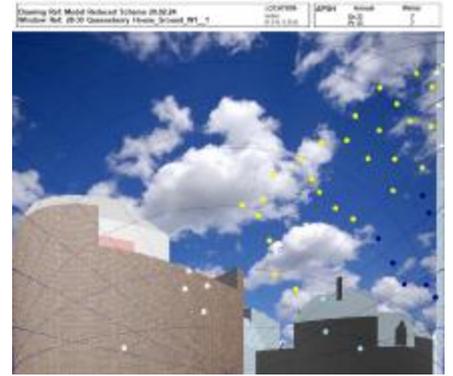
BR209 (2022)
HUNTERS LODGE - SUNLIGHT WALDRAM DIAGRAMS



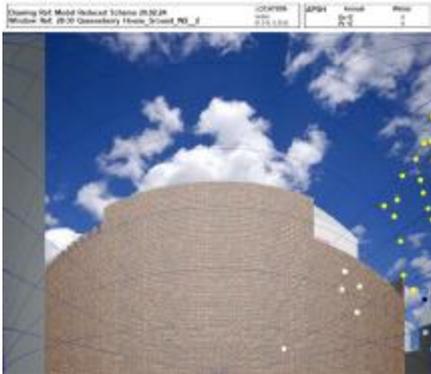
APSH-28-30 Queensberry
House_First_W4_45



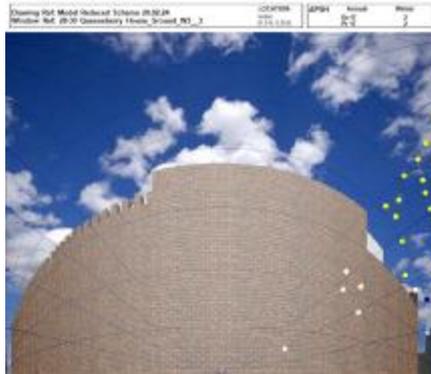
APSH-28-30 Queensberry
House_First_W5_46



APSH-28-30 Queensberry
House_Ground_W1_1



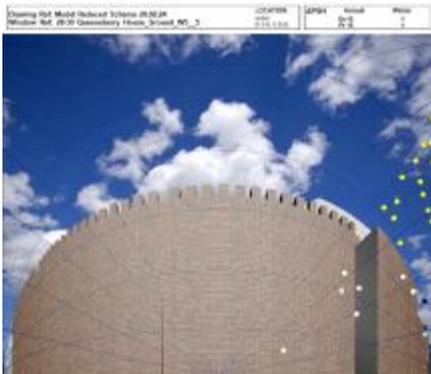
APSH-28-30 Queensberry
House_Ground_W2_2



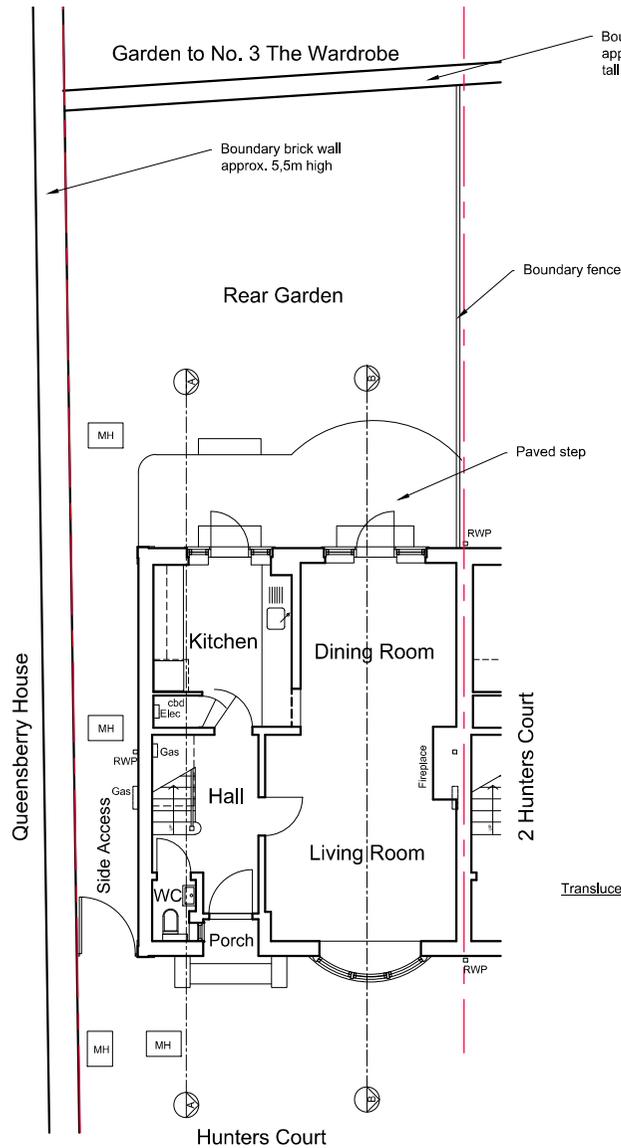
APSH-28-30 Queensberry
House_Ground_W3_3



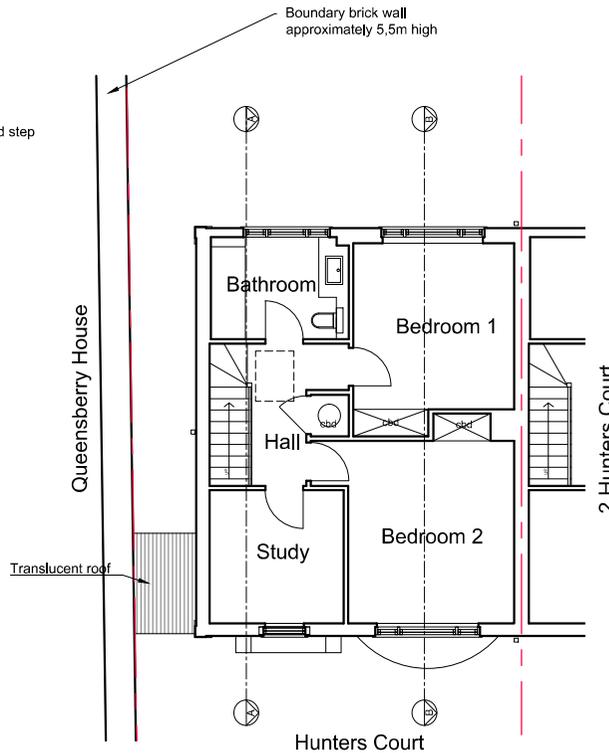
APSH-28-30 Queensberry
House_Ground_W4_4



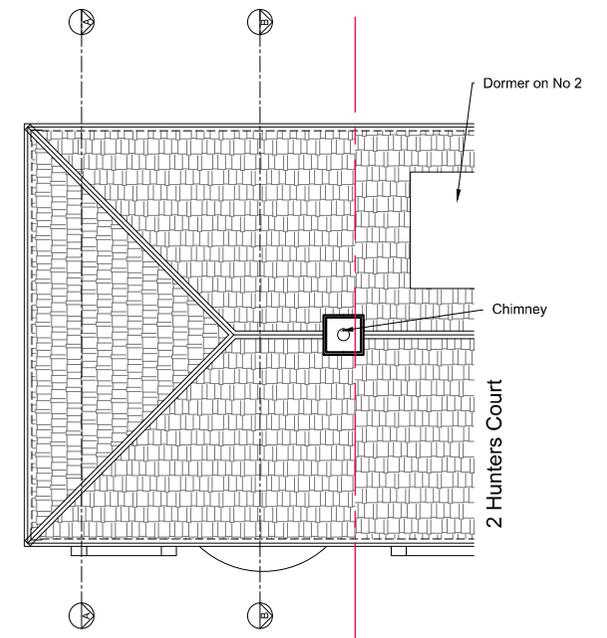
APSH-28-30 Queensberry
House_Ground_W5_5



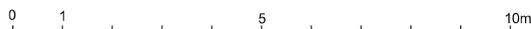
Ground Floor Plan



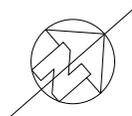
First Floor Plan



Roof Plan



SCALE: 1/100 @ A3



Survey Drawing

Revisions:	Checked by:
1.	AC

DO NOT SCALE FROM THIS DRAWING.

This is a 'Survey Drawing' which shows the building as it is prior to any works and should be read alongside our 'proposed' drawings. This drawing is based on a measured survey (by others) intended to be sufficient for planning purposes.

Because old buildings are rarely straight and level, specific dimensions should be confirmed on site before any work commences or any materials are ordered where the size of any element is critical.

Andrew Catto Architects
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 Apsley House 176 Upper Richmond Road
 London SW15 2SH phone: 020 8785 0077

1 Hunters Court, Richmond, SW15
 Existing Ground, First Floor & Roof Plans
 Date: Dec. 2022 Scale: 1/100 @ A3
 Drawn: VF Dwg No: A684/11

1:net SW\Hunters Court\103_survey\684_survey.dwg

BR209 (2011)
HUNTERS LODGE
DAYLIGHT DISTRIBUTION - 1 HUNTERS LODGE

Building Name	Floor Name	Room Name	Room Use	Room Area	Lit Area Ex	Lit Area Pr	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
1 Hunters Court	Ground	R1	LKD	27.335115	27.302055	27.318356	99.88%	99.94%	1	YES

BR209 (2022)
HUNTERS LODGE
ADEQUATE DAYLIGHT

SDA Analysis

Building Ref	Floor Ref	Room Ref	Room Use	Room Area	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Space	Req % of Hours	Occupied Hours	Test
Unit 1	Ground	R1	LKD	20.490465	15.019441	201	7.601302	51%	200	50%	50%	4380	YES
Unit 1	Ground	R2	Bedroom	10.474848	6.935347	130	4.507975	65%	100	50%	50%	4380	YES
Unit 2	Ground	R1	LKD	20.490465	15.019441	201	7.601302	51%	200	50%	50%	4380	YES
Unit 2	Ground	R2	Bedroom	10.51936	6.966645	243	6.879562	99%	100	50%	50%	4380	YES
Unit 3	First	R1	LKD	21.814193	16.108695	461	16.108695	100%	200	50%	50%	4380	YES
Unit 3	First	R2	Bedroom	8.701046	5.487996	247	5.487996	100%	100	50%	50%	4380	YES
Unit 3	Second	R1	Bedroom	16.928492	12.159658	376	11.731501	96%	100	50%	50%	4380	YES
Unit 4	First	R1	LKD	21.814192	16.108137	401	16.108137	100%	200	50%	50%	4380	YES
Unit 4	First	R2	Bedroom	8.701051	5.488764	262	5.488764	100%	100	50%	50%	4380	YES
Unit 4	Second	R1	Bedroom	16.928492	12.159658	376	11.731501	96%	100	50%	50%	4380	YES