Daylight & Sunlight Report

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Avalon House,

72 Lower Mortlake Road,

Richmond TW9 2JY

Client:	Barings Real Estate
Project No:	185
Date:	May 2024
Version:	1

Contents

Appendices

1 Executive Summary

1.1 Development & Light LLP (DL) have undertaken a quantitative assessment of the Daylight & Sunlight effect to the surrounding properties with regard to the development proposals for Avalon House, 72 Lower Mortlake Road, Richmond TW9 2JY.

1.2 Overall, 93% (170 out of 183) of windows assessed meet the typical BRE Guidelines recommendations for VSC; 92% (95 out of 103) rooms meet the typical BRE recommendations for NSL; and 97% (102 out of 105) of windows relevant for Sunlight assessment meet the typical BRE Guidelines for APSH. In the few areas where effects occur beyond the typical BRE parameters, these are either to a minor degree, as is common in urban environments, or relate to windows or rooms that are or a secondary nature.

1.3 Of the 13 windows that do not meet the VSC recommendations, eight are secondary windows in rooms where the primary window shows adherence to the BRE recommendations (and thereby are not strictly relevant for consideration); the other five windows record minor effects (relative changes ranging from 20% to 29.9%).

1.4 In terms of the NSL Daylight assessment, 92% of rooms assessed will meet the typical recommendations in the BRE. Four of the eight rooms that do not meet the recommendations record minor effects, while also demonstrating compliance with the VSC assessment. The other four rooms are small galley kitchens which are considered to be of a secondary habitable nature.

1.5 In terms of the APSH Sunlight assessment, one of the three effects recorded as being beyond the typical recommendations is due to a restrictive design feature and would otherwise demonstrate adherence to the typical BRE recommendations. The other two effects relate to rooms that demonstrate compliance with the BRE recommendations when the overall Sunlight effect to the room is considered.

1.6 All surrounding open spaces considered in relation to Overshadowing from the Proposed Development show adherence to the typical BRE recommendations.

1.7 Overall the Daylight & Sunlight effect of the Proposed Development on surrounding properties is considered to be minor; and the Overshadowing effect to surrounding open spaces is considered to be negligible.

2 Introduction

2.1 Development & Light LLP has been appointed by Barings Real Estate to undertake a Daylight & Sunlight report with regard to the development proposals at Avalon House, 72 Lower Mortlake Road, Richmond TW9 2JY, hereafter referred to as 'the Site', on the surrounding properties.

2.2 Our understanding of the existing buildings on the Site is demonstrated in drawings 185/01-03 in Appendix A and in green on Figure 01 below.

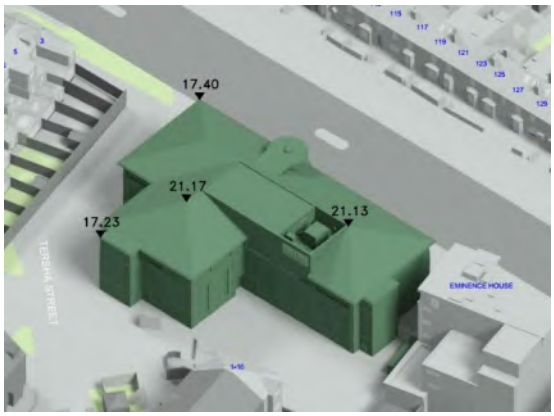


Figure 01 – the Site

2.3 The existing Site is a three-storey commercial office building situated on Lower Mortlake Road. The surrounding buildings that have a view of the development proposals are of residential use and vary in height from between two and five storeys. In the majority of cases the surrounding properties face away from the Site, with either rear or flanks windows that overlook the Site. The exception is the properties on the opposite side of Lower Mortlake Road, which have their front elevation facing the Site, but which are separated from the Site by circa 30m.

2.4 This is an urban locality, which differs from the typical suburban context upon which the BRE Guidelines were predicated. The BRE Guidelines expressly acknowledge that they are not an instrument of planning policy and the numerical targets they identify should not be applied rigidly. The BRE Guidelines state in their introduction:

> *'The guide is intended for building designers and their clients, consultants, and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design (see Section 5).* '[1]

[1] Building Research Establishment, *'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'*, Third Edition, 2022, para 1.6, p.7

2.5 The development proposals entail the removal of the existing roof and erection of a roof extension at fourth floor and rear extensions to floors ground – four to accommodate additional commercial floorspace (Class E), provision of rear and rooftop terraced amenity spaces, alterations to the ground floor entrance, recladding and remodelling of the façade, landscaping improvements to the rear carparking area, provision of end of journey and cycle parking facilities, associated building servicing and sustainability improvements, and other associated work. Our understanding of the development proposals, designed by Anomaly, is shown in blue on drawings 185/04-06 in Appendix A and in Figure 05 below. Hereafter, this will be referred to as 'the Proposed Development'.

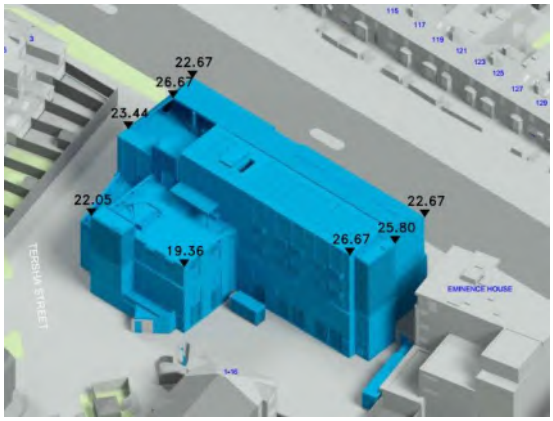


Figure 02 – Proposed Development

2.6 The technical analysis of the Daylight & Sunlight effects of the Proposed Development has been undertaken via the creation of a digital three-dimensional model of the Site and surroundings. Buildings in proximity have been modelled using measured survey information to ensure accuracy. The key source data used to create the analytical model is also listed on drawings 185/01-06 in Appendix A.

2.7 By necessity, assumptions are also made within the analytical model of the internal floor levels and internal window reveal details in each property. Our assumptions are based upon external observations, industry practices and any other relevant information that is available.

3 Planning Overview

National Planning Policy

National Planning Policy Framework (2023)

3.1 Paragraph 125 c in the context of *"Achieving appropriate densities"* in new housing developments provides that local authorities should take a flexible approach when applying guidance or policies relating to Daylight and Sunlight so long as the resulting scheme would provide acceptable living standards.

National Planning Practice Guidance (Updated July 2023)

3.2 The update to the Government's Planning Practice Guidance contains relevant paragraphs on Daylight and Sunlight. Paragraph 6 of the Effective Use of Land section of the NPPG (Ref ID: 66-006- 20190722) acknowledges that new development may cause an impact on Daylight and Sunlight levels enjoyed by neighbouring occupiers. It requires local authorities to assess whether the impact to neighbouring occupiers would be "unreasonable".

3.3 Paragraph 7 states that all developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of Sunlight and Daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower Daylight and Daylight and Sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.

3.4 In such situations good design (such as giving careful consideration to a building's massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards.

Regional Planning Policy

Housing Supplementary Planning Guidance "Housing SPG" (London Plan, March 2016, Updated in 2017)

3.5 The Mayor published a Supplementary Planning Guidance on Housing in March 2016. The London Plan sets out the policy framework for development in London. The Supplementary Planning Guidance, *'provides guidance on a range of strategic policies including housing supply, residential density, housing standards, build to rent developments, student accommodation and viability appraisals.'*

The Housing SPG moves away from the rigid application of the national numerical values provided in the Building Research Establishment publication *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (Third Edition, published in 2022)*, more commonly known as 'the BRE guidelines' (Ref 1.1). Paragraph 1.3.45 of the SPG states that:

> *"An appropriate degree of flexibility needs to be applied when using BRE Guidelines to assess the Daylight and Sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to*

higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."

3.6 Paragraph 1.3.46 goes on to say that:

"The degree of harm on adjacent properties and the Daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."

3.7 The following provides a summary of the relevant guidance relating to Daylight and Sunlight:

- The SPG recommends that the BRE guidance is applied sensitively to high density development, especially in areas such as town centres, where alternative targets (from the normal standards) may be deemed more appropriate;
- The SPG advises that the application of the BRE guidance needs to be consistent with optimising housing capacity and growth generally in recognition of the need for change in an area;
- The SPG recommends that comparisons should be made with the Daylight and Sunlight values achieved in comparable areas and typologies across London; and
- The SPG calls for an appropriate degree of flexibility in the application of the BRE guidance to the particular circumstances of London.

<u>The London Plan – The Spatial Developments Strategy For Greater London (Adopted March 2021)</u>

3.8 Policy GG2 promotes high-density, mixed- use places that make the best use of land.

3.9 At Policy D2 'Infrastructure Requirements for Sustainable Densities', the Plan advises that to determine the optimal density of a site, consideration should be given to the site context; its connectivity and accessibility (including both PTAL and access to local services); and the capacity of surrounding infrastructure.

3.10 Under Policy D3 'Optimising Site Capacity Through the Design-Led Approach', the plan states that development design should:

"Enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layouts, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions."

3.11 Policy D6 'Housing quality and standards' paragraph F of the London Plan advises that:

> *"The design of development should provide sufficient Daylight and Sunlight to new and surrounding housing that is appropriate for its context."*

Guidance

Building Research Establishment Guidelines: Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice (Third Edition, published 2022)

3.12 The BRE Guidelines provide advice on site layout planning to achieve good Sunlighting and Daylighting within buildings, and in the open spaces between them. It is intended for building designers, developers, consultants and Local Planning Authorities (LPAs). It is intended to be used in conjunction with the interior Daylight recommendations in the British Standard *Daylight in buildings, BS EN17037* and the Chartered Institute of Building Services Engineers (CIBSE) publication *LG 10 Daylighting – a guide for designers* (ref 1.2). The advice it gives is not mandatory and should not be used as an instrument of planning policy. Of particular relevance, it states in the introduction:

> *'1.6 The guide is intended for building designers and their clients, consultants, and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of 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 a 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. Alternatively, where natural light is of special importance, less obstruction and hence more sunlight and daylight may be deemed necessary. The calculation methods in Appendices A and B are entirely flexible in this respect. Appendix F gives advice on how to develop a consistent set of target values for skylight under such circumstances.'*

3.13 The BRE Guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located, and Daylight and Sunlight will be one of a number of planning considerations which the local authority will weigh.

3.14 As stated above, the BRE Guidelines recognise that the numerical parameters they suggest may need to be adapted in certain situations. The levels of Daylight and Sunlight which windows and open spaces can receive are generally linked to the density of the locality. For example, in a town centre, where the density of development is high, much lower levels of Daylight and Sunlight are to be expected than a lower density settlement, such as the outskirts of a town or a village. The density required to generally achieve a VSC of 27%, which is the generic target value suggested in the BRE Guidelines, is akin to a suburban area. This is not, therefore, considered to be an appropriate 'criterion' for a dense city centre location where there is inherently a lower expectation for Daylight and Sunlight amenity than in less developed or suburban areas.

3.15 Appendix F of the BRE Guidelines offers some advice on setting alternative benchmarks for the VSC Daylight and APSH Sunlight assessments to respond to different density contexts. However, no specific advice is provided in this regard in respect of Sunlight availability to open spaces that are located within more constrained contexts.

4 Methodology

4.1 It is correct to assess Daylight and Sunlight in relation to the BRE guidelines. This document is most widely accepted by planning authorities as the means by which to judge the acceptability of a scheme.

4.2 The BRE Guidelines advise that Daylight and Sunlight effects should be considered sensitively primarily in relation to surrounding residential accommodation, or other buildings which are considered to have a reasonable expectation of Daylight or Sunlight amenity. Non-habitable space, such as corridors and bathrooms or toilets, are not considered sensitively within Daylight and Sunlight assessments.

4.3 To determine whether the Daylight to a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the development subtends an angle of more than 25˚, when measured in a section perpendicular to the main window wall in an existing building, taken from the centre of the lowest window. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.

4.4 The BRE also recommends a further Daylight scoping test for windows perpendicular to extensions adjoining the front or rear of properties. This entails drawing a 45° plane in both elevation and plan from the end of the adjoining extension. If the centre of the window falls on the extension side of both these planes, then the Daylight potential may be adversely affected and further quantitative calculations should be undertaken.

4.5 For Sunlight, the BRE suggests a similar 25° scoping test is applied where developments sit within 90° of due south of a main window wall in an existing building. As with the Daylight 25° test, a section should be taken perpendicular to the window wall, ideally focusing on the lowest window in a main living room. If any part of the development subtends an angle of more than 25˚ from this section then the Sunlight potential may be adversely affected and more detailed calculations should be undertaken.

4.6 Where more detailed calculations are required, a digital analytical model of the Site and surrounding properties is created to facilitate the process. Using specialist software that follows the methodology set out in the BRE Guidelines, the existing levels of Daylight and Sunlight for each relevant window, room and amenity space ('the Existing Situation') are quantified and then compared to those with the Proposed Development in place ('the Proposed Situation'). In this case, the Existing Situation is depicted on drawings 185/01-03 in Appendix A; and the Proposed Situation is shown on drawings 185/04-06 in Appendix A.

4.7 The BRE Guidelines provide two principal quantitative measures of Daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No Sky Line (NSL).

4.8 In terms of Sunlight amenity to windows in surrounding properties, the appropriate quantitative methodology is the Annual Probable Sunlight Hours (APSH); and in relation to Sunlight amenity to gardens and open spaces, the appropriate quantitative two-hour Sunlight test is otherwise known as the Sun-on-Ground (SOG) methodology.

4.9 The Daylight and Sunlight methodologies set out in the BRE Guidelines are generally two-stage tests, involving either achieving absolute target values or limiting relative change to within an acceptable margin. However, it is common for both the absolute levels of Daylight and Sunlight and also the relative change between the two scenarios in the assessment to be expressed in percentage units, which can lead to confusion. Therefore, for ease of interpretation in this report, we avoid reference to absolute levels of Daylight and Sunlight using percentage units and instead we express them as simplistic units of the relevant methodology – i.e. 27 VSC (rather than 27% VSC) or 25 APSH (rather than 25% APSH).

Daylight

4.10 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.

4.11 For existing dwellings, the BRE Guidelines methodology is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.

4.12 The BRE Guidelines state that if the absolute retained value of VSC at the centre of a window is less than 27 VSC, and it is also less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing dwelling may be adversely affected.

4.13 The BRE advises that the VSC assessment should focus on the main window serving each room; and in instances where a room has two or more windows of equal size a mean reading of the VSC across the windows may be taken (para 2.2.6).

4.14 Where there is a significant loss of light to a main window in a room that is also served by other smaller windows, the BRE advises that an aggregate VSC result for the whole room, which is weighted in accordance with the area of glazing serving each window, can also be taken (para 2.2.8).

4.15 **No Sky Line (NSL)** - NSL is a measure of the distribution of Daylight within a room. It maps out the region within a room, at the height of the working plane, where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.

4.16 The BRE suggest that, where room layouts are known, the impact on the Daylight distribution within a dwelling can be assessed. Ordinarily this assessment should focus on living rooms, kitchens and dining rooms; and whilst bedrooms should also be assessed they are identified as being less important (para 2.2.10).

4.17 The BRE advise that if the working plane within a room that can receive direct skylight is reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%), then the effect will be noticeable to the occupants and more of the room will appear poorly lit.

Sunlight

4.18 **Annual Probable Sunlight Hours (APSH)** – APSH is a measure of the Sunlight availability to a window. Unlike the Daylight assessments, the APSH methodology is sensitive to the orientation of windows, as it focuses on those that face within 90° of due south.

4.19 The APSH assessment is also primarily focused on living rooms and conservatories, whereas kitchens and bedrooms are identified as being less important and normally need not be analysed for Sunlight (para 3.2.3). However, for the avoidance of doubt all habitable rooms containing windows with an orientation relevant for assessment have been analysed for the purposes of this report.

4.20 The BRE Guidelines suggest that the absolute APSH received at a given window in the Proposed Situation should ideally be at least 25% (i.e. 25 APSH) of the total available annually, including at least 5% (i.e. 5 APSH) in winter. The BRE Guidelines advise that where these absolute thresholds are achieved the room should still receive enough Sunlight.

4.21 The BRE Guidelines state there may be an adverse effect on the Sunlight potential to a neighbouring dwelling if the absolute values fall short of these targets, the retained APSH levels are less than 0.8 times the previous APSH value in each period (i.e. the proportional reductions are greater than 20%), and the absolute annual loss of APSH is greater than 4 APSH overall.

4.22 The APSH figures are calculated for each individual window relevant for assessment. Where a room is served by more than one window, but the windows are in opposite walls, it can be relevant to account for the Sunlight contribution of each window in the overall figures for the room; however this process is only relevant where it avoids double-counting of the Sunlight potential through multiple windows. Otherwise, for rooms with multiple windows, the BRE Guidelines recommend that reference should be made only to the results for the best sunlit window serving the room.

Overshadowing

4.23 In addition to the potential Daylight and Sunlight effects to windows in surrounding properties, the BRE Guidelines also recommend that the potential change in Sunlight availability should be assessed for any open spaces surrounding the development site which have a reasonable requirement for Sunlight amenity. Ordinarily, this includes gardens (typically the main back garden of a house) and amenity areas within the vicinity of a development that have the potential to experience overshadowing from a development.

4.24 **Sun-on-Ground (SOG) –** SOG is a measure of the Sunlight availability to open spaces or gardens. The BRE Guidelines advise that the SOG assessment should be undertaken primarily on 21st March, being the equinox, to form a representative view of the Sunlight potential available to open spaces throughout the year (para 3.3.14).

4.25 The typical SOG assessment recommended by the BRE Guidelines is focused purely on which areas of an open space receive over two hours of Sunlight availability on the date of assessment. The BRE recommends that for a garden or open space to appear adequately sunlit throughout the year, at least 50% of its area should receive at least two hours of Sunlight potential on 21st March. If the 50% threshold is not met, and the relative change between the Existing Situation and the Proposed Situation is more than 20% (i.e. a ratio of less than 0.8), then the loss of Sunlight is likely to be noticeable.

Daylight & Sunlight Assessment Results

4.26 Tables of results and drawings detailing each of the relevant forms of Daylight and Sunlight analysis in relation to windows and rooms within the surrounding properties are included in Appendix B.

4.27 The VSC Daylight analysis and the APSH Sunlight analysis, both of which primarily relate to the effect on windows, are expressed in the same table. The location of each window references in the tables of results is shown on the Daylight Distribution Contour drawings.

4.28 The NSL analysis, which relates to effects on rooms, is expressed in a separate table of results and is supported by the Daylight Distribution contour drawings. The Daylight Distribution Contour drawings depict the layout of each room that has been assessed and the area receiving a view of the sky at working plane height in both the existing situation (green contour) and when the Proposed Development is in place (red contour); the shaded or hatched areas denote the part of the room experiencing a change (either loss or gain) in sky view.

4.29 The SOG analysis for surrounding open spaces is depicted on the drawing in Appendix C. The drawings depict the two-hour Sunlight availability to each surrounding open space on 21st March in the Existing Situation and then in the Proposed Situation. The numerical results are detailed within a separate table in Appendix C that records any change in the area of each open space that receives at least two hours. The change between the Existing Situation and the Proposed Situation is also considered within the main body of this report.

5 Assessment Results - Daylight & Sunlight to Neighbours

5.1 Given the scale of the Proposed Development and its situation within the surrounding context, the following residential properties are considered to be relevant for Daylight & Sunlight assessment in accordance with the recommendations in the BRE Guidelines:

- Eminence House
- 2 West Sheen Vale
- 1-16 Tersha Street
- 3 Cedar Terrace
- 5 Cedar Terrace
- 6 Cedar Terrace
- 7 Cedar Terrace
- 8 Cedar Terrace
- 9 Cedar Terrace
- 10 Cedar Terrace
- 11 Cedar Terrace
- 12 Cedar Terrace
- 13 Cedar Terrace
- 109 Lower Mortlake Road
- 111 Lower Mortlake Road
- 113 Lower Mortlake Road
- 115 Lower Mortlake Road
- 117 Lower Mortlake Road
- 119 Lower Mortlake Road
- 121 Lower Mortlake Road
- 123 Lower Mortlake Road
- 125 Lower Mortlake Road
- 127 Lower Mortlake Road
- 129 Lower Mortlake Road
- 131 Lower Mortlake Road
- 133 Lower Mortlake Road
- 135 Lower Mortlake Road

5.2 All other properties within the locality are understood to be either not in residential use, too far away from the Site to be affected by the Proposed Development, or not to have any habitable windows orientated towards the Site.

5.3 The VSC, NSL and where appropriate, APSH tests have been undertaken for each property above to establish the effect of the proposed development in Daylight and Sunlight terms.

5.4 Where floorplans or other layout information has been obtained for the surrounding properties, the specific source of information is noted in the third column of the detailed tables of results in Appendix B. In the absence of any information detailing the room uses or internal configuration of a property, all rooms and windows with the potential to be affected by the Proposed Development have been assessed. In this instance, either full or partial floorplans have been obtained for all surrounding properties identified above, with the exception of the following:

- 2 West Sheen Vale
- 5 Cedar Terrace
- 8 Cedar Terrace
- 12 Cedar Terrace
- 111 Lower Mortlake Road
- 113 Lower Mortlake Road
- 115 Lower Mortlake Road
- 123 Lower Mortlake Road

- 125 Lower Mortlake Road

Daylight Results Summary

5.5 There are 183 windows serving 103 rooms that have been subject to assessment. These have all been assessed in terms of both VSC and NSL. The tabulated results are included in Appendix B and summarised in Tables 01 and 02 below.

TABLE 01 – SUMMARY OF VSC RESULTS (EXISTING VS PROPOSED)

Address	No of Windows	Total windows meet BRE	Below BRE Guidelines			
			20.1%-30%	30.1%-40%	>40%	Total
Eminence House	21	16	1	0	4	5
2 West Sheen Vale	5	5	0	0	0	0
1 - 16 Tersha Street	12	4	8	0	0	8
13 Cedar Terrace	6	6	0	0	0	0
12 Cedar Terrace	5	5	0	0	0	0
11 Cedar Terrace	10	10	0	0	0	0
10 Cedar Terrace	10	10	0	0	0	0
9 Cedar Terrace	6	6	0	0	0	0
8 Cedar Terrace	5	5	0	0	0	0
7 Cedar Terrace	6	6	0	0	0	0
6 Cedar Terrace	10	10	0	0	0	0
5 Cedar Terrace	6	6	0	0	0	0
3 Cedar Terrace	6	6	0	0	0	0
109 Lower Mortlake Road	6	6	0	0	0	0
111 Lower Mortlake Road	6	6	0	0	0	0
113 Lower Mortlake Road	2	2	0	0	0	0
115 Lower Mortlake Road	3	3	0	0	0	0
117 Lower Mortlake Road	4	4	0	0	0	0
119 Lower Mortlake Road	5	5	0	0	0	0
121 Lower Mortlake Road	4	4	0	0	0	0
123 Lower Mortlake Road	4	4	0	0	0	0
125 Lower Mortlake Road	2	2	0	0	0	0
127 Lower Mortlake Road	9	9	0	0	0	0
129 Lower Mortlake Road	7	7	0	0	0	0
131 Lower Mortlake Road	7	7	0	0	0	0
133 Lower Mortlake Road	6	6	0	0	0	0
135 Lower Mortlake Road	10	10	0	0	0	0
Total	**183**	**170**	**9**	**0**	**4**	**13**

5.6 The VSC method of assessment shows that 170 out of 183 (93%) of all windows tested will meet the typical BRE recommendations. It should be noted that some of the individual windows that do not meet the typical BRE recommendations may be secondary windows in rooms that still demonstrate adherence to the BRE recommendations overall. Further commentary is provided below on this point.

TABLE 02 – SUMMARY OF NSL RESULTS (EXISTING VS PROPOSED)

Address	No of Rooms	Total Meet BRE	Below BRE Guidelines			
			20.1%-30%	30.1%-40%	>40%	Total
Eminence House	15	15	0	0	0	0
2 West Sheen Vale	5	5	0	0	0	0
1 - 16 Tersha Street	8	4	0	0	4	4
13 Cedar Terrace	3	3	0	0	0	0
12 Cedar Terrace	4	4	0	0	0	0
11 Cedar Terrace	4	4	0	0	0	0
10 Cedar Terrace	4	4	0	0	0	0
9 Cedar Terrace	3	3	0	0	0	0
8 Cedar Terrace	4	3	1	0	0	1
7 Cedar Terrace	2	2	0	0	0	0
6 Cedar Terrace	5	5	0	0	0	0
5 Cedar Terrace	5	5	0	0	0	0
3 Cedar Terrace	3	3	0	0	0	0
109 Lower Mortlake Road	3	3	0	0	0	0
111 Lower Mortlake Road	4	4	0	0	0	0
113 Lower Mortlake Road	2	2	0	0	0	0
115 Lower Mortlake Road	3	3	0	0	0	0
117 Lower Mortlake Road	2	2	0	0	0	0
119 Lower Mortlake Road	3	2	1	0	0	1
121 Lower Mortlake Road	2	2	0	0	0	0
123 Lower Mortlake Road	2	1	1	0	0	1
125 Lower Mortlake Road	2	1	1	0	0	1
127 Lower Mortlake Road	3	3	0	0	0	0
129 Lower Mortlake Road	3	3	0	0	0	0
131 Lower Mortlake Road	3	3	0	0	0	0
133 Lower Mortlake Road	3	3	0	0	0	0
135 Lower Mortlake Road	3	3	0	0	0	0
Total	**103**	**95**	**4**	**0**	**4**	**8**

5.7 The NSL method of assessment shows that 95 out of 103 (92%) of the rooms tested meet the typical BRE recommendations.

Sunlight Results Summary

5.8 There are 102 windows serving 69 residential rooms surrounding the Site which are potentially relevant for Sunlight amenity assessment. These have all been assessed in terms of annual and winter APSH.

5.9 The tabulated results of the assessments are given at Appendix B and summarised in Table 03 below.

TABLE 03 – SUMMARY OF APSH RESULTS (EXISTING VS PROPOSED)

Address	No of Windows	Total Meet BRE	Annual		Winter	
			Meet BRE	Below BRE	Meet BRE	Below BRE
Eminence House	17	14	14	3	17	0
2 West Sheen Vale	4	4	4	0	4	0
1 - 16 Tersha Street	2	2	2	0	2	0
13 Cedar Terrace	1	1	1	0	1	0
12 Cedar Terrace	1	1	1	0	1	0
11 Cedar Terrace	2	2	2	0	2	0
10 Cedar Terrace	4	4	4	0	4	0
8 Cedar Terrace	1	1	1	0	1	0
7 Cedar Terrace	1	1	1	0	1	0
6 Cedar Terrace	4	4	4	0	4	0
3 Cedar Terrace	1	1	1	0	1	0
109 Lower Mortlake Road	6	6	6	0	6	0
111 Lower Mortlake Road	5	5	5	0	5	0
113 Lower Mortlake Road	2	2	2	0	2	0
115 Lower Mortlake Road	3	3	3	0	3	0
117 Lower Mortlake Road	4	4	4	0	4	0
119 Lower Mortlake Road	4	4	4	0	4	0
121 Lower Mortlake Road	4	4	4	0	4	0
123 Lower Mortlake Road	4	4	4	0	4	0
125 Lower Mortlake Road	2	2	2	0	2	0
127 Lower Mortlake Road	8	8	8	0	8	0
129 Lower Mortlake Road	6	6	6	0	6	0
131 Lower Mortlake Road	6	6	6	0	6	0
133 Lower Mortlake Road	5	5	5	0	5	0
135 Lower Mortlake Road	8	8	8	0	8	0
Totals	**105**	**102**	**102**	**3**	**105**	**0**

5.10 The APSH method of assessment shows that 102 out of 105 (97%) of the individual windows assessed meet the typical recommendations in the BRE Guidelines. It should be noted that some of the individual windows that do not meet the typical BRE recommendations may be secondary windows in rooms that still demonstrate adherence to the BRE recommendations overall. Further commentary is provided below on this point.

Discussion of Daylight & Sunlight Results

5.11 In Appendix H of the BRE Guidelines some indications are provided as to possible significance criteria that might be attributed to Daylight and Sunlight effects. Clearly, any significance criteria will need to respond to the specific context of each site; however the generic guidance offered by the BRE might provide a helpful initial framework within which to consider Daylight and Sunlight effects for this Site.

5.12 Appendix H states the following:

'H6 Where a loss of skylight or sunlight does not meet the guidelines in this book, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- *Only a small number of windows or limited area of open space are affected*
- *The loss of light is only marginally outside the guidelines*
- *An affected room has other sources of skylight or sunlight*
- *The affected building or open space only has a low level requirement for skylight or sunlight*
- *There are particular reasons why an alternative, less stringent, guideline should be applied, for example an overhang above the window or a window standing unusually close to the boundary.*

H7 Factors tending towards a major adverse impact include:

- *A large number of windows or large area of open space are affected*
- *The loss of light is substantially outside the guidelines*
- *All the windows in a particular property are affected*
- *The affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, eg a living room in a dwelling or a children's playground.'*[2]

[2] Building Research Establishment, *'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'*, Third Edition, 2022, Appendix H, para H6-H7, p.92

5.13 The following properties are those in which all windows and rooms relevant for assessment meet the BRE recommendations in all cases for the VSC, NSL and APSH assessments:

- 2 West Sheen Vale
- 3 Cedar Terrace
- 5 Cedar Terrace
- 6 Cedar Terrace
- 7 Cedar Terrace
- 9 Cedar Terrace
- 10 Cedar Terrace
- 11 Cedar Terrace
- 12 Cedar Terrace
- 13 Cedar Terrace
- 109 Lower Mortlake Road
- 111 Lower Mortlake Road
- 113 Lower Mortlake Road
- 115 Lower Mortlake Road
- 117 Lower Mortlake Road
- 121 Lower Mortlake Road
- 127 Lower Mortlake Road
- 129 Lower Mortlake Road
- 131 Lower Mortlake Road
- 133 Lower Mortlake Road
- 135 Lower Mortlake Road

5.14 Any Daylight and Sunlight effects to the windows and rooms within these properties are within the typical recommendations of the BRE Guidelines and therefore any effect to their Daylight and Sunlight amenity is considered to be negligible. No further commentary is provided in relation to these properties.

5.15 A detailed commentary on the Daylight and Sunlight effect to the remaining six properties subject to assessment is now provided below. Results of the analysis and supporting window maps and NSL contour drawings are included in Appendix B for all properties. Any room and window references below tie in with those used in the tables of results and supporting information in Appendix B.

Eminence House

5.16 This property is a five-storey apartment block that neighbours the Site to the east. The main outlook of the units in this property is to the north and east, but there is one west-facing window on each of the five floors of the property that is located very close to the boundary line with the Site. There are also two units at 1st and 2nd floor that are set back from the Site boundary and face west. Figures 03 and 04 below show the Site-facing windows in this property.

Figure 03 – Eminence House western façade

Figure 04 – Ground floor west-facing window

5.17 Our research of the planning portal has identified floorplans for this property, following its redevelopment from c.2008 onwards. The floorplans clarify that the individual west-facing windows that are located very close to the property boundary line with the Site are in all but one case secondary windows for dual-aspect living / kitchen / dining rooms (LKDs) that have their primary outlook over Lower Mortlake Road. The exception is the ground floor window (shown in Figure 04 above), which serves a single-aspect kitchen. The set-back west-facing windows at first and second floor serve bedrooms and LKDs. The layouts of each room are clearly shown on the Daylight Distribution Contour drawings in Appendix B.

5.18 There is an imbalanced relationship between the Site and the single-aspect ground floor kitchen window, as the only window serving this room is located more or less on the Site boundary and relies on a disproportionate amount of light over the Site. In contrast both the existing building on Site and the Proposed Development are noticeably set back from the Site boundary. The BRE Guidelines recognise that in such situations, where neighbouring windows are unusually close to site boundaries and are taking more than a fair share of light, that higher effects than usual are to be expected if future developments are to respond proportionately to their context. The Guidelines advise that in such cases it might be appropriate to undertake a 'mirror-image' analysis that establishes alternative target values for the VSC and APSH assessments, based on a hypothetical massing on the Site replicating that of the neighbouring property. Further comment is provided on this point below.

5.19 The Daylight & Sunlight analysis of this property identifies that 16 out of the 21 windows assessed meet the typical BRE recommendations for the VSC assessment; all 15 rooms meet the typical recommendations for the NSL assessment; and 14 out of the 17 windows meet the typical recommendations for the APSH assessment.

5.20 The five windows that do meet the BRE recommendations for the VSC assessment are the five west-facing windows located more or less on the Site boundary line. In four out of the five cases (for the 1st to 4th floor windows) they are secondary windows in rooms where the primary windows comfortably meet the BRE recommendations and thus the effects to the room as a whole also meet the BRE recommendations. The remaining window is the single-aspect ground floor kitchen (ref F00/W1 in the tables of results), which records a relative change in VSC of 29.7% from the Existing Situation due to the Proposed Development.

5.21 Whilst the effect to the ground floor window is beyond the typical 20% relative change in the BRE, it is not substantially so and the NSL analysis also shows comfortable adherence to the typical guidance for this room. Therefore, given the unusually constraining characteristics of the window described above, this type of effect is considered to be within the flexible application of the BRE Guidelines that they recommend is applied.

5.22 The BRE Guidelines suggest that a 'mirror-image' analysis could be undertaken for the ground floor window, but this is not considered to be necessary in this instance due to the relatively minor nature of the effect on the window. A 'mirror-image' analysis of Eminence House, which would assume a five-storey massing on the Site, set back from the eastern boundary (with Eminence House) by less than 1m, would clearly establish a significantly lower VSC and APSH target value for the kitchen window than the retained level currently recorded with the Proposed Development in place. Thus, it is clear that the Proposed Development responds more proportionately to this window than a 'mirror-image' assessment; and therefore the minor effect of the Proposed Development on the ground floor window is in keeping with this context.

5.23 In relation to the APSH assessment, the three windows that record effects in excess of the typical recommendations in the BRE Guidelines also relate to the secondary, west-facing windows at 1st, 2nd and 3rd floors. In the case of the 3rd floor window (ref F03/W2), Figure 03 above shows that the window is situated under a small overhang from a ledge above it. The BRE acknowledges that design features of this type can unduly influence the generic analysis and therefore it is suggested that additional analysis is undertaken negating the distortion from the design feature, which in this case entails removing the slight overhang from the ledge. The additional analysis removing the ledge is included in a separate subsection of Appendix B for additional reference. This demonstrates that this window would meet the typical BRE recommendations for APSH if the ledge were absent.

5.24 The other two windows (ref F01/W2 and F02/W2) both express effects that are technically beyond the typical BRE recommendations on an individual window basis, but when the APSH position for the whole room they serve is considered, as detailed in columns 22 to 27 in the tables of results, overall the rooms meet the BRE recommendations. Therefore, whilst the individual window analysis of APSH identifies a few isolated effects, in practice these relate to secondary windows and in some cases are influenced by design features. When any distortion from design features is negated and the overall Sunlight availability to the affected rooms is considered the effects are shown to meet the typical BRE recommendations.

5.25 Therefore, the Daylight and Sunlight effects in this property that are recorded as being in excess of the typical BRE recommendations either relate to secondary windows in rooms where the overall effect adheres to the BRE; or relate to windows with design features or characteristics that materially influence the effects. The effects to this property share a number of the characteristics listed in Appendix H of the BRE as tending towards minor impacts and therefore accordingly we consider the Daylight & Sunlight effect of the Proposed Development on this property to be minor.

1-16 Tersha Street

5.26 This is a three-storey property located to the south of the Site. The majority of the windows face in an eastern or western direction, away from the Site, but there are eight windows in the north-facing flank wall between 1st and 2nd floors that have a view of the Proposed Development. Figures 05 and 06 below show the Site-facing windows in this property.

Figure 05 – 1-16 Tersha Street north flank

Figure 06- north-facing windows

5.27 Our understanding of the internal configuration of this property has been informed by drawings obtained from the planning portal. The plans confirm that the narrower outer two north-facing windows on each floor are secondary windows for living / dining rooms that have their primary glazing facing away from the Site. The middle two windows on each floor serve small galley-style kitchens. The windows on the second floor also have a slightly inhibited outlook due to the overhang of the eaves directly above them, as shown by Figure 06 above. The layouts of each room are clearly shown on the Daylight Distribution Contour drawings in Appendix B.

5.28 The Daylight & Sunlight analysis of this property identifies that four out of the 12 windows assessed meet the typical BRE recommendations for the VSC assessment; four out of eight rooms meet the typical recommendations for the NSL assessment; and two out of two windows meet the typical recommendations for the APSH assessment.

5.29 The VSC analysis identifies relative changes in VSC to the eight north-facing windows that range from 22% to 29.7%. However, the effects at 2nd floor are accentuated by the overhang from the eaves. As with Eminence House, on the recommendations of the BRE Guidelines additional analysis has been undertaken removing the overhang from the eaves and is included for further reference in a separate subsection of Appendix B. The additional analysis shows that with the overhang removed, the relative changes would instead range between 20% to 23%.

5.30 Four of the eight windows that do not meet the typical VSC recommendations are the secondary windows (see Figures 03 and 04 above) for the living / dining rooms, in which the primary windows comfortably meet the BRE recommendations. Therefore, overall the VSC effect to the rooms adheres to the guidance. The remaining four windows serve small galley kitchens.

5.31 The galley kitchens (ref F01/R2 and R3; and F02/R2 and R3) are small rooms with an area of less than 10m^2 and have no space for sitting down. These rooms fall well below the 13m^2 threshold for a 'habitable room' identified in the GLA Housing SPG from March 2016. They are thin rooms that restrict the internal distribution of Daylight; and consequently distort the typical NSL Daylight analysis. Therefore, while the NSL analysis reflects noticeable larger effects to these small kitchens, the effects are considered to be a distortion in relation to rooms of a secondary habitable nature.

5.32 Overall, given the typical VSC effect to windows in this property is within 3% of the typical BRE recommendations and any larger effects are influenced by design distortion and limited to rooms of a secondary nature, the Daylight & sunlight effect to this property is considered share a number of the characteristics listed in Appendix H of the BRE as tending towards minor impacts. Accordingly, we consider the Daylight effect of the Proposed Development on this property to be minor. The Sunlight effect is in accordance with the typical BRE recommendations and therefore is considered to be negligible.

8 Cedar Terrace, 119, 123 & 125 Lower Mortlake Road

5.33 These properties all experience similar effects, so are discussed jointly. 8 Cedar Terrace is located to the west of the Site and has rear windows overlooking the Proposed Development. 119, 123 & 125 Lower Mortlake Road are located to the north of the Site and overlook the Site via their front elevation.

5.34 Our understanding of the internal configuration of the three Lower Mortlake Road properties has been informed by floorplans obtained from the planning portal. In the case of 8 Cedar Terrace, we have not been able to obtain any information detailing the internal configuration of the property and consequently have made reasonable assumptions as the layout of the rooms, based on external observations and industry practices. The layouts of each room adopted in the assessment are clearly shown on the Daylight Distribution Contour drawings in Appendix B.

5.35 In all four of these properties, all of the windows assessed meet the typical BRE recommendations in respect of the VSC assessment for Daylight and the APSH assessment for Sunlight. In each property there is one room that records an effect in terms of NSL that goes slightly beyond the typical recommendations in the BRE Guidelines, with relative changes ranging from 21% to 29%.

5.36 This type of effect is fairly common when dealing with the NSL analysis, where specific room dimensions and other internal factors can influence the results, whilst the VSC analysis otherwise reflects a positive position. We consider these types of effects to be readily in keeping with the flexibility the BRE recommends is applied to their guidance, particularly in urban contexts, and to accord with the characteristics listed in Appendix H of the BRE Guidelines as tending towards a minor impact. Accordingly, we consider the Daylight impact of the Proposed Development on these properties to be minor; and the Sunlight impact to be negligible.

6 Assessment Results - Overshadowing to Neighbours

6.1 The BRE advise that Overshadowing assessments should focus on the back gardens of houses and other open areas that have a reasonable expectation of Sunlight amenity. Areas located to the south of development sites are usually not usually considered for assessment, as effects to these areas are limited by the path of the sun (east to west via the south) during March.

6.2 Given the scale of the Proposed Development and its situation in relation to the surrounding context, the following surrounding open spaces are considered to be relevant for Overshadowing assessment in accordance with the recommendations in the BRE Guidelines:

- 3 Cedar Terrace
- 5 Cedar Terrace
- 6 Cedar Terrace
- 7 Cedar Terrace
- 9 Cedar Terrace
- 10 Cedar Terrace
- 11 Cedar Terrace
- 12 Cedar Terrace

6.3 Any other open spaces in this locality are considered to be sufficiently far away from the Site to avoid being affected or are not relevant for assessment in accordance with the BRE recommendations.

6.4 The Overshadowing effect of the Proposed Development on the gardens of the properties above has been considered by reference to the quantitative SOG assessment on 21st March, in accordance with the BRE methodology. Details of the analysis are contained in Appendix C in both graphical and numerical format.

6.5 The analysis demonstrates that the Proposed Development will have no noticeable effect on the 2-hour Sunlight availability in the gardens on 21st March; and consequently in all cases the gardens will meet the typical recommendations in the BRE Guidelines. This is not to say that the gardens will not experience some shadow from the Proposed Development; but rather that the areas of the gardens retaining at least two hours of Sunlight potential will remain unchanged by the Proposed Development. This is due to the location of the Proposed Development to the east of the gardens and the relatively open southern aspect allowing Sunlight penetration to the gardens.

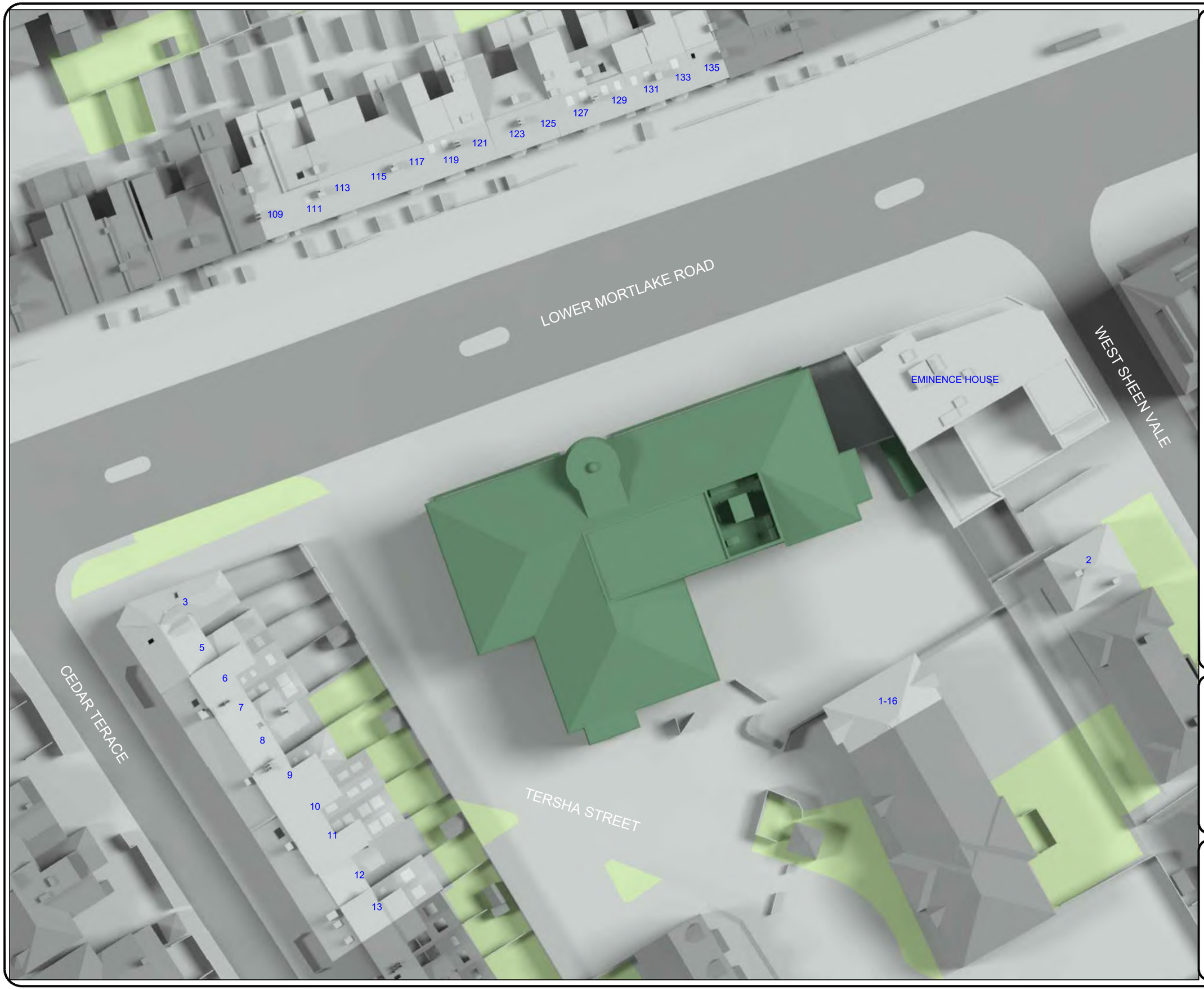
6.6 Therefore, any Overshadowing effect from the Proposed Development is considered to be in accordance with the BRE Guidelines recommendations and negligible.

References

Ref. 1.1 Building Research Establishment Guidelines: *Site Layout Planning For Daylight And Sunlight (2022), A Guide To Good Practice, Third Edition* - available at https://www.bre.co.uk/

Ref. 1.2 British Standard *Daylight in buildings, BS EN17037* and the Chartered Institute of Building Services Engineers (CIBSE) publication *LG 10 Daylighting – a guide for designers* - available at https://www.cibse.org/

Appendix A – Drawings



SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

N

EXISTING BUILDINGS SHOWN IN GREEN

REV:	DESCRIPTION:	BY:	DATE:
G			
F			
E			
D			
C			
B			
A	-	-	-

PROJECT:
AVALON HOUSE
TW9

TITLE:
EXISTING
PLAN VIEW

JOB NO:	RELEASE:	DRG NO:
185	05-01	01
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

HEIGHTS SHOWN ARE TO AOD (m)

EXISTING BUILDINGS SHOWN IN GREEN

REV:	DESCRIPTION:	BY:	DATE:
G			
F			
E			
D			
C			
B			
A	-	-	-

PROJECT:
AVALON HOUSE
TW9

TITLE:
EXISTING
3D VIEW

JOB NO:	RELEASE:	DRG NO:
185	05-01	02
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

HEIGHTS SHOWN ARE TO AOD (m)

EXISTING BUILDINGS SHOWN IN GREEN

REV:	DESCRIPTION:	BY:	DATE:
G			
F			
E			
D			
C			
B			
A	-	-	-

PROJECT:
AVALON HOUSE
TW9

TITLE:
EXISTING
3D VIEW

JOB NO:	RELEASE:	DRG NO:
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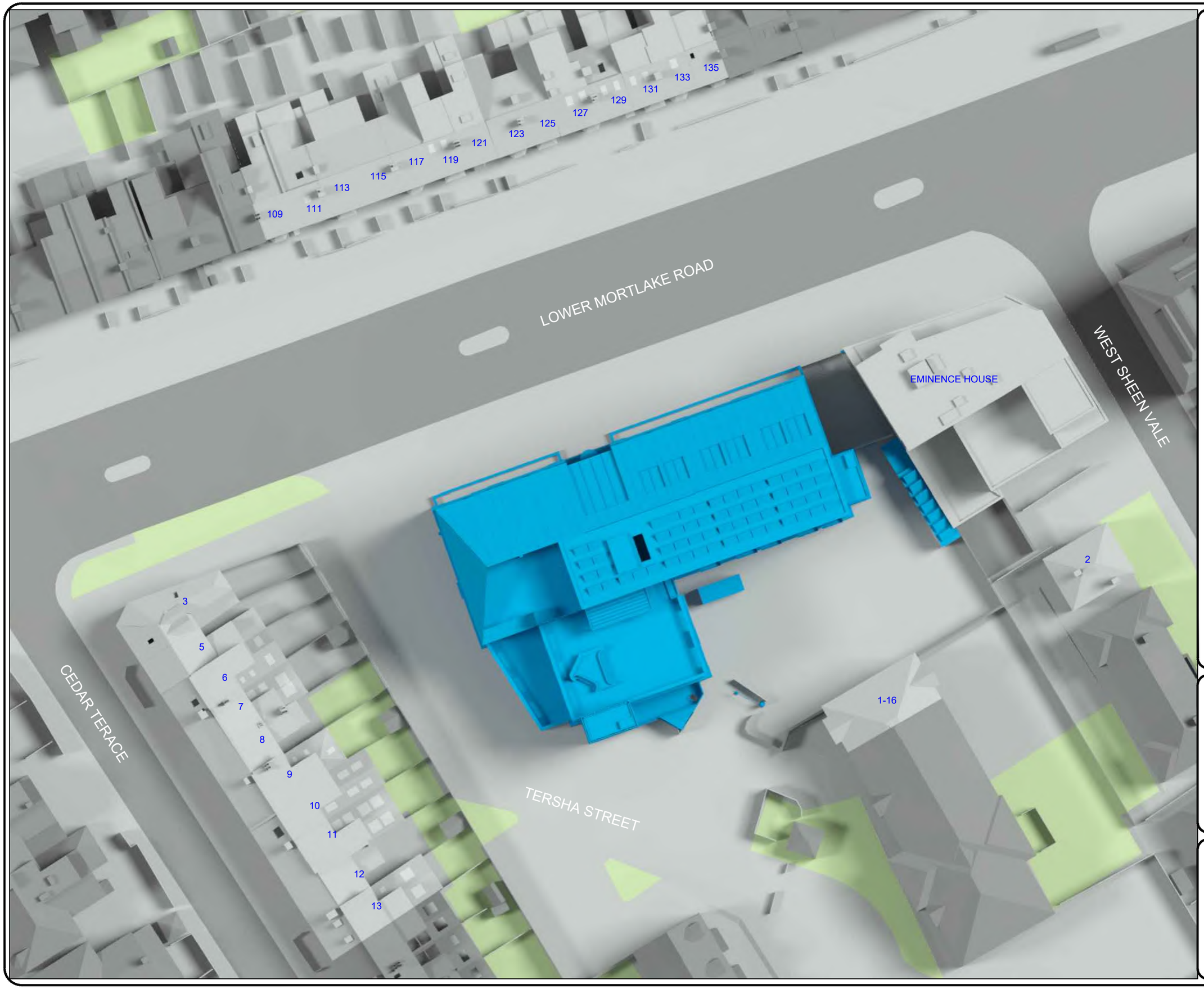
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

N

PROPOSED BUILDINGS SHOWN IN BLUE

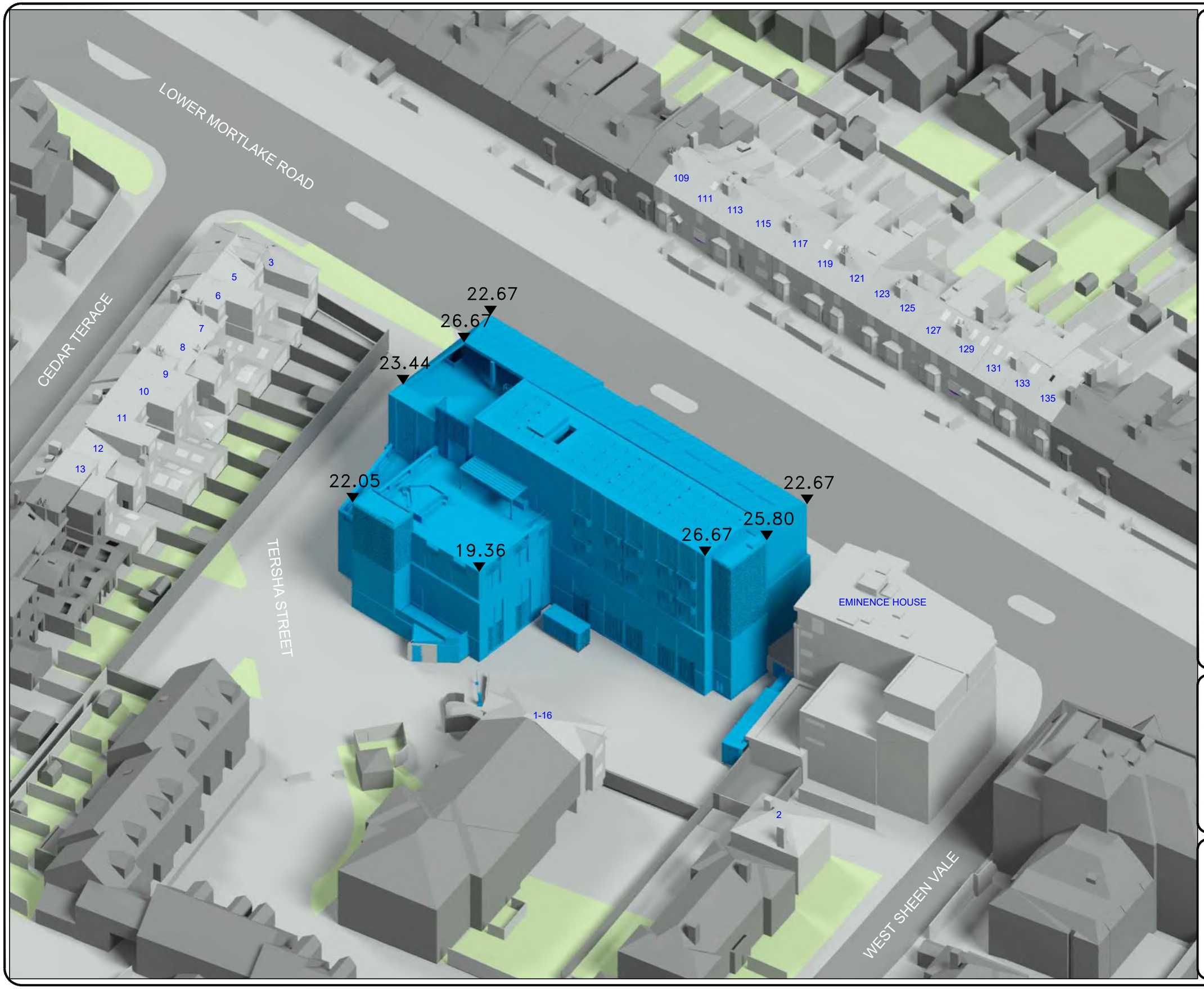
REV:	DESCRIPTION:	BY:	DATE:
G			
F			
E			
D			
C			
B			
A	-	-	-

PROJECT:
AVALON HOUSE
TW9

TITLE:
PROPOSED
PLAN VIEW

JOB NO:	RELEASE:	DRG NO:
185	05-01	04
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

HEIGHTS SHOWN ARE TO AOD (m)
PROPOSED BUILDINGS SHOWN IN BLUE

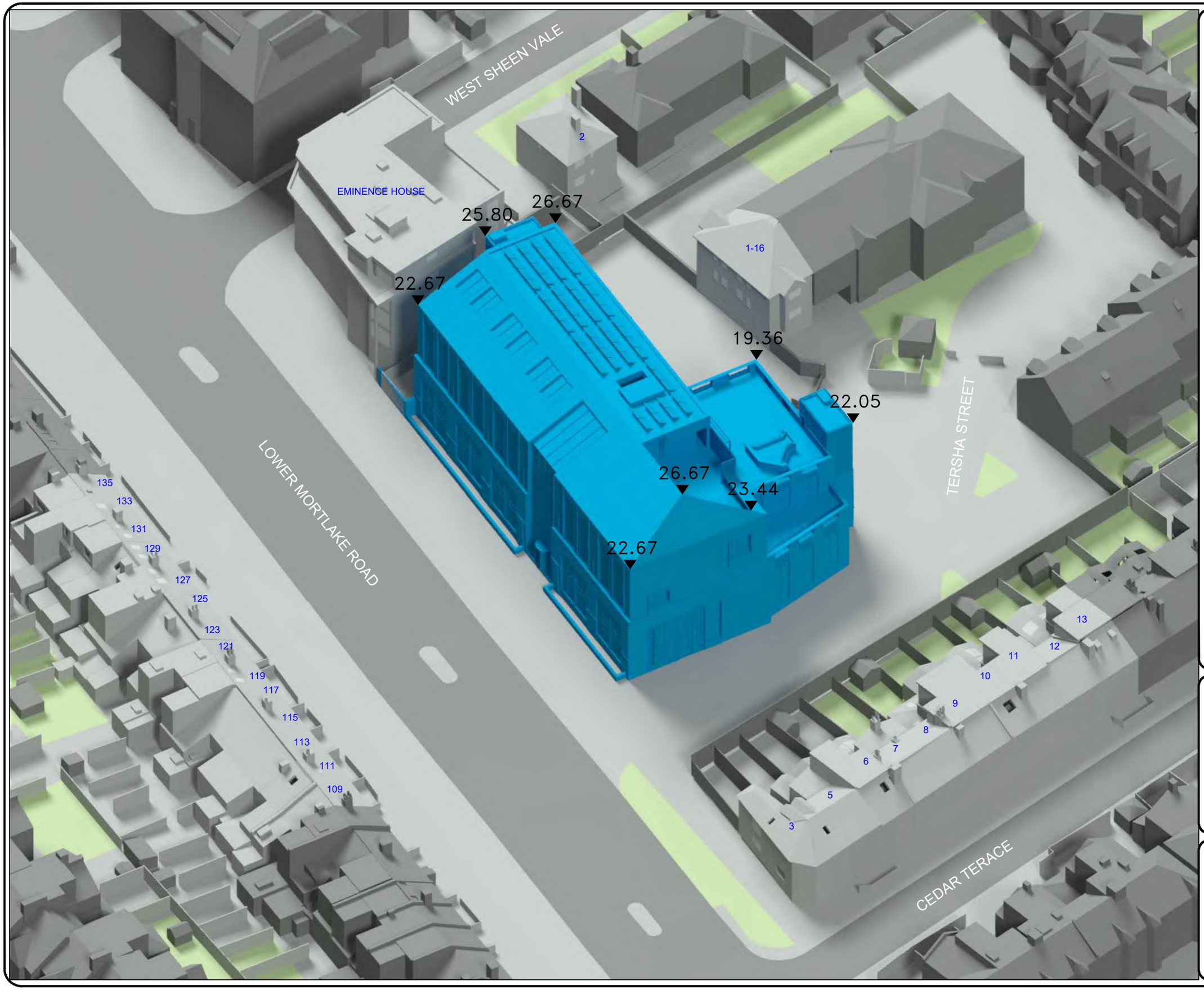
REV:	DESCRIPTION:	BY:	DATE:
G			
F			
E			
D			
C			
B			
A	-	-	-

PROJECT:
AVALON HOUSE
TW9

TITLE:
PROPOSED
3D VIEW

JOB NO:	RELEASE:	DRG NO:
185	05-01	05
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

HEIGHTS SHOWN ARE TO AOD (m)
PROPOSED BUILDINGS SHOWN IN BLUE

REV:	DESCRIPTION:	BY:	DATE:
G			
F			
E			
D			
C			
B			
A	-	-	-

PROJECT:
AVALON HOUSE
TW9

TITLE:
PROPOSED
3D VIEW

JOB NO:	RELEASE:	DRG NO:
185	05-01	06
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT

Appendix B – Daylight & Sunlight Analysis – Neighbouring Properties

Project Name: Avalon House
Project No.: 185
Report Title: Daylight & Sunlight Analysis - VSC & NSL
Date of Analysis: 21/05/2024

Floor Ref.	Room Ref.	Layout Info	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Eminence House																										
F00	R1	Floorplan	Residential	Kitchen	W1		Existing	12.80	0.70	NO	238°				24.00	0.92	YES	11.00	1.00	YES						
							Proposed	9.00							22.00			11.00								
												12.80	0.70	NO							24.00			11.00		
												9.00									22.00	0.92	YES	11.00	1.00	YES
F01	R1	Floorplan	Residential	LKD	W1		Existing	32.87	1.00	YES	325°N				10.00	*North	*North	0.00	*North	*North						
							Proposed	32.95							10.00			0.00								
					W2		Existing	19.40	0.55	NO	238°				34.00	0.53	NO	10.00	0.80	YES						
							Proposed	10.66							18.00			8.00								
												30.24	0.95	YES							42.00			10.00		
												28.60									28.00	0.67	YES	8.00	0.80	YES
	R2	Floorplan	Residential	Bedroom	W3		Existing	31.42	0.99	YES	150°				63.00	0.90	YES	21.00	1.00	YES						
							Proposed	31.14							57.00			21.00								
												31.42	0.99	YES							63.00			21.00		
												31.14									57.00	0.90	YES	21.00	1.00	YES
	R3	Floorplan	Residential	Bedroom	W4		Existing	20.95	0.87	YES	240°				51.00	0.92	YES	21.00	1.00	YES						
							Proposed	18.20							47.00			21.00								
												20.95	0.87	YES							51.00			21.00		
												18.20									47.00	0.92	YES	21.00	1.00	YES
	R4	Floorplan	Residential	Bedroom	W5		Existing	25.75	0.85	YES	240°				56.00	0.88	YES	21.00	1.00	YES						
							Proposed	21.94							49.00			21.00								
												25.75	0.85	YES							56.00			21.00		
												21.94									49.00	0.88	YES	21.00	1.00	YES
	R5	Floorplan	Residential	LD	W6		Existing	29.64	0.86	YES	240°				59.00	0.92	YES	23.00	0.96	YES						
							Proposed	25.62							54.00			22.00								
					W7		Existing	36.80	1.00	YES	150°				82.00	1.00	YES	28.00	1.00	YES						
							Proposed	36.80							82.00			28.00								
												31.66	0.91	YES							92.00			29.00		
												28.77									87.00	0.95	YES	28.00	0.97	YES
F02	R1	Floorplan	Residential	LKD	W1		Existing	32.59	1.00	YES	325°N				13.00	*North	*North	0.00	*North	*North						
							Proposed	32.48							10.00			0.00								
					W2		Existing	28.99	0.44	NO	238°				51.00	0.39	NO	15.00	0.60	YES						
							Proposed	12.80							20.00			9.00								
												31.89	0.90	YES							54.00			15.00		
												28.64									30.00	0.56	YES	9.00	0.60	YES
	R2	Floorplan	Residential	Bedroom	W3		Existing	36.50	0.99	YES	150°				75.00	0.89	YES	26.00	0.96	YES						
							Proposed	36.00							67.00			25.00								
												36.50	0.99	YES							75.00			26.00		
												36.00									67.00	0.89	YES	25.00	0.96	YES
	R3	Floorplan	Residential	Bedroom	W4		Existing	23.42	0.85	YES	240°				53.00	0.89	YES	21.00	1.00	YES						
							Proposed	19.87							47.00			21.00								
												23.42	0.85	YES							53.00			21.00		
												19.87									47.00	0.89	YES	21.00	1.00	YES
	R4	Floorplan	Residential	Bedroom	W5		Existing	28.99	0.84	YES	240°				58.00	0.84	YES	22.00	0.95	YES						
							Proposed	24.41							49.00			21.00								
												28.99	0.84	YES							58.00			22.00		
												24.41									49.00	0.84	YES	21.00	0.95	YES
	R5	Floorplan	Residential	LD	W6		Existing	32.81	0.87	YES	240°				62.00	0.89	YES	23.00	1.00	YES						
							Proposed	28.39							55.00			23.00								
					W7		Existing	38.85	1.00	YES	150°				82.00	1.00	YES	28.00	1.00	YES						
							Proposed	38.84							82.00			28.00								
												34.51	0.91	YES							95.00			29.00		
												31.34									88.00	0.93	YES	29.00	1.00	YES
F03	R1	Floorplan	Residential	LKD	W1		Existing	18.43	0.99	YES	325°N				9.00	*North	*North	1.00	*North	*North						
							Proposed	18.17							6.00			0.00								
					W2		Existing	32.79	0.40	NO	238°				55.00	0.31	NO	19.00	0.37	YES						
							Proposed	13.11							17.00			7.00								
												21.23	0.81	YES							55.00			19.00		
												17.18									23.00	0.42	NO	7.00	0.37	YES
	R2	Floorplan	Residential	Bedroom	W3		Existing	38.58	0.98	YES	150°				77.00	0.92	YES	28.00	0.89	YES						
							Proposed	37.97							71.00			25.00								
												38.58	0.98	YES							77.00			28.00		
												37.97									71.00	0.92	YES	25.00	0.89	YES
F04	R1	Floorplan	Residential	LKD	W1		Existing	37.16	0.99	YES	329°N				16.00	*North	*North	2.00	*North	*North						
							Proposed	36.89							13.00			0.00								
					W2		Existing	31.27	0.49	NO	238°				51.00	0.53	YES	20.00	0.40	YES						

Project Name: Avalon House
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Floor Ref.	Room Ref.	Layout Info	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
							Proposed	15.40							27.00			8.00								
												35.89	0.90	YES							51.00			20.00		
												32.25									33.00	0.65	YES	8.00	0.40	YES
	R2	Floorplan	Residential	Bedroom	W3		Existing	37.49	0.99	YES	150°				77.00	0.96	YES	28.00	0.89	YES						
							Proposed	37.12							74.00			25.00								
												37.49	0.99	YES							77.00			28.00		
												37.12									74.00	0.96	YES	25.00	0.89	YES
2 West Sheen Vale																										
F00	R1	Assumed	Residential	Unknown	W1		Existing	30.32	0.94	YES	240°				56.00	0.98	YES	19.00	1.00	YES						
							Proposed	28.39							55.00			19.00								
												30.32	0.94	YES							56.00			19.00		
												28.39									55.00	0.98	YES	19.00	1.00	YES
	R2	Assumed	Residential	Unknown	W2		Existing	30.29	0.93	YES	240°				55.00	0.98	YES	19.00	1.00	YES						
							Proposed	28.20							54.00			19.00								
												30.29	0.93	YES							55.00			19.00		
												28.20									54.00	0.98	YES	19.00	1.00	YES
F01	R1	Assumed	Residential	Unknown	W1		Existing	32.04	0.94	YES	240°				54.00	0.96	YES	20.00	1.00	YES						
							Proposed	30.09							52.00			20.00								
												32.04	0.94	YES							54.00			20.00		
												30.09									52.00	0.96	YES	20.00	1.00	YES
	R2	Assumed	Residential	Unknown	W2		Existing	32.48	0.93	YES	240°				55.00	0.95	YES	20.00	1.00	YES						
							Proposed	30.35							52.00			20.00								
												32.48	0.93	YES							55.00			20.00		
												30.35									52.00	0.95	YES	20.00	1.00	YES
	R3	Assumed	Residential	Unknown	W3		Existing	23.03	0.92	YES	330°N					*North	*North		*North	*North						
							Proposed	21.30																		
												23.03	0.92	YES								*North	*North		*North	*North
												21.30														
1 - 16 Tersha Street																										
F01	R1	Floorplan	Residential	LD	W1		Existing	33.54	1.00	YES	60°N					*North	*North		*North	*North						
							Proposed	33.43																		
					W2		Existing	27.50	0.78	NO	330°N					*North	*North		*North	*North						
							Proposed	21.50																		
												31.74	0.94	YES												
												29.87										*North	*North		*North	*North
	R2	Floorplan	Residential	Kitchen	W3		Existing	27.47	0.78	NO	330°N					*North	*North		*North	*North						
							Proposed	21.30																		
												27.47	0.78	NO												
												21.30										*North	*North		*North	*North
	R3	Floorplan	Residential	Kitchen	W4		Existing	27.33	0.77	NO	330°N					*North	*North		*North	*North						
							Proposed	20.98																		
												27.33	0.77	NO												
												20.98										*North	*North		*North	*North
	R4	Floorplan	Residential	LD	W5		Existing	27.15	0.77	NO	330°N				13.00	*North	*North	2.00	*North	*North						
							Proposed	20.77							12.00			2.00								
					W6		Existing	34.35	0.96	YES	240°				62.00	0.98	YES	24.00	1.00	YES						
							Proposed	33.03							61.00			24.00								
												32.20	0.91	YES							63.00			24.00		
												29.38									62.00	0.98	YES	24.00	1.00	YES
F02	R1	Floorplan	Residential	LD	W1		Existing	36.02	1.00	YES	60°N					*North	*North		*North	*North						
							Proposed	35.92																		
					W2		Existing	23.38	0.72	NO	330°N					*North	*North		*North	*North						
							Proposed	16.95																		
												32.53	0.94	YES												
												30.68										*North	*North		*North	*North
	R2	Floorplan	Residential	Kitchen	W3		Existing	23.34	0.72	NO	330°N					*North	*North		*North	*North						
							Proposed	16.74																		
												23.34	0.72	NO												
												16.74										*North	*North		*North	*North
	R3	Floorplan	Residential	Kitchen	W4		Existing	23.20	0.71	NO	330°N					*North	*North		*North	*North						
							Proposed	16.43																		
												23.20	0.71	NO												
												16.43										*North	*North		*North	*North
	R4	Floorplan	Residential	LD	W5		Existing	22.99	0.70	NO	330°N				8.00	*North	*North	2.00	*North	*North						

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Floor Ref.	Room Ref.	Layout Info	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
							Proposed	16.17							6.00			2.00								
					W6		Existing	36.70	0.96	YES	240°				63.00	0.94	YES	23.00	1.00	YES						
							Proposed	35.31							59.00			23.00								
												32.91	0.91	YES							63.00			23.00		
												30.02									60.00	0.95	YES	23.00	1.00	YES
13 Cedar Terrace																										
F00	R1	Floorplan	Residential	LKD	W1		Existing	28.40	0.93	YES	56°N				27.00	*North	*North	4.00	*North	*North						
							Proposed	26.44							27.00			4.00								
					W2		Existing	65.87	0.99	YES	146° Inc				41.00	1.00	YES	7.00	1.00	YES						
							Proposed	65.50							41.00			7.00								
					W3		Existing	40.56	0.98	YES	326°N Inc				5.00	*North	*North	0.00	*North	*North						
							Proposed	39.62							5.00			0.00								
					W4		Existing	74.65	0.98	YES	326°N Inc				42.00	*North	*North	4.00	*North	*North						
							Proposed	73.48							42.00			4.00								
												43.72	0.97	YES							45.00			7.00		
												42.22									45.00	1.00	YES	7.00	1.00	YES
F01	R2	Floorplan	Residential	Bedroom	W2		Existing	18.69	0.91	YES	58°N					*North	*North		*North	*North						
							Proposed	17.02																		
												18.69	0.91	YES								*North	*North		*North	*North
												17.02														
F02	R1	Floorplan	Residential	Bedroom	W1		Existing	36.44	0.95	YES	57°N					*North	*North		*North	*North						
							Proposed	34.65																		
												36.44	0.95	YES								*North	*North		*North	*North
												34.65														
12 Cedar Terrace																										
F00	R1	Assumed	Residential	Unknown	W1		Existing	29.51	0.93	YES	58°N				28.00	*North	*North	2.00	*North	*North						
							Proposed	27.58							28.00			2.00								
					W2		Existing	9.63	1.00	YES	147°				14.00	1.00	YES	0.00	1.00	YES						
							Proposed	9.62							14.00			0.00								
												19.01	0.95	YES							29.00			2.00		
												18.09									29.00	1.00	YES	2.00	1.00	YES
	R2	Assumed	Residential	Unknown	W3		Existing	10.79	0.96	YES	58°N					*North	*North		*North	*North						
							Proposed	10.37																		
												10.79	0.96	YES								*North	*North		*North	*North
												10.37														
F01	R1	Assumed	Residential	Unknown	W1		Existing	34.09	0.94	YES	58°N					*North	*North		*North	*North						
							Proposed	31.91																		
												34.09	0.94	YES												
												31.91										*North	*North		*North	*North
	R2	Assumed	Residential	Unknown	W2		Existing	25.57	0.94	YES	58°N					*North	*North		*North	*North						
							Proposed	23.93																		
												25.57	0.94	YES												
												23.93										*North	*North		*North	*North
11 Cedar Terrace																										
F00	R1	Floorplan	Residential	LKD	W1		Existing	27.51	0.90	YES	58°N				25.00	*North	*North	2.00	*North	*North						
							Proposed	24.86							25.00			2.00								
					W2		Existing	77.59	0.99	YES	148° Inc				53.00	1.00	YES	9.00	1.00	YES						
							Proposed	76.83							53.00			9.00								
					W3		Existing	63.25	0.99	YES	148° Inc				40.00	1.00	YES	5.00	1.00	YES						
							Proposed	62.59							40.00			5.00								
					W4		Existing	27.31	0.96	YES	328°N Inc				2.00	*North	*North	0.00	*North	*North						
							Proposed	26.29							2.00			0.00								
					W5		Existing	42.89	0.97	YES	328°N Inc				10.00	*North	*North	0.00	*North	*North						
							Proposed	41.74							10.00			0.00								
					W6		Existing	66.86	0.98	YES	328°N Inc				36.00	*North	*North	4.00	*North	*North						
							Proposed	65.49							36.00			4.00								
					W7		Existing	76.92	0.98	YES	328°N Inc				47.00	*North	*North	6.00	*North	*North						
							Proposed	75.37							47.00			6.00								
												49.52	0.97	YES							57.00			10.00		
												47.89									57.00	1.00	YES	10.00	1.00	YES
F01	R1	Floorplan	Residential	Bedroom	W1		Existing	33.92	0.93	YES	58°N					*North	*North		*North	*North						
							Proposed	31.63																		

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Floor Ref.	Room Ref.	Layout Info	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
												33.92	0.93	YES												
	R2	Floorplan	Residential	Bedroom	W2		Existing	15.67	0.87	YES	56°N	31.63				*North	*North		*North	*North		*North	*North		*North	*North
							Proposed	13.70																		
												15.67	0.87	YES												
												13.70										*North	*North		*North	*North
F02	R1	Floorplan	Residential	Bedroom	W1		Existing	35.24	0.94	YES	58°N					*North	*North		*North	*North						
							Proposed	33.04																		
												35.24	0.94	YES												
												33.04										*North	*North		*North	*North
10 Cedar Terrace																										
F00	R1	Floorplan	Residential	KD	W1		Existing	26.82	0.89	YES	58°N				23.00	*North	*North	2.00	*North	*North						
							Proposed	23.86							23.00			2.00								
					W2		Existing	77.46	0.99	YES	148° Inc				56.00	0.98	YES	11.00	1.00	YES						
							Proposed	76.45							55.00			11.00								
					W3		Existing	66.42	0.99	YES	148° Inc				44.00	0.95	YES	6.00	1.00	YES						
							Proposed	65.57							42.00			6.00								
					W4		Existing	30.99	0.99	YES	148° Inc				18.00	1.00	YES	2.00	1.00	YES						
							Proposed	30.53							18.00			2.00								
					W5		Existing	62.88	0.98	YES	328°N Inc				38.00	*North	*North	4.00	*North	*North						
							Proposed	61.48							36.00			4.00								
					W6		Existing	77.39	0.98	YES	328°N Inc				47.00	*North	*North	5.00	*North	*North						
							Proposed	75.76							45.00			5.00								
												45.45	0.96	YES							61.00			11.00		
												43.46									61.00	1.00	YES	11.00	1.00	YES
F01	R1	Floorplan	Residential	Study	W1		Existing	16.17	0.94	YES	56°N					*North	*North		*North	*North						
							Proposed	15.26																		
												16.17	0.94	YES												
												15.26										*North	*North		*North	*North
F02	R1	Floorplan	Residential	Bedroom	W1		Existing	22.60	0.96	YES	56°N				22.00	*North	*North	1.00	*North	*North						
							Proposed	21.80							22.00			1.00								
					W2		Existing	84.17	1.00	YES	238° Inc				73.00	1.00	YES	22.00	1.00	YES						
							Proposed	84.17							73.00			22.00								
												58.74	0.99	YES							88.00			23.00		
												58.41									88.00	1.00	YES	23.00	1.00	YES
	R2	Floorplan	Residential	Bedroom	W3		Existing	35.09	0.93	YES	57°N					*North	*North		*North	*North						
							Proposed	32.63																		
												35.09	0.93	YES												
												32.63										*North	*North		*North	*North
9 Cedar Terrace																										
F00	R1	Floorplan	Residential	LKD	W1		Existing	26.34	0.89	YES	57°N					*North	*North		*North	*North						
							Proposed	23.48																		
					W2		Existing	78.35	0.97	YES	57°N Inc					*North	*North		*North	*North						
							Proposed	76.08																		
					W3		Existing	36.50	0.97	YES	327°N Inc					*North	*North		*North	*North						
							Proposed	35.58																		
					W4		Existing	53.95	0.98	YES	327°N Inc					*North	*North		*North	*North						
							Proposed	52.84																		
												32.57	0.92	YES												
												29.93										*North	*North		*North	*North
F01	R2	Floorplan	Residential	Bedroom	W2		Existing	16.61	0.89	YES	57°N					*North	*North		*North	*North						
							Proposed	14.72																		
												16.61	0.89	YES												
												14.72										*North	*North		*North	*North
F02	R1	Floorplan	Residential	Bedroom	W1		Existing	35.19	0.93	YES	57°N					*North	*North		*North	*North						
							Proposed	32.65																		
												35.19	0.93	YES												
												32.65										*North	*North		*North	*North
8 Cedar Terrace																										
F00	R1	Assumed	Residential	Unknown	W1		Existing	25.47	0.89	YES	57°N				23.00	*North	*North	2.00	*North	*North						
							Proposed	22.79							23.00			2.00								
					W2		Existing	10.35	0.98	YES	147°				15.00	1.00	YES	0.00	1.00	YES						

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							Proposed	10.16							15.00			0.00								
												19.76	0.91	YES							24.00			2.00		
												18.02									24.00	1.00	YES	2.00	1.00	YES
	R2	Assumed	Residential	Unknown	W3		Existing	11.53	0.90	YES	57°N					*North	*North		*North	*North						
							Proposed	10.40																		
												11.53	0.90	YES												
												10.40										*North	*North		*North	*North
F01	R1	Assumed	Residential	Unknown	W1		Existing	23.55	0.91	YES	57°N					*North	*North		*North	*North						
							Proposed	21.39																		
												23.55	0.91	YES												
												21.39										*North	*North		*North	*North
	R2	Assumed	Residential	Unknown	W2		Existing	33.76	0.92	YES	57°N					*North	*North		*North	*North						
							Proposed	31.13																		
												33.76	0.92	YES												
												31.13										*North	*North		*North	*North
7 Cedar Terrace																										
F00	R1	Floorplan	Residential	LKD	W1		Existing	27.83	0.90	YES	57°N				23.00	*North	*North	2.00	*North	*North						
							Proposed	24.92							22.00			2.00								
					W2		Existing	70.55	0.98	YES	147° Inc				37.00	1.00	YES	6.00	1.00	YES						
							Proposed	69.20							37.00			6.00								
					W3		Existing	32.97	0.98	YES	327°N Inc				0.00	*North	*North	0.00	*North	*North						
							Proposed	32.25							0.00			0.00								
					W4		Existing	49.72	0.98	YES	327°N Inc				6.00	*North	*North	0.00	*North	*North						
							Proposed	48.84							5.00			0.00								
					W5		Existing	75.32	0.99	YES	327°N Inc				43.00	*North	*North	3.00	*North	*North						
							Proposed	74.20							42.00			3.00								
												44.62	0.95	YES							47.00			6.00		
												42.58									47.00	1.00	YES	6.00	1.00	YES
F01	R2	Floorplan	Residential	Bedroom	W2		Existing	24.25	0.91	YES	57°N					*North	*North		*North	*North						
							Proposed	22.18																		
												24.25	0.91	YES												
												22.18										*North	*North		*North	*North
6 Cedar Terrace																										
F00	R1	Floorplan	Residential	LKD	W1		Existing	28.09	0.90	YES	57°N				22.00	*North	*North	1.00	*North	*North						
							Proposed	25.37							20.00			1.00								
					W2		Existing	76.56	0.98	YES	147° Inc				57.00	0.98	YES	11.00	1.00	YES						
							Proposed	75.11							56.00			11.00								
					W3		Existing	51.44	0.98	YES	147° Inc				36.00	0.97	YES	2.00	1.00	YES						
							Proposed	50.31							35.00			2.00								
					W4		Existing	36.38	0.97	YES	147° Inc				22.00	0.95	YES	0.00	1.00	YES						
							Proposed	35.38							21.00			0.00								
					W5		Existing	63.68	0.99	YES	327°N Inc				36.00	*North	*North	3.00	*North	*North						
							Proposed	63.00							35.00			3.00								
												39.83	0.95	YES							59.00			12.00		
												37.66									58.00	0.98	YES	12.00	1.00	YES
F01	R1	Floorplan	Residential	Bedroom	W1		Existing	16.49	0.88	YES	57°N					*North	*North		*North	*North						
							Proposed	14.48																		
												16.49	0.88	YES												
												14.48										*North	*North		*North	*North
	R2	Floorplan	Residential	Bedroom	W2		Existing	34.40	0.93	YES	57°N					*North	*North		*North	*North						
							Proposed	32.00																		
												34.40	0.93	YES												
												32.00										*North	*North		*North	*North
F02	R1	Floorplan	Residential	Bedroom	W1		Existing	28.71	0.93	YES	57°N				31.00	*North	*North	6.00	*North	*North						
							Proposed	26.79							29.00			6.00								
					W2		Existing	81.11	1.00	YES	237° Inc				67.00	1.00	YES	20.00	1.00	YES						
							Proposed	81.11							67.00			20.00								
												50.65	0.98	YES							89.00			26.00		
												49.53									87.00	0.98	YES	26.00	1.00	YES
	R2	Floorplan	Residential	Bedroom	W3		Existing	36.71	0.94	YES	57°N					*North	*North		*North	*North						
							Proposed	34.40																		
												36.71	0.94	YES												
												34.40										*North	*North		*North	*North

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Floor Ref.	Room Ref.	Layout Info	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
5 Cedar Terrace																										
F00	R1	Assumed	Residential	Unknown	W1		Existing	27.99	0.91	YES	57°N					*North	*North		*North	*North						
							Proposed	25.57																		
					W2		Existing	30.07	0.91	YES	57°N					*North	*North		*North	*North						
							Proposed	27.50																		
												28.68	0.91	YES												
												26.21										*North	*North		*North	*North
	R2	Assumed	Residential	Unknown	W3		Existing	10.17	0.98	YES	57°N					*North	*North		*North	*North						
							Proposed	9.93																		
												10.17	0.98	YES												
												9.93										*North	*North		*North	*North
	R3	Assumed	Residential	Test Room	W4		Existing	8.23	1.00	YES	327°N					*North	*North		*North	*North						
							Proposed	8.23																		
												8.23	1.00	YES												
												8.23										*North	*North		*North	*North
F01	R1	Assumed	Residential	Unknown	W1		Existing	34.39	0.94	YES	57°N					*North	*North		*North	*North						
							Proposed	32.17																		
												34.39	0.94	YES												
												32.17										*North	*North		*North	*North
	R2	Assumed	Residential	Unknown	W2		Existing	29.57	0.95	YES	57°N					*North	*North		*North	*North						
							Proposed	28.00																		
												29.57	0.95	YES												
												28.00										*North	*North		*North	*North
3 Cedar Terrace																										
F00	R1	Floorplan	Medical	Reception	W1		Existing	35.53	1.00	YES	340°N					*North	*North		*North	*North						
							Proposed	35.53																		
					W2		Existing	29.80	0.94	YES	56°N					*North	*North		*North	*North						
							Proposed	28.06																		
												31.49	0.96	YES												
												30.27										*North	*North		*North	*North
F01	R1	Floorplan	Medical	Office	W1		Existing	36.14	1.00	YES	340°N					*North	*North		*North	*North						
							Proposed	36.14																		
					W2		Existing	35.26	0.95	YES	56°N					*North	*North		*North	*North						
							Proposed	33.46																		
												35.87	0.98	YES												
												35.31										*North	*North		*North	*North
F02	R1	Floorplan	Medical	Kitchen	W1		Existing	36.29	0.96	YES	57°N				30.00	*North	*North	4.00	*North	*North						
							Proposed	34.82							26.00			4.00								
					W3		Existing	90.12	1.00	YES	237° Inc				89.00	1.00	YES	26.00	1.00	YES						
							Proposed	90.12							89.00			26.00								
												55.44	0.98	YES							97.00			27.00		
												54.50									93.00	0.96	YES	27.00	1.00	YES
109 Lower Mortlake Road																										
F00	R1	Floorplan	Residential	Living Room	W1		Existing	26.40	0.99	YES	215°				59.00	0.97	YES	25.00	0.92	YES						
							Proposed	26.17							57.00			23.00								
					W2		Existing	34.31	0.96	YES	160°				83.00	0.96	YES	28.00	0.89	YES						
							Proposed	33.08							80.00			25.00								
					W3		Existing	22.94	0.94	YES	107°				57.00	0.95	YES	18.00	0.83	YES						
							Proposed	21.66							54.00			15.00								
												29.35	0.97	YES							83.00			28.00		
												28.37									80.00	0.96	YES	25.00	0.89	YES
	R2	Floorplan	Residential	Unknown	W4		Existing	16.83	0.92	YES	160°				35.00	0.91	YES	22.00	0.86	YES						
							Proposed	15.55							32.00			19.00								
					W5		Existing	9.58	0.90	YES	160°				14.00	0.86	YES	13.00	0.85	YES						
							Proposed	8.62							12.00			11.00								
												13.33	0.92	YES							35.00			22.00		
												12.21									32.00	0.91	YES	19.00	0.86	YES
F01	R1	Floorplan	Residential	Bedroom	W1		Existing	35.83	0.97	YES	160°				81.00	0.99	YES	26.00	0.96	YES						
							Proposed	34.58							80.00			25.00								
												35.83	0.97	YES							81.00			26.00		
												34.58									80.00	0.99	YES	25.00	0.96	YES
111 Lower Mortlake Road																										

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Floor Ref.	Room Ref.	Layout Info	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
F00	R1	Assumed	Residential	Living Room	W1		Existing	32.83	0.96	YES	160°				78.00	0.95	YES	26.00	0.85	YES						
							Proposed	31.45							74.00			22.00								
												32.83	0.96	YES							78.00			26.00		
												31.45									74.00	0.95	YES	22.00	0.85	YES
	R2	Assumed	Residential	Unknown	W2		Existing	32.91	0.96	YES	160°				74.00	0.96	YES	23.00	0.87	YES						
							Proposed	31.59							71.00			20.00								
					W3		Existing	31.18	0.96	YES	160°				74.00	0.96	YES	21.00	0.86	YES						
							Proposed	29.85							71.00			18.00								
												32.08	0.96	YES							78.00			24.00		
												30.75									75.00	0.96	YES	21.00	0.88	YES
F01	R1	Assumed	Residential	Bedroom	W1		Existing	35.64	0.96	YES	160°				86.00	0.97	YES	29.00	0.90	YES						
							Proposed	34.21							83.00			26.00								
												35.64	0.96	YES							86.00			29.00		
												34.21									83.00	0.97	YES	26.00	0.90	YES
F02	R1	Assumed	Residential	Bedroom	W1		Existing	85.89	0.99	YES	160° Inc				91.00	0.99	YES	27.00	0.96	YES						
							Proposed	85.00							90.00			26.00								
					W2		Existing	88.66	1.00	YES	340°N Inc				66.00	*North	*North	5.00	*North	*North						
							Proposed	88.66							66.00			5.00								
												87.45	1.00	YES							95.00			28.00		
												87.06									94.00	0.99	YES	27.00	0.96	YES
113 Lower Mortlake Road																										
F00	R1	Assumed	Residential	Living Room	W1		Existing	33.52	0.95	YES	160°				84.00	0.95	YES	27.00	0.85	YES						
							Proposed	31.98							80.00			23.00								
												33.52	0.95	YES							84.00			27.00		
												31.98									80.00	0.95	YES	23.00	0.85	YES
F01	R1	Assumed	Residential	Bedroom	W1		Existing	35.18	0.96	YES	160°				86.00	0.95	YES	29.00	0.86	YES						
							Proposed	33.61							82.00			25.00								
												35.18	0.96	YES							86.00			29.00		
												33.61									82.00	0.95	YES	25.00	0.86	YES
115 Lower Mortlake Road																										
F00	R2	Assumed	Residential	Living Room	W2		Existing	33.21	0.95	YES	160°				76.00	0.97	YES	23.00	0.91	YES						
							Proposed	31.43							74.00			21.00								
												33.21	0.95	YES							76.00			23.00		
												31.43									74.00	0.97	YES	21.00	0.91	YES
F01	R1	Assumed	Residential	Bedroom	W1		Existing	34.96	0.95	YES	160°				85.00	0.95	YES	29.00	0.86	YES						
							Proposed	33.26							81.00			25.00								
												34.96	0.95	YES							85.00			29.00		
												33.26									81.00	0.95	YES	25.00	0.86	YES
	R2	Assumed	Residential	Bedroom	W2		Existing	34.80	0.95	YES	160°				84.00	0.95	YES	28.00	0.86	YES						
							Proposed	32.97							80.00			24.00								
												34.80	0.95	YES							84.00			28.00		
												32.97									80.00	0.95	YES	24.00	0.86	YES
117 Lower Mortlake Road																										
F00	R1	Floorplan	Residential	Living Room	W1		Existing	32.67	0.94	YES	160°				83.00	0.96	YES	26.00	0.88	YES						
							Proposed	30.75							80.00			23.00								
					W2		Existing	26.38	0.94	YES	109°				53.00	0.92	YES	16.00	0.75	YES						
							Proposed	24.84							49.00			12.00								
					W5		Existing	27.92	0.97	YES	216°				63.00	0.97	YES	23.00	0.91	YES						
							Proposed	27.21							61.00			21.00								
												29.74	0.95	YES							85.00			26.00		
												28.25									82.00	0.96	YES	23.00	0.88	YES
F01	R1	Floorplan	Residential	Bedroom	W1		Existing	34.58	0.94	YES	160°				84.00	0.95	YES	28.00	0.86	YES						
							Proposed	32.63							80.00			24.00								
												34.58	0.94	YES							84.00			28.00		
												32.63									80.00	0.95	YES	24.00	0.86	YES
119 Lower Mortlake Road																										
F00	R1	Floorplan	Residential	Living Room	W1		Existing	32.06	0.94	YES	160°				81.00	0.96	YES	24.00	0.88	YES						
							Proposed	29.99							78.00			21.00								
												32.06	0.94	YES							81.00			24.00		

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												29.99									78.00	0.96	YES	21.00	0.88	YES
F01	R1	Floorplan	Residential	Bedroom	W1		Existing	34.32	0.94	YES	160°				85.00	0.95	YES	28.00	0.86	YES						
							Proposed	32.22							81.00			24.00								
												34.32	0.94	YES							85.00			28.00		
												32.22									81.00	0.95	YES	24.00	0.86	YES
F02	R1	Floorplan	Residential	Bedroom	W1		Existing	82.83	0.99	YES	160° Inc				80.00	0.98	YES	28.00	0.93	YES						
							Proposed	81.60							78.00			26.00								
					W2		Existing	88.41	0.99	YES	160° Inc				92.00	0.98	YES	30.00	0.93	YES						
							Proposed	87.20							90.00			28.00								
					W3		Existing	28.10	1.00	YES	339°N				0.00	*North	*North	0.00	*North	*North						
							Proposed	28.10							0.00			0.00								
												63.79	0.99	YES							92.00			30.00		
												63.03									90.00	0.98	YES	28.00	0.93	YES
121 Lower Mortlake Road																										
F00	R1	Floorplan	Residential	Living Room	W1		Existing	24.86	0.96	YES	213°				56.00	0.93	YES	23.00	0.83	YES						
							Proposed	23.77							52.00			19.00								
					W2		Existing	32.57	0.93	YES	160°				81.00	0.94	YES	26.00	0.81	YES						
							Proposed	30.43							76.00			21.00								
					W3		Existing	26.55	0.95	YES	108°				53.00	0.91	YES	16.00	0.69	YES						
							Proposed	25.11							48.00			11.00								
												29.04	0.94	YES							81.00			26.00		
												27.35									77.00	0.95	YES	22.00	0.85	YES
F01	R1	Floorplan	Residential	Bedroom	W1		Existing	34.17	0.94	YES	160°				84.00	0.95	YES	27.00	0.85	YES						
							Proposed	32.01							80.00			23.00								
												34.17	0.94	YES							84.00			27.00		
												32.01									80.00	0.95	YES	23.00	0.85	YES
123 Lower Mortlake Road																										
F00	R1	Assumed	Residential	Living Room	W1		Existing	27.17	0.96	YES	215°				62.00	0.92	YES	23.00	0.78	YES						
							Proposed	25.98							57.00			18.00								
					W2		Existing	31.92	0.93	YES	160°				83.00	0.94	YES	26.00	0.81	YES						
							Proposed	29.76							78.00			21.00								
					W3		Existing	23.03	0.95	YES	104°				51.00	0.88	YES	15.00	0.60	YES						
							Proposed	21.86							45.00			9.00								
												28.48	0.94	YES							85.00			26.00		
												26.81									80.00	0.94	YES	21.00	0.81	YES
F01	R1	Assumed	Residential	Bedroom	W1		Existing	33.86	0.94	YES	161°				84.00	0.95	YES	27.00	0.85	YES						
							Proposed	31.67							80.00			23.00								
												33.86	0.94	YES							84.00			27.00		
												31.67									80.00	0.95	YES	23.00	0.85	YES
125 Lower Mortlake Road																										
F00	R1	Assumed	Residential	Living Room	W1		Existing	31.03	0.93	YES	161°				82.00	0.93	YES	26.00	0.77	YES						
							Proposed	28.88							76.00			20.00								
												31.03	0.93	YES							82.00			26.00		
												28.88									76.00	0.93	YES	20.00	0.77	YES
F01	R1	Assumed	Residential	Bedroom	W1		Existing	33.79	0.94	YES	161°				84.00	0.94	YES	27.00	0.81	YES						
							Proposed	31.61							79.00			22.00								
												33.79	0.94	YES							84.00			27.00		
												31.61									79.00	0.94	YES	22.00	0.81	YES
127 Lower Mortlake Road																										
F00	R1	Floorplan	Residential	Living Room	W1		Existing	30.49	0.93	YES	160°				71.00	0.93	YES	24.00	0.79	YES						
							Proposed	28.43							66.00			19.00								
					W2		Existing	30.46	0.93	YES	160°				71.00	0.93	YES	24.00	0.79	YES						
							Proposed	28.39							66.00			19.00								
					W3		Existing	26.52	0.95	YES	215°				62.00	0.92	YES	23.00	0.78	YES						
							Proposed	25.11							57.00			18.00								
					W4		Existing	31.50	0.93	YES	160°				82.00	0.94	YES	25.00	0.80	YES						
							Proposed	29.45							77.00			20.00								
					W5		Existing	25.86	0.96	YES	107°				55.00	0.91	YES	16.00	0.69	YES						
							Proposed	24.93							50.00			11.00								
												28.94	0.94	YES							84.00			25.00		

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												27.30									79.00	0.94	YES	20.00	0.80	YES
F01	R1	Floorplan	Residential	Bedroom	W1		Existing	33.59	0.94	YES	160°				84.00	0.93	YES	28.00	0.79	YES						
							Proposed	31.51							78.00			22.00								
												33.59	0.94	YES							84.00			28.00		
												31.51									78.00	0.93	YES	22.00	0.79	YES
F02	R1	Floorplan	Residential	Bedroom	W1		Existing	81.44	0.99	YES	160° Inc				76.00	0.99	YES	26.00	0.96	YES						
							Proposed	80.22							75.00			25.00								
					W2		Existing	88.16	0.99	YES	160° Inc				87.00	0.99	YES	27.00	0.96	YES						
							Proposed	86.93							86.00			26.00								
					W3		Existing	26.77	1.00	YES	340°N				1.00	*North	*North	0.00	*North	*North						
							Proposed	26.77							1.00			0.00								
												69.06	0.99	YES							92.00			28.00		
												68.16									91.00	0.99	YES	27.00	0.96	YES
129 Lower Mortlake Road																										
F00	R1	Floorplan	Residential	Living Room	W1		Existing	30.10	0.94	YES	160°				73.00	0.96	YES	23.00	0.87	YES						
							Proposed	28.18							70.00			20.00								
					W2		Existing	23.34	0.92	YES	160°				60.00	0.95	YES	23.00	0.87	YES						
							Proposed	21.46							57.00			20.00								
					W3		Existing	0.50	1.00	YES	160°				1.00	1.00	YES	1.00	1.00	YES						
							Proposed	0.50							1.00			1.00								
												28.25	0.93	YES							75.00			23.00		
												26.37									72.00	0.96	YES	20.00	0.87	YES
F01	R1	Floorplan	Residential	Bedroom	W1		Existing	33.56	0.94	YES	160°				84.00	0.94	YES	28.00	0.82	YES						
							Proposed	31.57							79.00			23.00								
												33.56	0.94	YES							84.00			28.00		
												31.57									79.00	0.94	YES	23.00	0.82	YES
F02	R1	Floorplan	Residential	Bedroom	W1		Existing	88.18	0.99	YES	160° Inc				91.00	0.98	YES	26.00	0.92	YES						
							Proposed	87.00							89.00			24.00								
					W2		Existing	81.68	0.99	YES	160° Inc				74.00	0.97	YES	21.00	0.90	YES						
							Proposed	80.48							72.00			19.00								
					W3		Existing	77.12	1.00	YES	340°N Inc				43.00	*North	*North	1.00	*North	*North						
							Proposed	77.12							43.00			1.00								
												82.37	0.99	YES							93.00			27.00		
												81.57									91.00	0.98	YES	25.00	0.93	YES
131 Lower Mortlake Road																										
F00	R1	Floorplan	Residential	Living Room	W1		Existing	30.92	0.94	YES	160°				80.00	0.95	YES	24.00	0.83	YES						
							Proposed	29.06							76.00			20.00								
					W2		Existing	28.23	0.93	YES	160°				60.00	0.95	YES	20.00	0.85	YES						
							Proposed	26.36							57.00			17.00								
					W3		Existing	28.62	0.93	YES	160°				66.00	0.95	YES	21.00	0.86	YES						
							Proposed	26.75							63.00			18.00								
												30.77	0.94	YES							81.00			25.00		
												28.91									78.00	0.96	YES	22.00	0.88	YES
F01	R1	Floorplan	Residential	Bedroom	W1		Existing	33.68	0.94	YES	160°				84.00	0.94	YES	28.00	0.82	YES						
							Proposed	31.79							79.00			23.00								
												33.68	0.94	YES							84.00			28.00		
												31.79									79.00	0.94	YES	23.00	0.82	YES
F02	R1	Floorplan	Residential	Bedroom	W1		Existing	81.58	0.99	YES	160° Inc				76.00	0.97	YES	26.00	0.92	YES						
							Proposed	80.44							74.00			24.00								
					W2		Existing	88.05	0.99	YES	160° Inc				88.00	0.98	YES	27.00	0.93	YES						
							Proposed	86.89							86.00			25.00								
					W3		Existing	36.84	1.00	YES	339°N				12.00	*North	*North	0.00	*North	*North						
							Proposed	36.84							12.00			0.00								
												60.95	0.99	YES							91.00			27.00		
												60.37									89.00	0.98	YES	25.00	0.93	YES
133 Lower Mortlake Road																										
F00	R1	Floorplan	Residential	Living Room	W1		Existing	31.22	0.94	YES	160°				79.00	0.95	YES	24.00	0.83	YES						
							Proposed	29.43							75.00			20.00								
					W2		Existing	25.86	0.98	YES	107°				51.00	0.96	YES	14.00	0.86	YES						
							Proposed	25.23							49.00			12.00								
					W6		Existing	22.55	0.93	YES	215°				52.00	0.92	YES	21.00	0.81	YES						
							Proposed	21.05							48.00			17.00								

Project Name: Avalon House
Project No.: 185
Report Title: Daylight & Sunlight Analysis - VSC & NSL
Date of Analysis: 21/05/2024

Floor Ref.	Room Ref.	Layout Info	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
												27.62	0.95	YES							79.00			24.00		
												26.20									76.00	0.96	YES	21.00	0.88	YES
F01	R1	Floorplan	Residential	Bedroom	W1		Existing	33.65	0.95	YES	160°				84.00	0.94	YES	28.00	0.82	YES						
							Proposed	31.84							79.00			23.00								
												33.65	0.95	YES							84.00			28.00		
												31.84									79.00	0.94	YES	23.00	0.82	YES
F02	R1	Floorplan	Residential	Bedroom	W1		Existing	87.09	0.99	YES	160° Inc				88.00	0.99	YES	25.00	0.96	YES						
							Proposed	86.02							87.00			24.00								
					W2		Existing	29.35	1.00	YES	339°N				14.00	*North	*North	1.00	*North	*North						
							Proposed	29.35							14.00			1.00								
												61.98	0.99	YES							92.00			25.00		
												61.38									91.00	0.99	YES	24.00	0.96	YES
135 Lower Mortlake Road																										
F00	R1	Floorplan	Residential	Living Room	W1		Existing	26.15	0.94	YES	216°				61.00	0.93	YES	22.00	0.82	YES						
							Proposed	24.70							57.00			18.00								
					W2		Existing	31.59	0.95	YES	160°				81.00	0.95	YES	24.00	0.83	YES						
							Proposed	29.97							77.00			20.00								
					W3		Existing	23.59	0.98	YES	108°				53.00	0.92	YES	16.00	0.75	YES						
							Proposed	23.09							49.00			12.00								
					W4		Existing	30.62	0.95	YES	160°				72.00	0.96	YES	23.00	0.87	YES						
							Proposed	28.95							69.00			20.00								
					W5		Existing	29.85	0.94	YES	160°				71.00	0.96	YES	23.00	0.87	YES						
							Proposed	28.19							68.00			20.00								
					W6		Existing	30.69	0.95	YES	160°				72.00	0.96	YES	23.00	0.87	YES						
							Proposed	29.02							69.00			20.00								
												28.58	0.95	YES							85.00			26.00		
												27.22									81.00	0.95	YES	22.00	0.85	YES
F01	R1	Floorplan	Residential	Bedroom	W1		Existing	33.41	0.95	YES	160°				82.00	0.95	YES	28.00	0.86	YES						
							Proposed	31.76							78.00			24.00								
												33.41	0.95	YES							82.00			28.00		
												31.76									78.00	0.95	YES	24.00	0.86	YES
F02	R1	Floorplan	Residential	Unknown	W1		Existing	88.32	0.99	YES	160° Inc				92.00	0.99	YES	29.00	0.97	YES						
							Proposed	87.30							91.00			28.00								
					W2		Existing	31.31	1.00	YES	339°N				0.00	*North	*North	0.00	*North	*North						
							Proposed	31.31							0.00			0.00								
					W3		Existing	35.38	1.00	YES	339°N				6.00	*North	*North	0.00	*North	*North						
							Proposed	35.38							6.00			0.00								
												39.47	1.00	YES							92.00			29.00		
												39.35									91.00	0.99	YES	28.00	0.97	YES

Project Name: Avalon House
Project No.: 185
Report Title: Daylight Analysis - NSL
Date of Analysis: 21/05/2024

Floor Ref.	Room Ref	Layout Info	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Eminence House										
F00	R1	Floorplan	Residential	Kitchen	Area m2	23.05	7.54	7.27		
					% of room		32.73%	31.55%	0.96	YES
F01	R1	Floorplan	Residential	LKD	Area m2	30.58	30.40	30.40		
					% of room		99.43%	99.43%	1.00	YES
	R2	Floorplan	Residential	Bedroom	Area m2	8.87	7.74	7.74		
					% of room		87.21%	87.21%	1.00	YES
	R3	Floorplan	Residential	Bedroom	Area m2	8.46	7.67	6.51		
					% of room		90.66%	77.01%	0.85	YES
	R4	Floorplan	Residential	Bedroom	Area m2	9.04	8.95	8.96		
					% of room		99.07%	99.18%	1.00	YES
	R5	Floorplan	Residential	LD	Area m2	32.84	28.48	28.17		
					% of room		86.73%	85.78%	0.99	YES
F02	R1	Floorplan	Residential	LKD	Area m2	30.58	30.40	30.40		
					% of room		99.43%	99.43%	1.00	YES
	R2	Floorplan	Residential	Bedroom	Area m2	8.87	7.74	7.74		
					% of room		87.20%	87.20%	1.00	YES
	R3	Floorplan	Residential	Bedroom	Area m2	8.46	7.79	6.67		
					% of room		92.08%	78.84%	0.86	YES
	R4	Floorplan	Residential	Bedroom	Area m2	9.04	8.96	8.96		
					% of room		99.18%	99.22%	1.00	YES
	R5	Floorplan	Residential	LD	Area m2	32.84	30.13	30.12		
					% of room		91.74%	91.70%	1.00	YES
F03	R1	Floorplan	Residential	LKD	Area m2	30.58	30.58	30.40		
					% of room		100.00%	99.42%	0.99	YES
	R2	Floorplan	Residential	Bedroom	Area m2	10.83	10.16	10.15		
					% of room		93.84%	93.74%	1.00	YES
F04	R1	Floorplan	Residential	LKD	Area m2	25.77	25.77	25.59		
					% of room		100.00%	99.32%	0.99	YES
	R2	Floorplan	Residential	Bedroom	Area m2	9.26	9.16	9.10		
					% of room		98.91%	98.32%	0.99	YES
2 West Sheen Vale										
F00	R1	Assumed	Residential	Unknown	Area m2	3.60	3.20	3.18		
					% of room		88.71%	88.36%	1.00	YES
	R2	Assumed	Residential	Unknown	Area m2	9.46	9.05	9.05		
					% of room		95.68%	95.68%	1.00	YES
F01	R1	Assumed	Residential	Unknown	Area m2	3.60	3.15	3.14		
					% of room		87.47%	87.28%	1.00	YES
	R2	Assumed	Residential	Unknown	Area m2	9.46	9.38	9.38		
					% of room		99.14%	99.14%	1.00	YES
	R3	Assumed	Residential	Unknown	Area m2	5.75	3.38	3.17		
					% of room		58.75%	55.12%	0.94	YES
1 - 16 Tersha Street										
F01	R1	Floorplan	Residential	LD	Area m2	17.32	15.95	15.94		
					% of room		92.09%	92.03%	1.00	YES
	R2	Floorplan	Residential	Kitchen	Area m2	6.99	6.36	3.07		
					% of room		90.98%	43.93%	0.48	NO
	R3	Floorplan	Residential	Kitchen	Area m2	6.99	5.88	2.76		
					% of room		84.18%	39.56%	0.47	NO
	R4	Floorplan	Residential	LD	Area m2	18.53	17.24	17.19		
					% of room		93.04%	92.76%	1.00	YES
F02	R1	Floorplan	Residential	LD	Area m2	17.32	16.17	16.09		
					% of room		93.37%	92.88%	0.99	YES
	R2	Floorplan	Residential	Kitchen	Area m2	6.99	6.69	2.91		
					% of room		95.67%	41.64%	0.44	NO
	R3	Floorplan	Residential	Kitchen	Area m2	6.99	6.25	2.55		
					% of room		89.47%	36.53%	0.41	NO
	R4	Floorplan	Residential	LD	Area m2	18.53	17.49	17.31		
					% of room		94.41%	93.42%	0.99	YES
13 Cedar Terrace										
F00	R1	Floorplan	Residential	LKD	Area m2	27.59	27.59	27.59		
					% of room		100.00%	100.00%	1.00	YES

Project Name: Avalon House
Project No.: 185
Report Title: Daylight Analysis - NSL
Date of Analysis: 21/05/2024

Floor Ref.	Room Ref	Layout Info	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
F01	R2	Floorplan	Residential	Bedroom	Area m2	8.39	7.61	7.53		
					% of room		90.66%	89.78%	0.99	YES
F02	R1	Floorplan	Residential	Bedroom	Area m2	5.76	5.71	5.62		
					% of room		99.23%	97.53%	0.98	YES
12 Cedar Terrace										
F00	R1	Assumed	Residential	Unknown	Area m2	7.64	7.43	7.24		
					% of room		97.31%	94.81%	0.97	YES
	R2	Assumed	Residential	Unknown	Area m2	8.32	7.05	6.77		
					% of room		84.77%	81.46%	0.96	YES
F01	R1	Assumed	Residential	Unknown	Area m2	7.64	7.38	7.10		
					% of room		96.64%	92.97%	0.96	YES
	R2	Assumed	Residential	Unknown	Area m2	8.32	7.71	7.64		
					% of room		92.73%	91.88%	0.99	YES
11 Cedar Terrace										
F00	R1	Floorplan	Residential	LKD	Area m2	29.67	29.58	29.58		
					% of room		99.70%	99.70%	1.00	YES
F01	R1	Floorplan	Residential	Bedroom	Area m2	6.05	5.97	5.81		
					% of room		98.78%	96.02%	0.97	YES
	R2	Floorplan	Residential	Bedroom	Area m2	9.02	7.85	7.14		
					% of room		87.01%	79.08%	0.91	YES
F02	R1	Floorplan	Residential	Bedroom	Area m2	5.43	5.38	5.31		
					% of room		99.20%	97.91%	0.99	YES
10 Cedar Terrace										
F00	R1	Floorplan	Residential	KD	Area m2	29.25	29.21	29.21		
					% of room		99.84%	99.84%	1.00	YES
F01	R1	Floorplan	Residential	Study	Area m2	9.93	8.72	8.65		
					% of room		87.80%	87.18%	0.99	YES
F02	R1	Floorplan	Residential	Bedroom	Area m2	13.66	13.09	13.05		
					% of room		95.80%	95.55%	1.00	YES
	R2	Floorplan	Residential	Bedroom	Area m2	6.59	6.47	5.96		
					% of room		98.14%	90.40%	0.92	YES
9 Cedar Terrace										
F00	R1	Floorplan	Residential	LKD	Area m2	21.84	21.70	21.70		
					% of room		99.36%	99.36%	1.00	YES
F01	R2	Floorplan	Residential	Bedroom	Area m2	9.84	8.50	7.57		
					% of room		86.36%	76.95%	0.89	YES
F02	R1	Floorplan	Residential	Bedroom	Area m2	5.73	5.69	5.55		
					% of room		99.47%	96.98%	0.98	YES
8 Cedar Terrace										
F00	R1	Assumed	Residential	Unknown	Area m2	9.98	9.26	9.11		
					% of room		92.81%	91.31%	0.98	YES
	R2	Assumed	Residential	Unknown	Area m2	8.32	6.42	5.10		
					% of room		77.19%	61.32%	0.79	NO
F01	R1	Assumed	Residential	Unknown	Area m2	8.32	7.04	6.49		
					% of room		84.60%	78.04%	0.92	YES
	R2	Assumed	Residential	Unknown	Area m2	6.98	6.78	5.68		
					% of room		97.12%	81.37%	0.84	YES
7 Cedar Terrace										
F00	R1	Floorplan	Residential	LKD	Area m2	23.81	23.81	23.81		
					% of room		100.00%	100.00%	1.00	YES
F01	R2	Floorplan	Residential	Bedroom	Area m2	9.16	7.98	7.42		
					% of room		87.07%	81.04%	0.93	YES
6 Cedar Terrace										
F00	R1	Floorplan	Residential	LKD	Area m2	24.90	24.90	24.90		
					% of room		100.00%	100.00%	1.00	YES
F01	R1	Floorplan	Residential	Bedroom	Area m2	7.99	7.19	6.71		

Project Name: Avalon House
Project No.: 185
Report Title: Daylight Analysis - NSL
Date of Analysis: 21/05/2024

Floor Ref.	Room Ref	Layout Info	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
					% of room		89.99%	83.90%	0.93	YES
	R2	Floorplan	Residential	Bedroom	Area m2	7.03	6.91	6.00		
					% of room		98.24%	85.30%	0.87	YES
F02	R1	Floorplan	Residential	Bedroom	Area m2	13.40	12.32	12.05		
					% of room		91.89%	89.93%	0.98	YES
	R2	Floorplan	Residential	Bedroom	Area m2	6.16	6.04	6.04		
					% of room		97.95%	97.95%	1.00	YES
5 Cedar Terrace										
F00	R1	Assumed	Residential	Unknown	Area m2	7.83	7.58	7.55		
					% of room		96.79%	96.46%	1.00	YES
	R2	Assumed	Residential	Unknown	Area m2	8.16	6.38	6.21		
					% of room		78.21%	76.11%	0.97	YES
	R3	Assumed	Residential	Test Room	Area m2	7.42	2.52	2.52		
					% of room		34.01%	34.01%	1.00	YES
F01	R1	Assumed	Residential	Unknown	Area m2	7.92	7.76	6.95		
					% of room		97.94%	87.79%	0.90	YES
	R2	Assumed	Residential	Unknown	Area m2	8.16	7.99	7.98		
					% of room		97.85%	97.80%	1.00	YES
3 Cedar Terrace										
F00	R1	Floorplan	Medical	Reception	Area m2	19.13	19.12	19.12		
					% of room		99.93%	99.93%	1.00	YES
F01	R1	Floorplan	Medical	Office	Area m2	10.97	10.95	10.92		
					% of room		99.88%	99.61%	1.00	YES
F02	R1	Floorplan	Medical	Kitchen	Area m2	16.95	14.55	13.60		
					% of room		85.81%	80.22%	0.93	YES
109 Lower Mortlake Road										
F00	R1	Floorplan	Residential	Living Room	Area m2	11.70	11.02	10.84		
					% of room		94.15%	92.65%	0.98	YES
	R2	Floorplan	Residential	Unknown	Area m2	0.72	0.00	0.00		
					% of room		0.00%	0.00%	1.00	YES
F01	R1	Floorplan	Residential	Bedroom	Area m2	12.26	11.57	11.55		
					% of room		94.37%	94.20%	1.00	YES
111 Lower Mortlake Road										
F00	R1	Assumed	Residential	Living Room	Area m2	11.14	10.82	9.99		
					% of room		97.11%	89.63%	0.92	YES
	R2	Assumed	Residential	Unknown	Area m2	0.67	0.67	0.67		
					% of room		100.00%	100.00%	1.00	YES
F01	R1	Assumed	Residential	Bedroom	Area m2	12.07	11.39	11.39		
					% of room		94.36%	94.36%	1.00	YES
F02	R1	Assumed	Residential	Bedroom	Area m2	14.77	12.03	11.21		
					% of room		81.44%	75.93%	0.93	YES
113 Lower Mortlake Road										
F00	R1	Assumed	Residential	Living Room	Area m2	12.96	12.17	11.03		
					% of room		93.84%	85.04%	0.91	YES
F01	R1	Assumed	Residential	Bedroom	Area m2	12.27	11.68	11.43		
					% of room		95.19%	93.17%	0.98	YES
115 Lower Mortlake Road										
F00	R2	Assumed	Residential	Living Room	Area m2	11.29	10.93	9.39		
					% of room		96.78%	83.13%	0.86	YES
F01	R1	Assumed	Residential	Bedroom	Area m2	6.12	5.98	5.95		
					% of room		97.73%	97.16%	0.99	YES
	R2	Assumed	Residential	Bedroom	Area m2	10.07	9.64	9.09		
					% of room		95.71%	90.31%	0.94	YES
117 Lower Mortlake Road										
F00	R1	Floorplan	Residential	Living Room	Area m2	28.83	16.81	14.70		
					% of room		58.29%	50.99%	0.87	YES

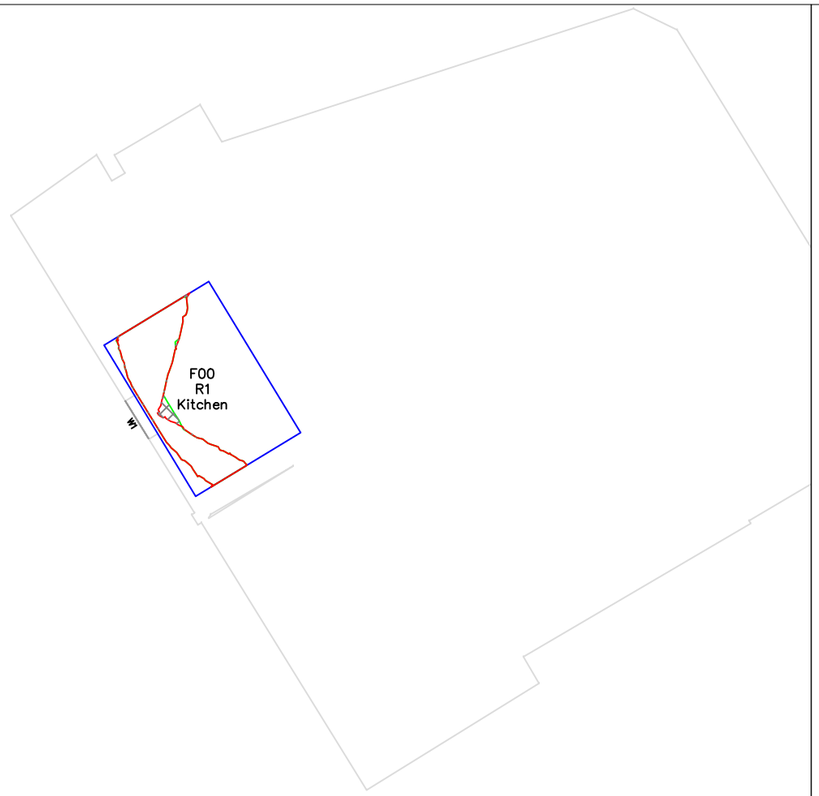
Project Name: Avalon House
Project No.: 185
Report Title: Daylight Analysis - NSL
Date of Analysis: 21/05/2024

Floor Ref.	Room Ref	Layout Info	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
F01	R1	Floorplan	Residential	Bedroom	Area m2	14.12	13.48	13.00		
					% of room		95.49%	92.06%	0.96	YES
119 Lower Mortlake Road										
F00	R1	Floorplan	Residential	Living Room	Area m2	12.40	11.80	8.33		
					% of room		95.13%	67.16%	0.71	NO
F01	R1	Floorplan	Residential	Bedroom	Area m2	9.76	9.23	9.23		
					% of room		94.63%	94.63%	1.00	YES
F02	R1	Floorplan	Residential	Bedroom	Area m2	15.85	15.69	14.75		
					% of room		98.97%	93.04%	0.94	YES
121 Lower Mortlake Road										
F00	R1	Floorplan	Residential	Living Room	Area m2	12.00	11.60	9.38		
					% of room		96.66%	78.22%	0.81	YES
F01	R1	Floorplan	Residential	Bedroom	Area m2	12.26	11.61	11.60		
					% of room		94.75%	94.63%	1.00	YES
123 Lower Mortlake Road										
F00	R1	Assumed	Residential	Living Room	Area m2	12.30	11.95	9.21		
					% of room		97.12%	74.88%	0.77	NO
F01	R1	Assumed	Residential	Bedroom	Area m2	12.49	11.82	11.82		
					% of room		94.63%	94.61%	1.00	YES
125 Lower Mortlake Road										
F00	R1	Assumed	Residential	Living Room	Area m2	12.70	12.01	8.56		
					% of room		94.59%	67.41%	0.71	NO
F01	R1	Assumed	Residential	Bedroom	Area m2	11.97	11.46	11.46		
					% of room		95.73%	95.73%	1.00	YES
127 Lower Mortlake Road										
F00	R1	Floorplan	Residential	Living Room	Area m2	12.65	12.55	11.80		
					% of room		99.26%	93.29%	0.94	YES
F01	R1	Floorplan	Residential	Bedroom	Area m2	10.07	9.65	9.63		
					% of room		95.89%	95.63%	1.00	YES
F02	R1	Floorplan	Residential	Bedroom	Area m2	16.86	16.67	16.67		
					% of room		98.87%	98.87%	1.00	YES
129 Lower Mortlake Road										
F00	R1	Floorplan	Residential	Living Room	Area m2	12.86	12.30	11.07		
					% of room		95.64%	86.10%	0.90	YES
F01	R1	Floorplan	Residential	Bedroom	Area m2	8.45	7.81	7.80		
					% of room		92.41%	92.35%	1.00	YES
F02	R1	Floorplan	Residential	Bedroom	Area m2	12.99	10.35	10.35		
					% of room		79.68%	79.68%	1.00	YES
131 Lower Mortlake Road										
F00	R1	Floorplan	Residential	Living Room	Area m2	13.20	12.99	11.98		
					% of room		98.39%	90.76%	0.92	YES
F01	R1	Floorplan	Residential	Bedroom	Area m2	12.49	11.82	11.81		
					% of room		94.61%	94.58%	1.00	YES
F02	R1	Floorplan	Residential	Bedroom	Area m2	15.97	13.78	13.77		
					% of room		86.25%	86.23%	1.00	YES
133 Lower Mortlake Road										
F00	R1	Floorplan	Residential	Living Room	Area m2	11.92	11.33	9.49		
					% of room		95.08%	79.62%	0.84	YES
F01	R1	Floorplan	Residential	Bedroom	Area m2	9.43	8.83	8.83		
					% of room		93.62%	93.62%	1.00	YES
F02	R1	Floorplan	Residential	Bedroom	Area m2	15.75	15.75	15.24		
					% of room		100.00%	96.71%	0.97	YES
135 Lower Mortlake Road										

Project Name: Avalon House
Project No.: 185
Report Title: Daylight Analysis - NSL
Date of Analysis: 21/05/2024

Floor Ref.	Room Ref	Layout Info	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
F00	R1	Floorplan	Residential	Living Room	Area m2	11.23	10.42	10.08		
					% of room		92.82%	89.79%	0.97	YES
F01	R1	Floorplan	Residential	Bedroom	Area m2	9.98	9.42	9.42		
					% of room		94.39%	94.39%	1.00	YES
F02	R1	Floorplan	Residential	Unknown	Area m2	16.34	16.29	16.29		
					% of room		99.67%	99.66%	1.00	YES

Daylight Distribution Contour Drawings



SCALE: 1:200

SCALE: 1:200

SCALE: 1:200

SCALE: 1:200

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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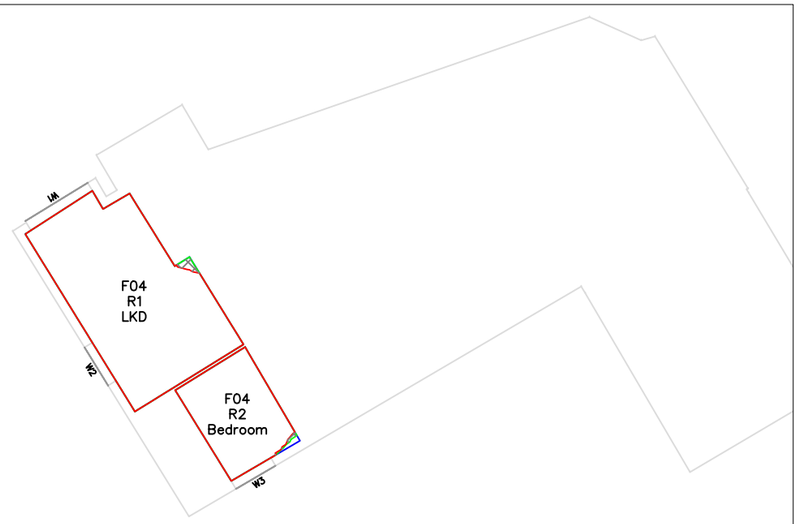
PROJECT:
AVALON HOUSE
TW9

TITLE:
EMINENCE HOUSE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	100
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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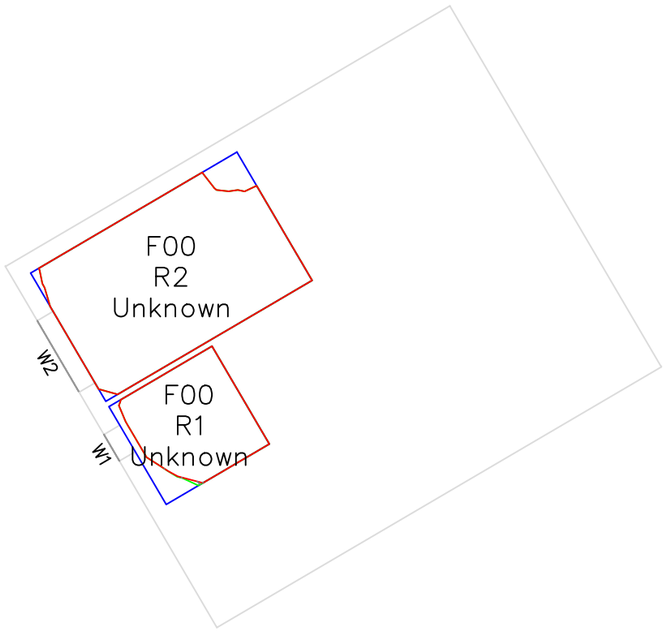
PROJECT:
AVALON HOUSE
TW9

TITLE:
EMINENCE HOUSE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	101
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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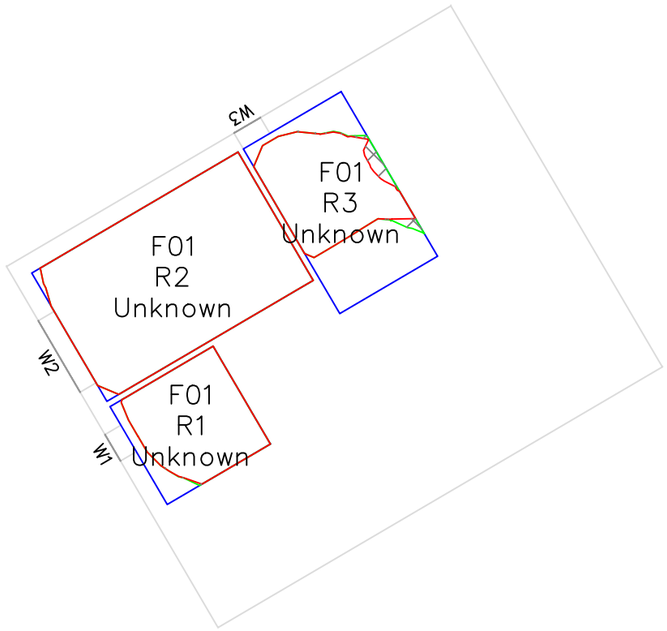

SCALE: CUSTOM

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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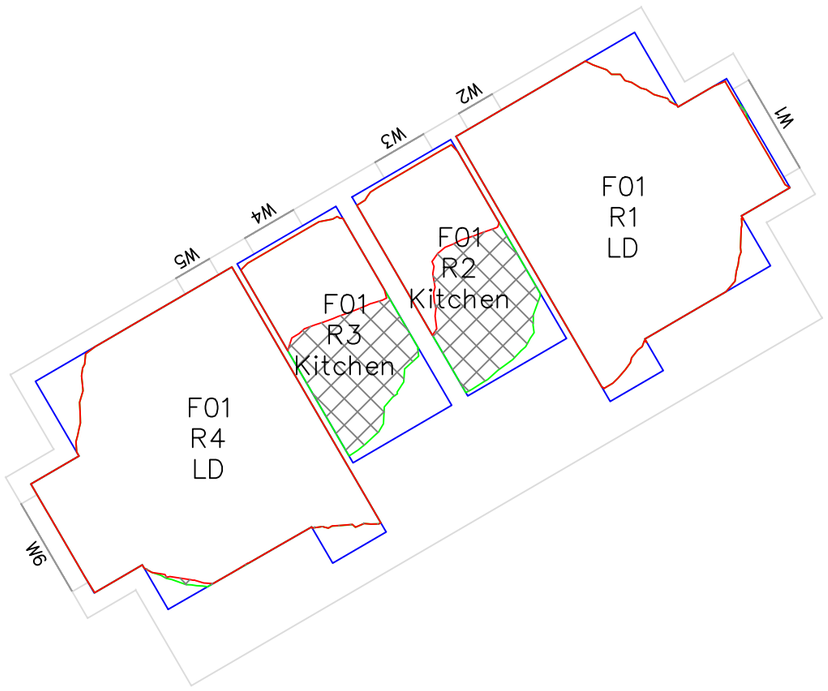
PROJECT:
AVALON HOUSE
TW9

TITLE:
2 WEST SHEEN VALE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	102
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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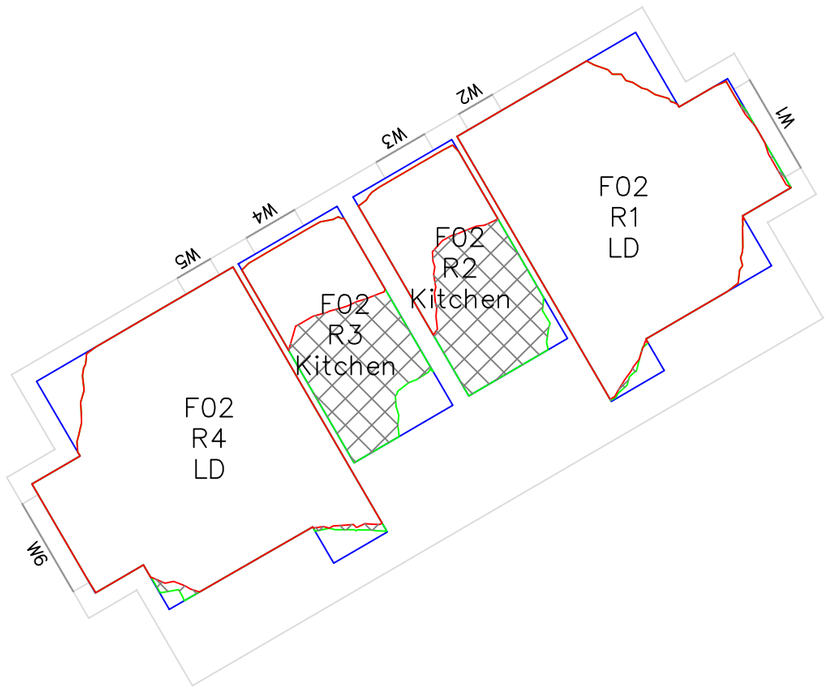

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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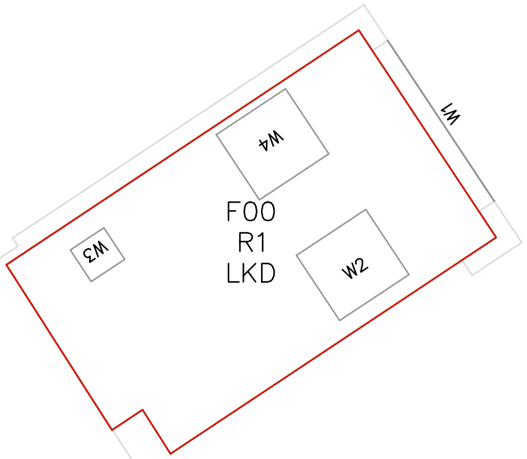
PROJECT:
AVALON HOUSE
TW9

TITLE:
1-16 TERSHA STREET
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	103
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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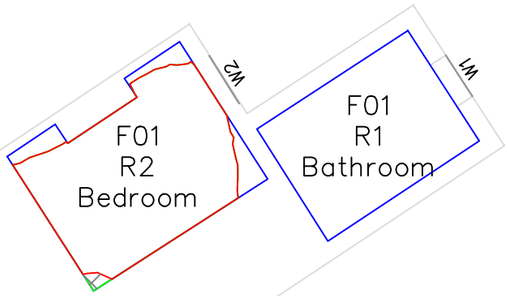

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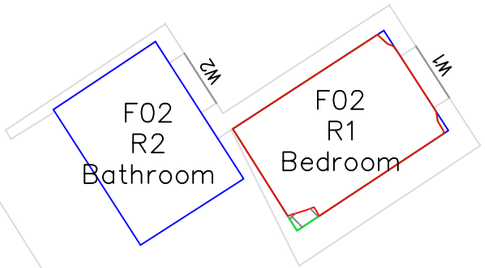

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

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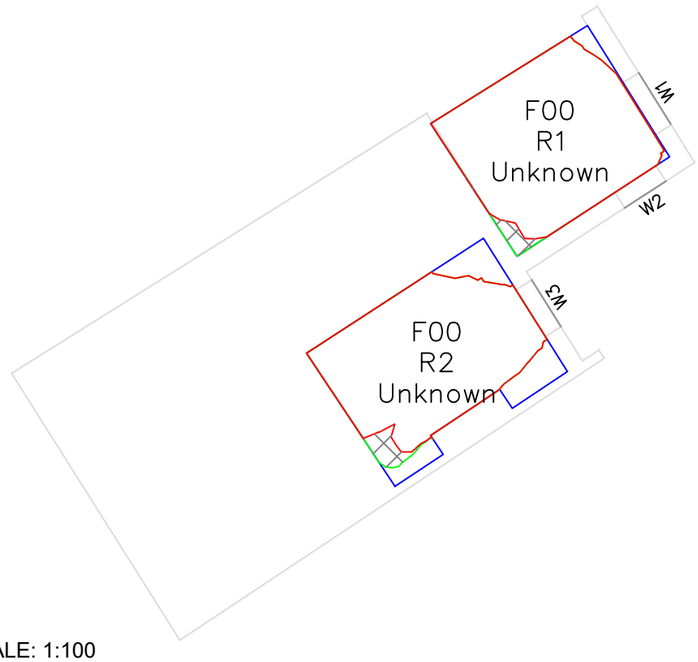
PROJECT:
AVALON HOUSE
TW9

TITLE:
13 CEDAR TERRACE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	104
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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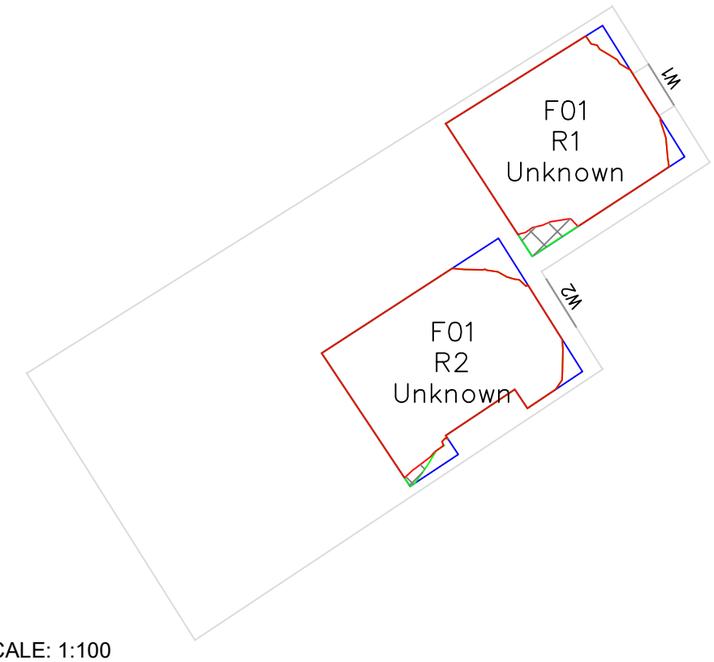

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

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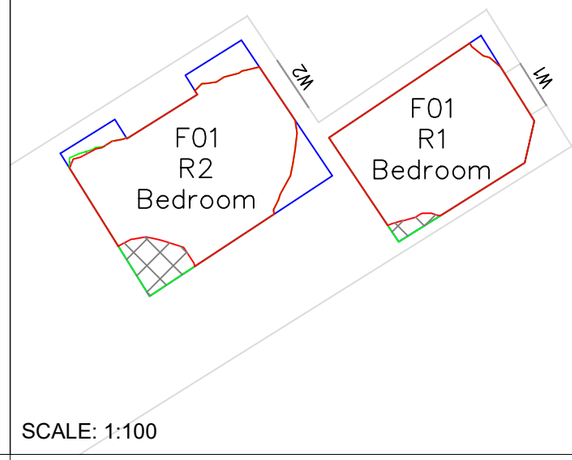
PROJECT:
AVALON HOUSE
TW9

TITLE:
12 CEDAR TERRACE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	105
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT

SCALE: 1:100



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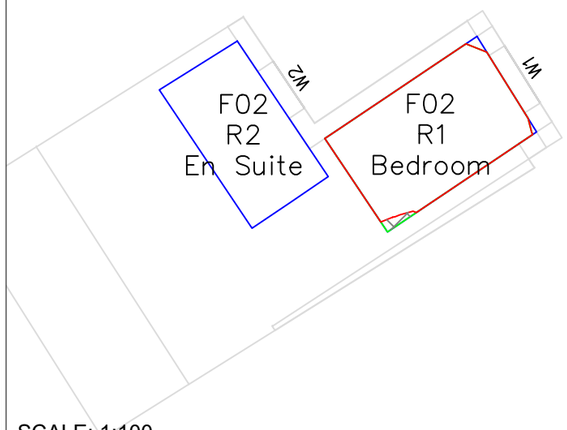

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SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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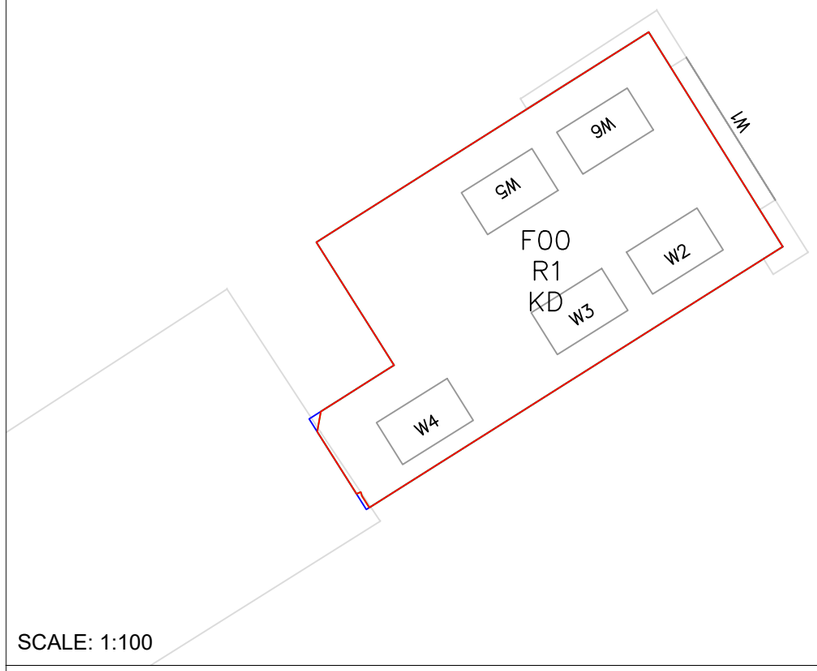
PROJECT:
AVALON HOUSE
TW9

TITLE:
11 CEDAR TERRACE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	106
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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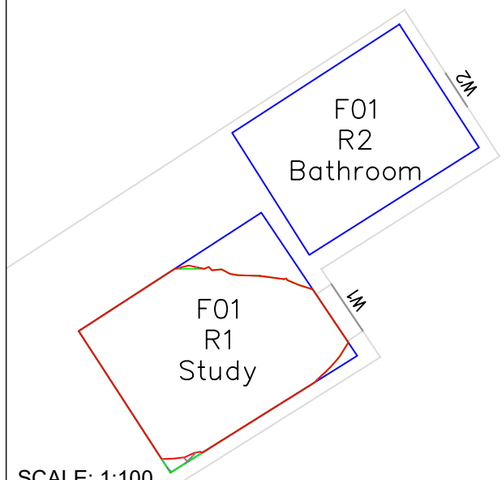

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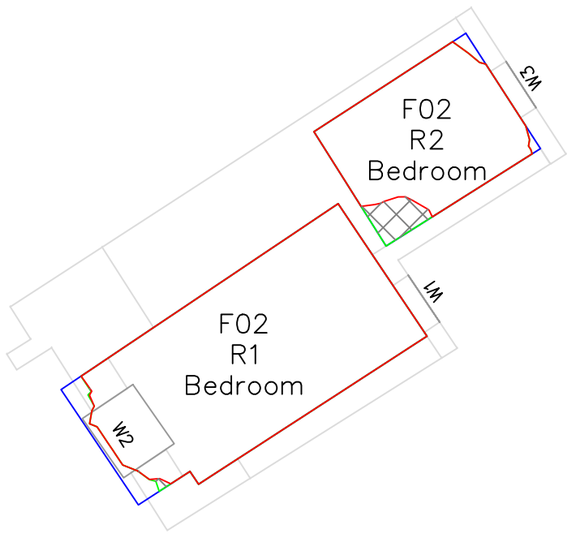

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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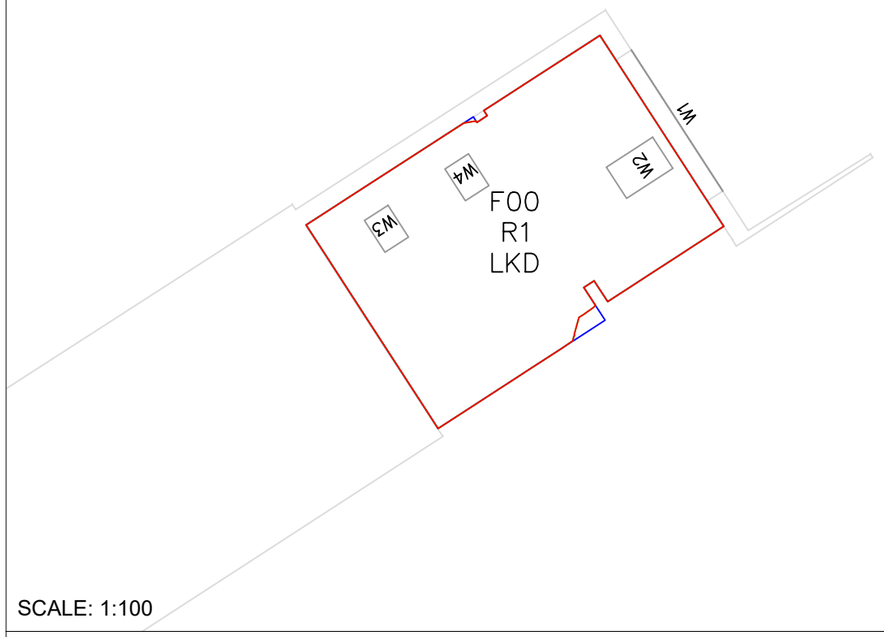
PROJECT:
AVALON HOUSE
TW9

TITLE:
10 CEDAR TERRACE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	107
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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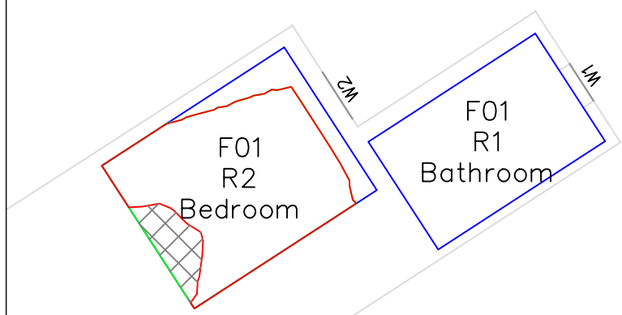

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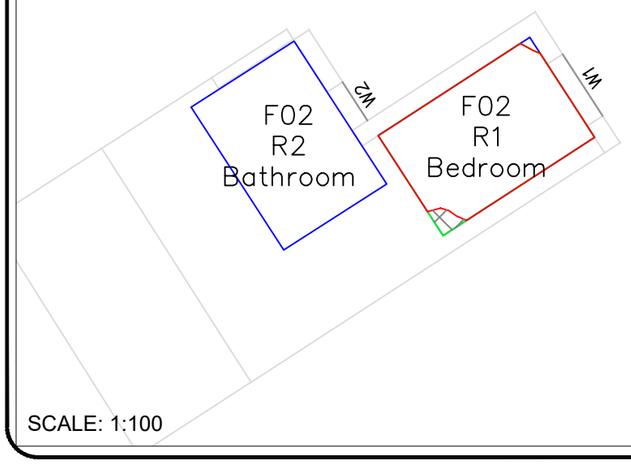

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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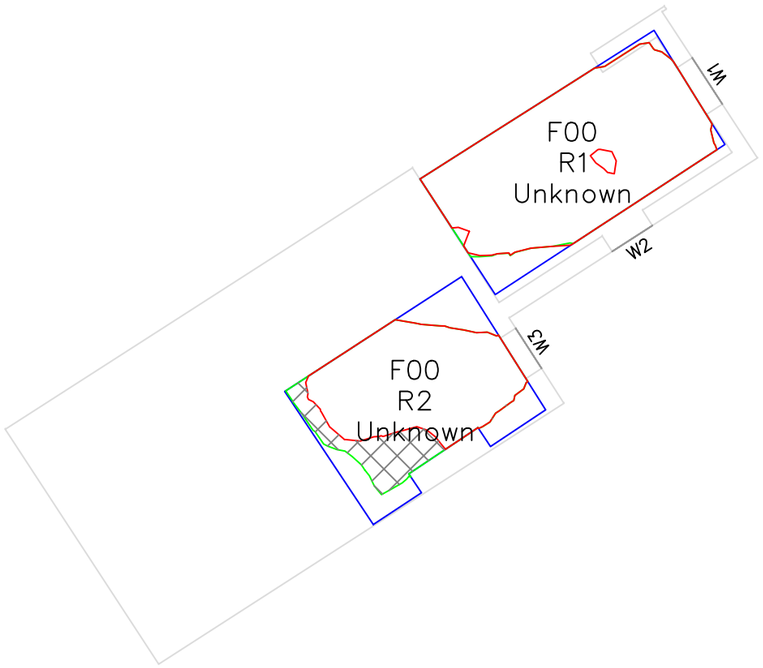
PROJECT:
AVALON HOUSE
TW9

TITLE:
9 CEDAR TERRACE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	108
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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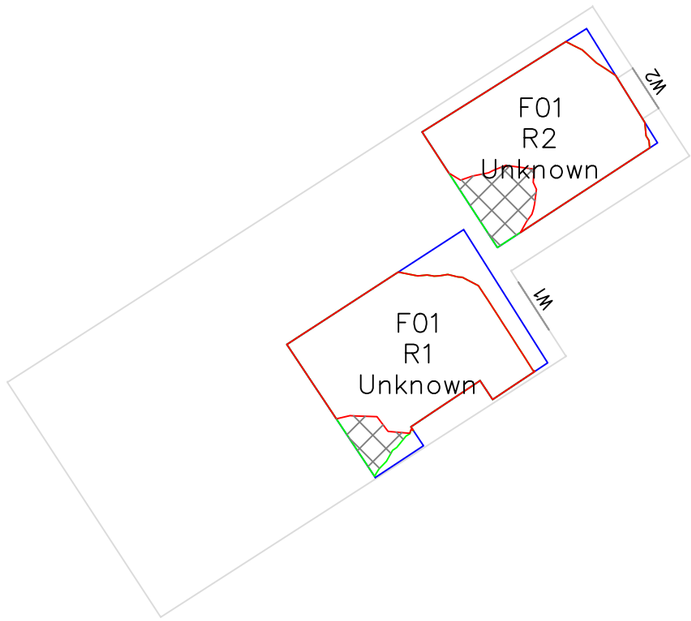

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SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

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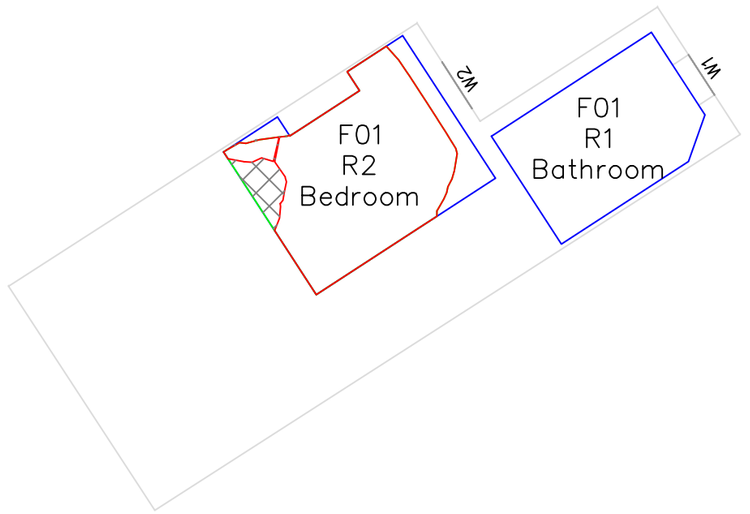
PROJECT:
AVALON HOUSE
TW9

TITLE:
8 CEDAR TERRACE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	109
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT

SCALE: 1:100



SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

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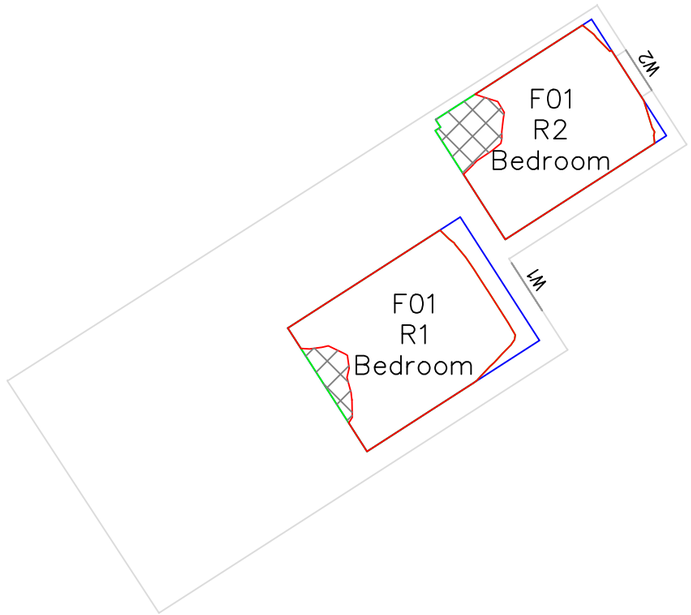
PROJECT:
AVALON HOUSE
TW9

TITLE:
7 CEDAR TERRACE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	110
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT

SCALE: 1:100



SCALE: 1:100

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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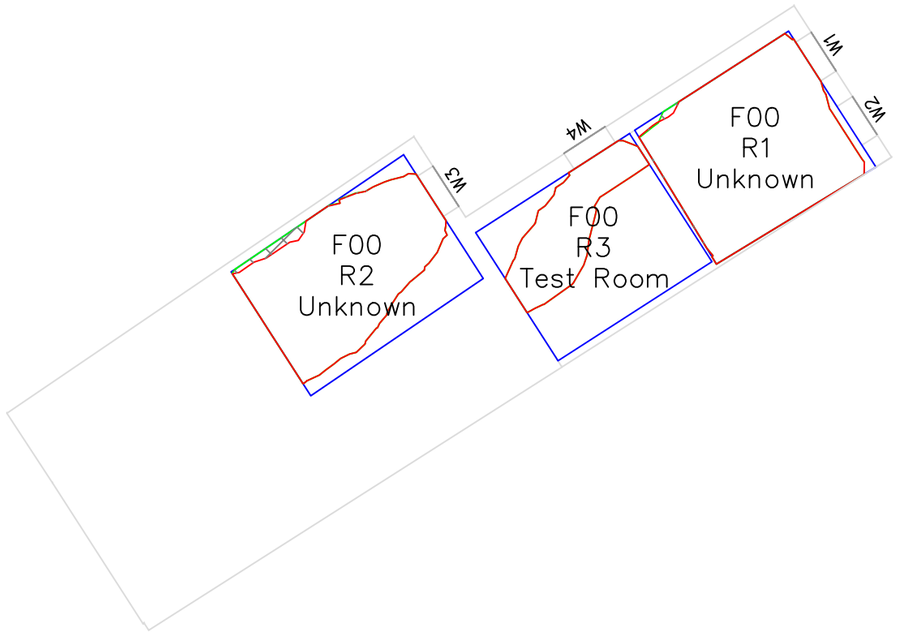
PROJECT:
AVALON HOUSE
TW9

TITLE:
6 CEDAR TERRACE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	111
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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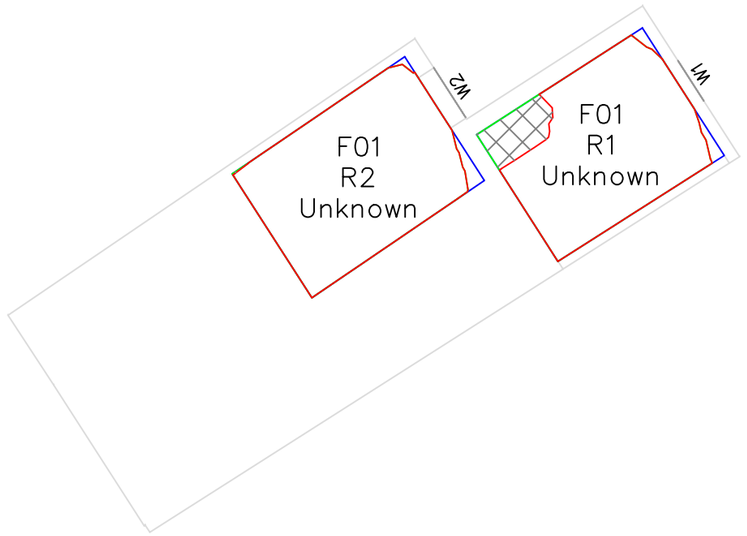

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

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REV:	DESCRIPTION:	BY:	DATE:
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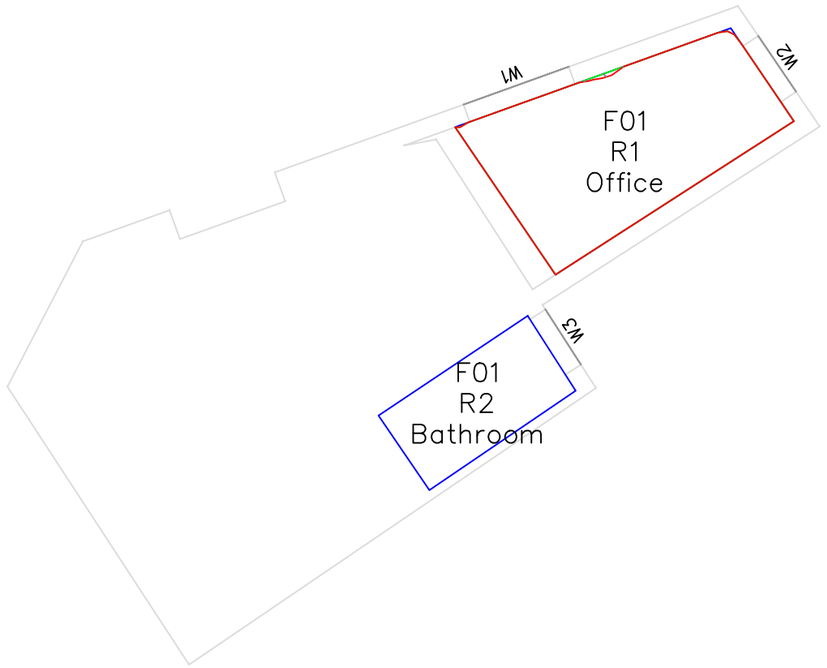
PROJECT:
AVALON HOUSE
TW9

TITLE:
5 CEDAR TERRACE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	112
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT

SCALE: 1:100



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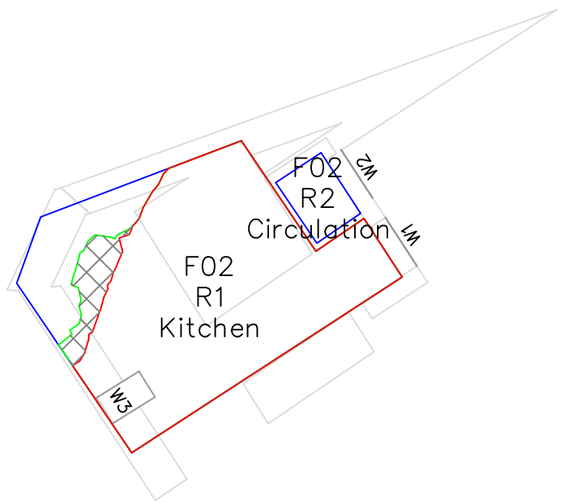

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

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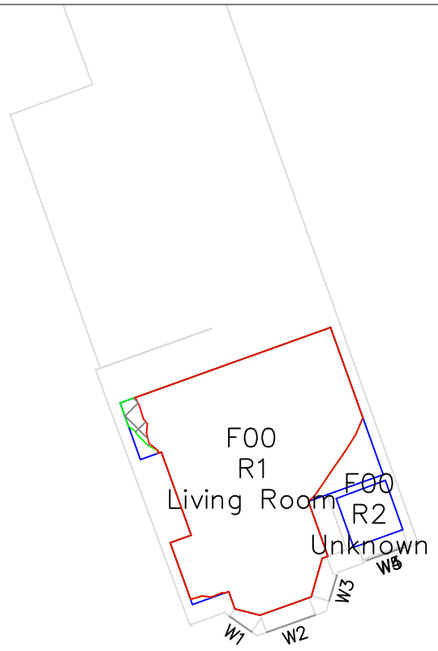
PROJECT:
AVALON HOUSE
TW9

TITLE:
3 CEDAR TERRACE
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	113
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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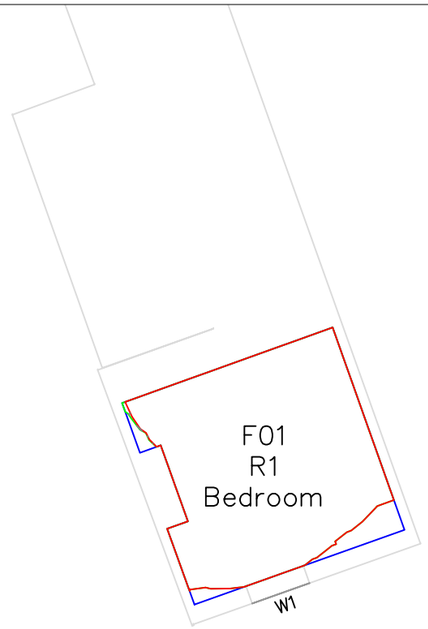

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

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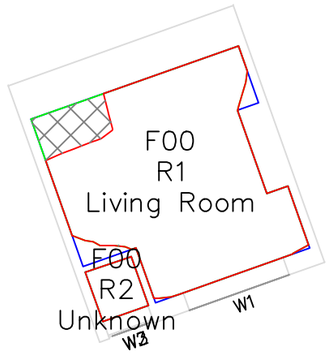
PROJECT:
AVALON HOUSE
TW9

TITLE:
109 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	114
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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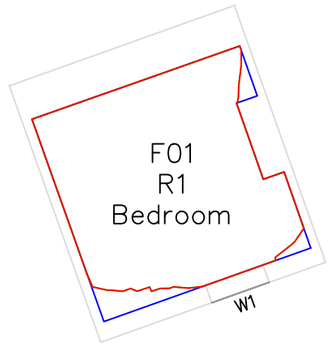

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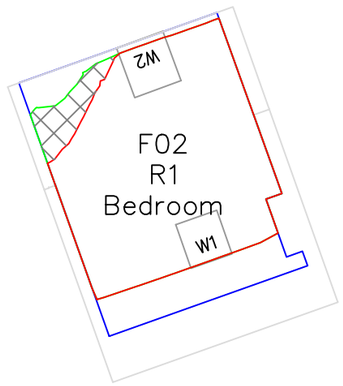

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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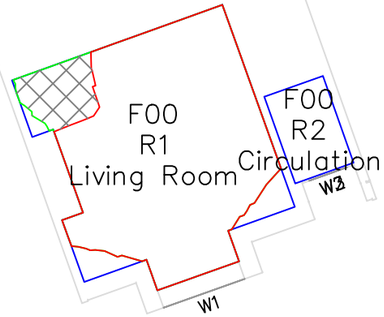
PROJECT:
AVALON HOUSE
TW9

TITLE:
111 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	115
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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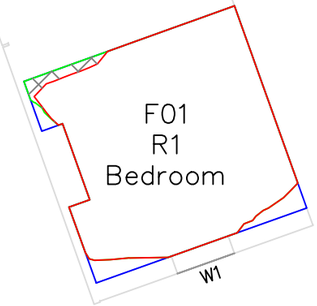

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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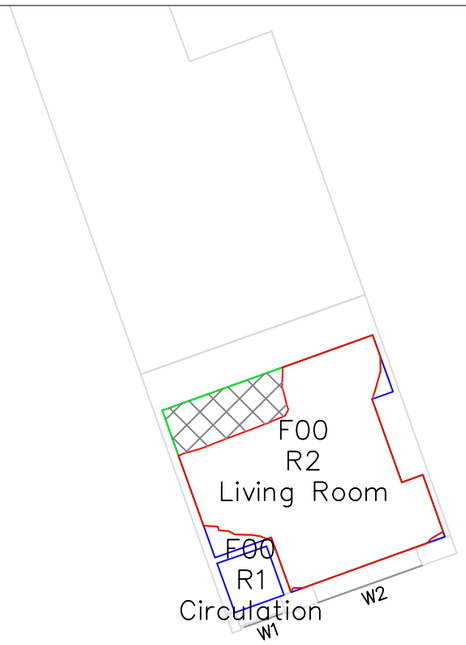
PROJECT:
AVALON HOUSE
TW9

TITLE:
113 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	116
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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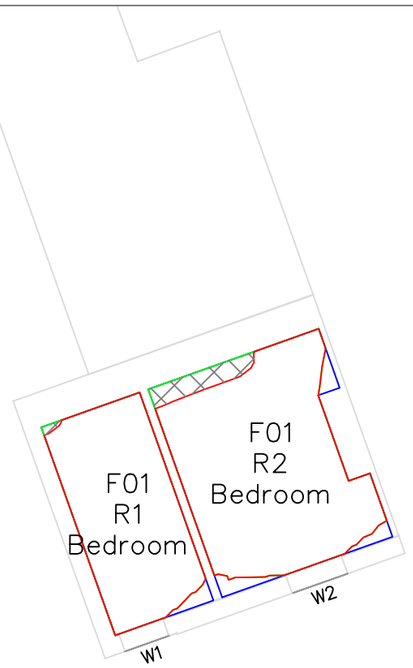

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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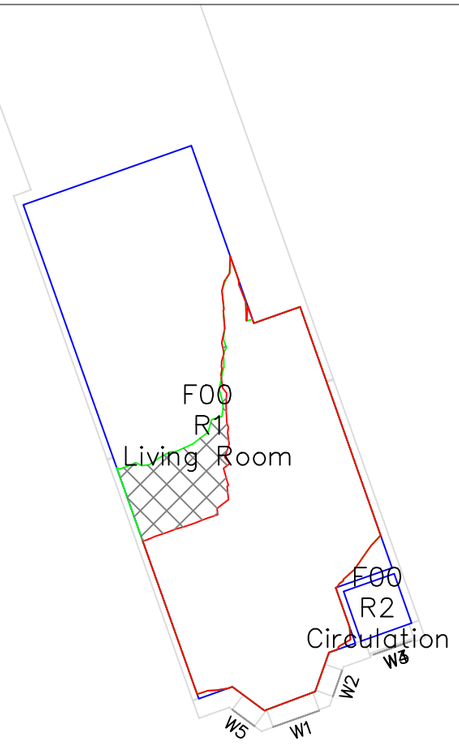
PROJECT:
AVALON HOUSE
TW9

TITLE:
115 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	117
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



SCALE: 1:100

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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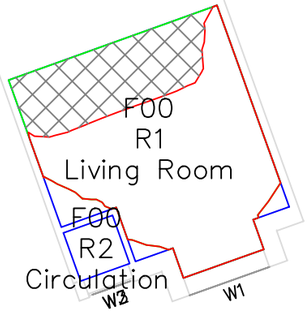
PROJECT:
AVALON HOUSE
TW9

TITLE:
117 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	118
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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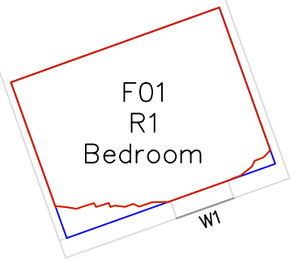

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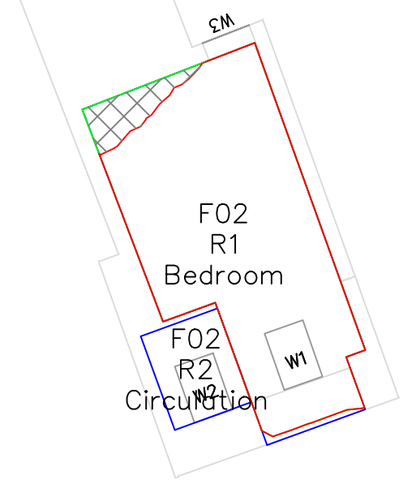

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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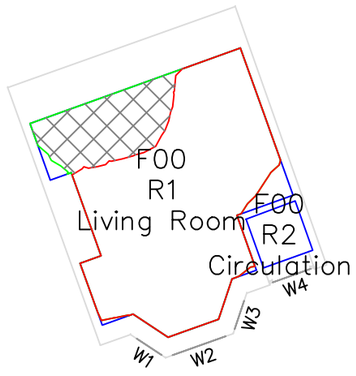
PROJECT:
AVALON HOUSE
TW9

TITLE:
119 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	119
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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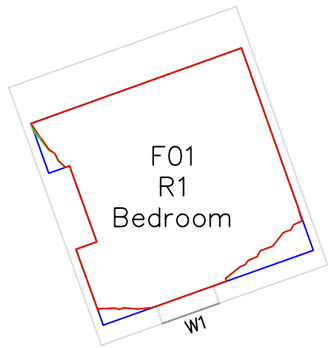

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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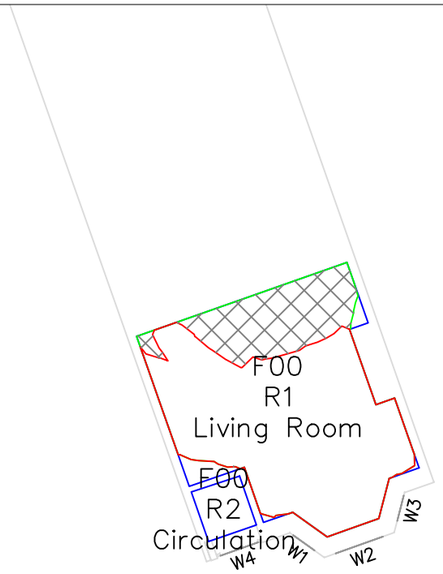
PROJECT:
AVALON HOUSE
TW9

TITLE:
121 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	120
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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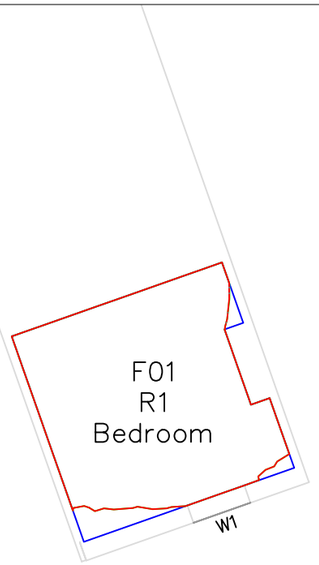

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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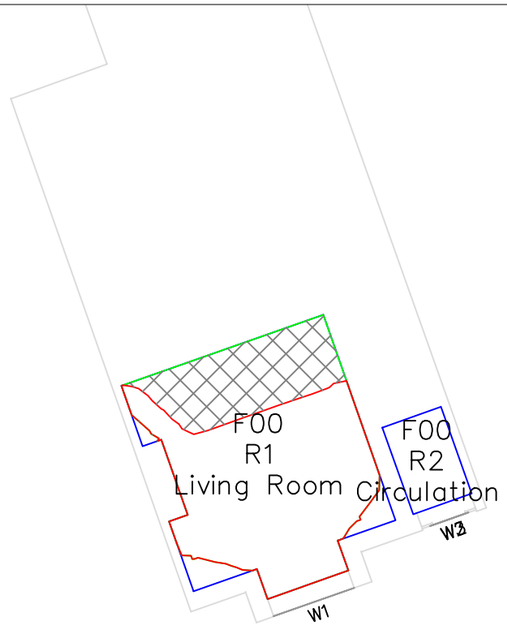
PROJECT:
AVALON HOUSE
TW9

TITLE:
123 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	121
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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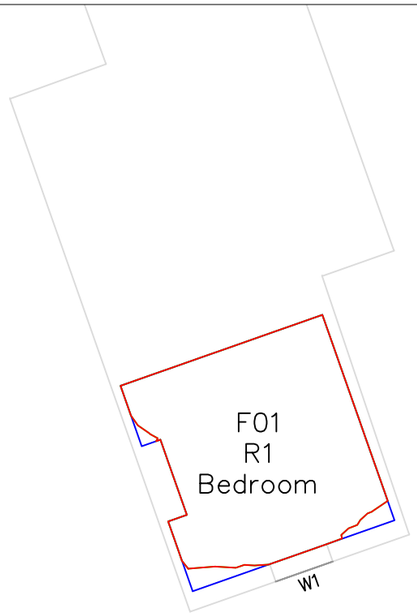

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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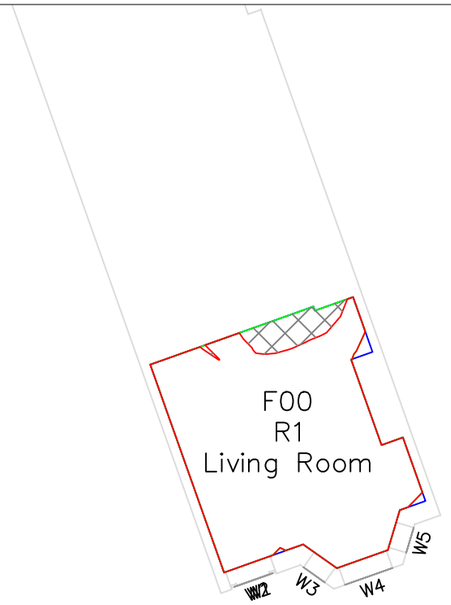
PROJECT:
AVALON HOUSE
TW9

TITLE:
125 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	122
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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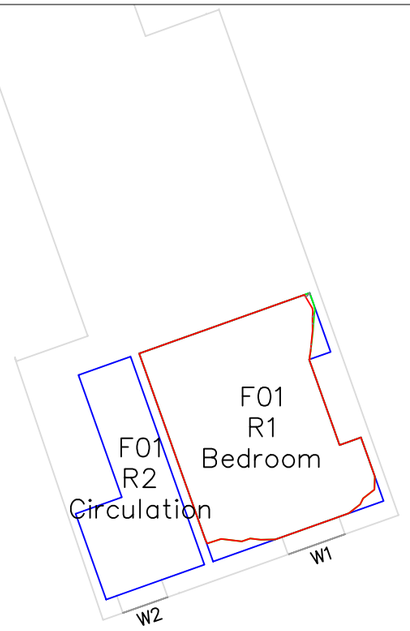

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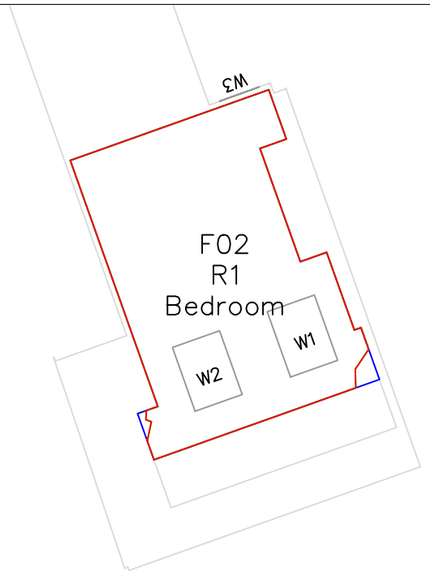

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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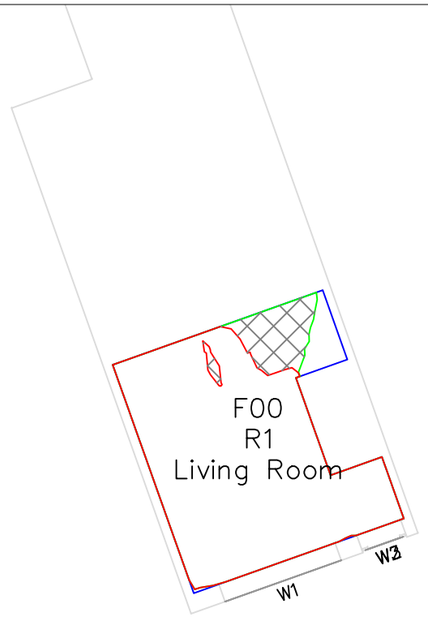
PROJECT:
AVALON HOUSE
TW9

TITLE:
127 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	123
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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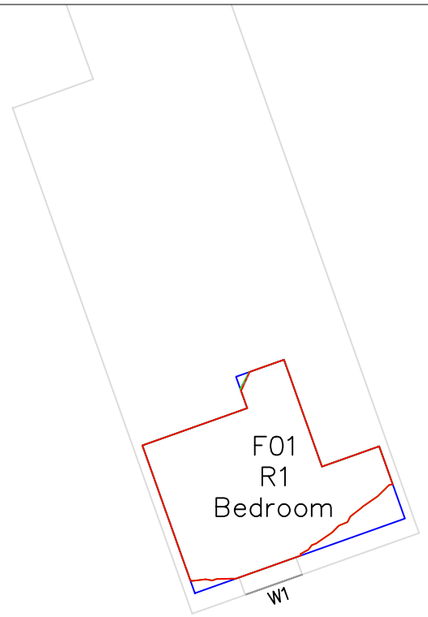

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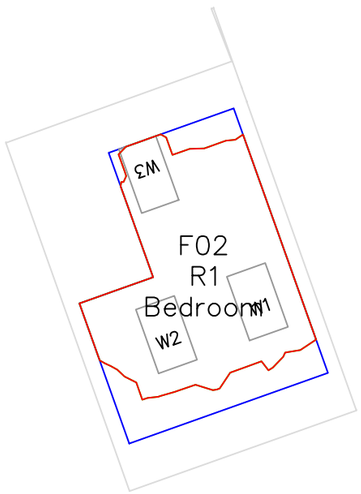

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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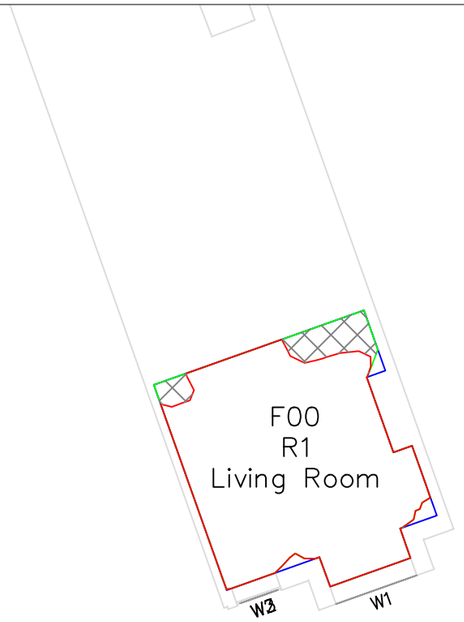
PROJECT:
AVALON HOUSE
TW9

TITLE:
129 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	124
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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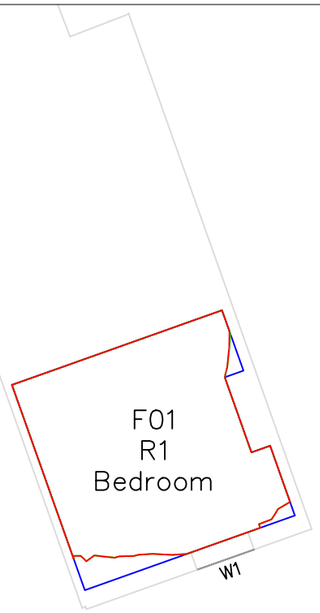
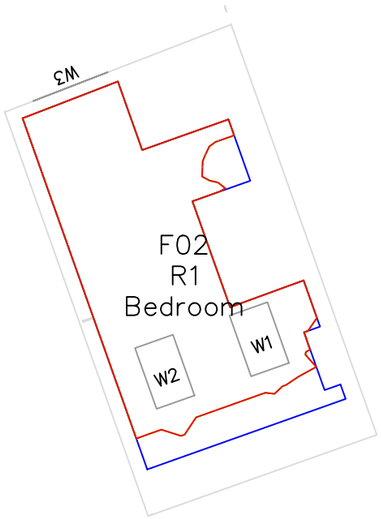


SCALE: 1:100



SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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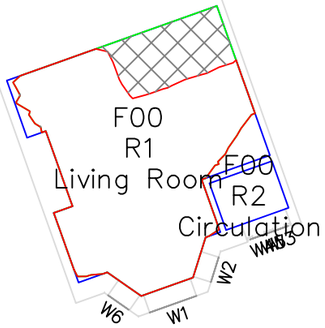
PROJECT:
AVALON HOUSE
TW9

TITLE:
131 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	125
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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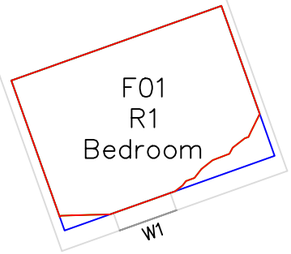

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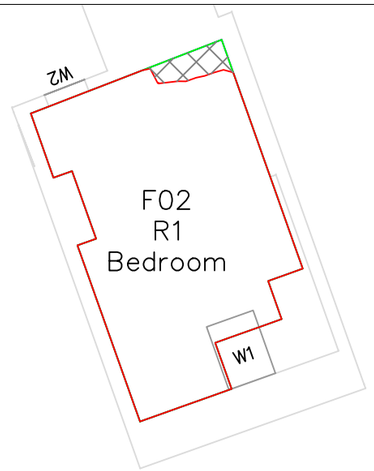

SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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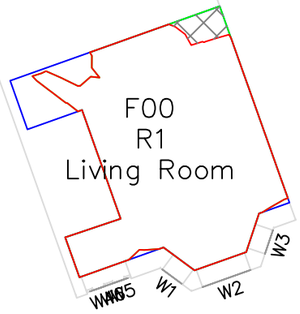
PROJECT:
AVALON HOUSE
TW9

TITLE:
133 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	126
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



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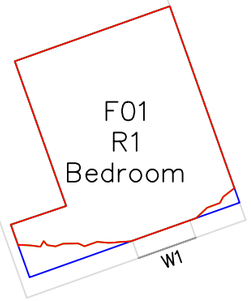
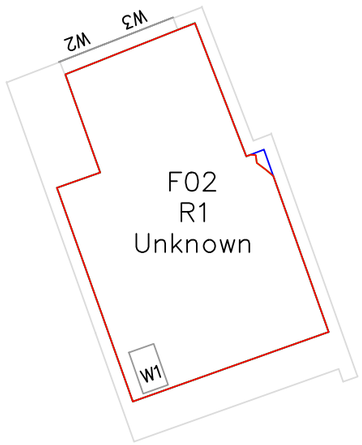


SCALE: 1:100



SCALE: 1:100

SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

- ROOM AREA
- EXISTING LIT AREA
- PROPOSED LIT AREA
- LOSS / GAIN AREA

N

REV:	DESCRIPTION:	BY:	DATE:
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PROJECT:
AVALON HOUSE
TW9

TITLE:
133 LOWER MORTLAKE ROAD
DAYLIGHT DISTRIBUTION CONTOURS

JOB NO:	RELEASE:	DRG NO:
185	05-01	127
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT

Eminence House – Overhang Removed - VSC & APSH Results

Project Name: Avalon House
Project No.: 185
Report Title: Daylight & Sunlight Analysis - VSC & APSH - Overhang Removed
Date of Analysis: 23/05/2024

Floor Ref.	Room Ref.	Layout Info	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Eminence House																										
F00	R1	Floorplan	Residential	Kitchen	W1		Existing	12.93	0.71	NO	238°				27.00	0.93	YES	12.00	1.00	YES						
							Proposed	9.13							25.00			12.00								
												12.93	0.71	NO							27.00			12.00		
												9.13									25.00	0.93	YES	12.00	1.00	YES
F01	R1	Floorplan	Residential	LKD	W1		Existing	32.92	1.00	YES	325°N				10.00	*North	*North	0.00	*North	*North						
							Proposed	33.00							10.00			0.00								
					W2		Existing	19.56	0.55	NO	238°				37.00	0.57	NO	11.00	0.82	YES						
							Proposed	10.81							21.00			9.00								
												30.31	0.95	YES							45.00			11.00		
												28.66									31.00	0.69	YES	9.00	0.82	YES
	R2	Floorplan	Residential	Bedroom	W3		Existing	31.42	0.99	YES	150°				63.00	0.90	YES	21.00	1.00	YES						
							Proposed	31.14							57.00			21.00								
												31.42	0.99	YES							63.00			21.00		
												31.14									57.00	0.90	YES	21.00	1.00	YES
	R3	Floorplan	Residential	Bedroom	W4		Existing	20.99	0.87	YES	240°				51.00	0.92	YES	21.00	1.00	YES						
							Proposed	18.21							47.00			21.00								
												20.99	0.87	YES							51.00			21.00		
												18.21									47.00	0.92	YES	21.00	1.00	YES
	R4	Floorplan	Residential	Bedroom	W5		Existing	25.82	0.85	YES	240°				56.00	0.88	YES	21.00	1.00	YES						
							Proposed	21.96							49.00			21.00								
												25.82	0.85	YES							56.00			21.00		
												21.96									49.00	0.88	YES	21.00	1.00	YES
	R5	Floorplan	Residential	LD	W6		Existing	29.68	0.86	YES	240°				59.00	0.92	YES	23.00	0.96	YES						
							Proposed	25.63							54.00			22.00								
					W7		Existing	36.80	1.00	YES	150°				82.00	1.00	YES	28.00	1.00	YES						
							Proposed	36.80							82.00			28.00								
												31.69	0.91	YES							92.00			29.00		
												28.78									87.00	0.95	YES	28.00	0.97	YES
F02	R1	Floorplan	Residential	LKD	W1		Existing	32.74	1.00	YES	325°N				13.00	*North	*North	0.00	*North	*North						
							Proposed	32.63							10.00			0.00								
					W2		Existing	29.23	0.45	NO	238°				54.00	0.43	NO	16.00	0.63	YES						
							Proposed	13.04							23.00			10.00								
												32.05	0.90	YES							57.00			16.00		
												28.80									33.00	0.58	YES	10.00	0.63	YES
	R2	Floorplan	Residential	Bedroom	W3		Existing	36.50	0.99	YES	150°				75.00	0.89	YES	26.00	0.96	YES						
							Proposed	36.00							67.00			25.00								
												36.50	0.99	YES							75.00			26.00		
												36.00									67.00	0.89	YES	25.00	0.96	YES
	R3	Floorplan	Residential	Bedroom	W4		Existing	23.46	0.85	YES	240°				53.00	0.89	YES	21.00	1.00	YES						
							Proposed	19.87							47.00			21.00								
												23.46	0.85	YES							53.00			21.00		
												19.87									47.00	0.89	YES	21.00	1.00	YES
	R4	Floorplan	Residential	Bedroom	W5		Existing	29.05	0.84	YES	240°				58.00	0.84	YES	22.00	0.95	YES						
							Proposed	24.41							49.00			21.00								
												29.05	0.84	YES							58.00			22.00		
												24.41									49.00	0.84	YES	21.00	0.95	YES
	R5	Floorplan	Residential	LD	W6		Existing	32.84	0.86	YES	240°				62.00	0.89	YES	23.00	1.00	YES						
							Proposed	28.40							55.00			23.00								
					W7		Existing	38.85	1.00	YES	150°				82.00	1.00	YES	28.00	1.00	YES						
							Proposed	38.84							82.00			28.00								
												34.54	0.91	YES							95.00			29.00		
												31.34									88.00	0.93	YES	29.00	1.00	YES
F03	R1	Floorplan	Residential	LKD	W1		Existing	18.77	0.98	YES	325°N				10.00	*North	*North	1.00	*North	*North						
							Proposed	18.48							7.00			0.00								
					W2		Existing	36.25	0.46	NO	238°				65.00	0.42	YES	22.00	0.45	YES						
							Proposed	16.57							27.00			10.00								
												22.18	0.82	YES							65.00			22.00		
												18.11									34.00	0.52	YES	10.00	0.45	YES
	R2	Floorplan	Residential	Bedroom	W3		Existing	38.58	0.98	YES	150°				77.00	0.92	YES	28.00	0.89	YES						
							Proposed	37.97							71.00			25.00								
												38.58	0.98	YES							77.00			28.00		
												37.97									71.00	0.92	YES	25.00	0.89	YES
F04	R1	Floorplan	Residential	LKD	W1		Existing	37.16	0.99	YES	329°N				16.00	*North	*North	2.00	*North	*North						
							Proposed	36.89							13.00			0.00								
					W2		Existing	32.56	0.51	NO	238°				53.00	0.55	YES	21.00	0.43	YES						

Project Name: Avalon House
Project No.: 185
Report Title: Daylight & Sunlight Analysis - VSC & APSH - Overhang Removed
Date of Analysis: 23/05/2024

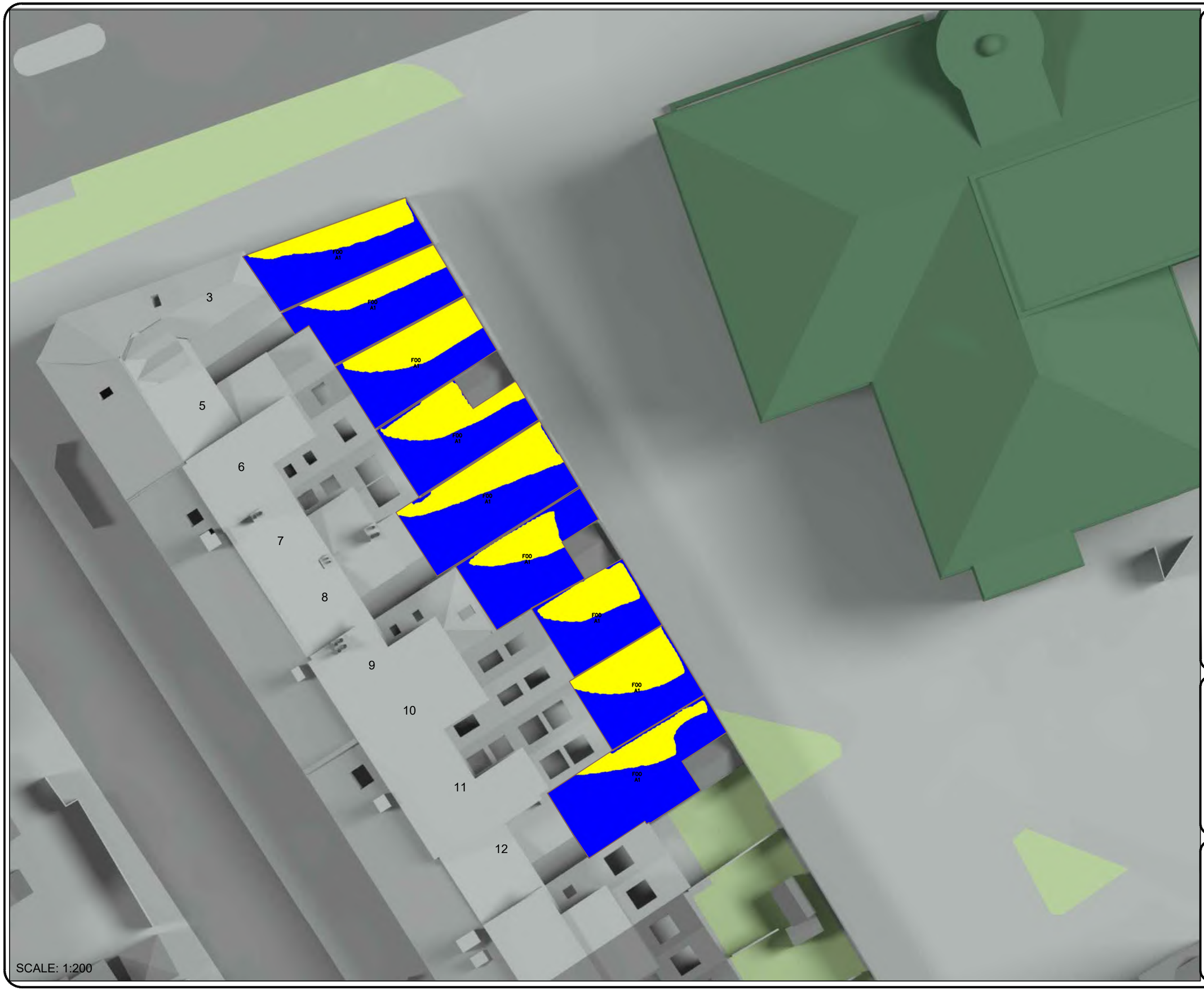
Floor Ref.	Room Ref.	Layout Info	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
							Proposed	16.69							29.00			9.00								
												36.17	0.90	YES							53.00			21.00		
												32.52									35.00	0.66	YES	9.00	0.43	YES
	R2	Floorplan	Residential	Bedroom	W3		Existing	37.49	0.99	YES	150°				77.00	0.96	YES	28.00	0.89	YES						
							Proposed	37.12							74.00			25.00								
												37.49	0.99	YES							77.00			28.00		
												37.12									74.00	0.96	YES	25.00	0.89	YES

1-16 Tersha Street – Overhang Removed - VSC & APSH Results

Project Name: Avalon House
Project No.: 185
Report Title: Daylight & Sunlight Analysis - VSC & APSH - Overhang Removed
Date of Analysis: 22/05/2024

Floor Ref.	Room Ref.	Layout Info	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
1 - 16 Tersha Street																										
F01	R1	Floorplan	Residential	LD	W1		Existing	33.62	1.00	YES	60°N					*North	*North		*North	*North						
							Proposed	33.51																		
					W2		Existing	27.78	0.78	NO	330°N					*North	*North		*North	*North						
							Proposed	21.78																		
												31.88	0.94	YES												
												30.01										*North	*North		*North	*North
	R2	Floorplan	Residential	Kitchen	W3		Existing	27.76	0.78	NO	330°N					*North	*North		*North	*North						
							Proposed	21.59																		
												27.76	0.78	NO												
												21.59										*North	*North		*North	*North
	R3	Floorplan	Residential	Kitchen	W4		Existing	27.63	0.77	NO	330°N					*North	*North		*North	*North						
							Proposed	21.28																		
												27.63	0.77	NO												
												21.28										*North	*North		*North	*North
	R4	Floorplan	Residential	LD	W5		Existing	27.44	0.77	NO	330°N				13.00	*North	*North	2.00	*North	*North						
							Proposed	21.07							12.00			2.00								
					W6		Existing	34.43	0.96	YES	240°				62.00	0.98	YES	24.00	1.00	YES						
							Proposed	33.11							61.00			24.00								
												32.35	0.91	YES							63.00			24.00		
												29.52									62.00	0.98	YES	24.00	1.00	YES
F02	R1	Floorplan	Residential	LD	W1		Existing	36.34	1.00	YES	60°N					*North	*North		*North	*North						
							Proposed	36.22																		
					W2		Existing	31.69	0.80	YES	330°N					*North	*North		*North	*North						
							Proposed	25.25																		
												35.06	0.95	YES												
												33.19										*North	*North		*North	*North
	R2	Floorplan	Residential	Kitchen	W3		Existing	31.62	0.79	NO	330°N					*North	*North		*North	*North						
							Proposed	25.02																		
												31.62	0.79	NO												
												25.02										*North	*North		*North	*North
	R3	Floorplan	Residential	Kitchen	W4		Existing	31.51	0.79	NO	330°N					*North	*North		*North	*North						
							Proposed	24.74																		
												31.51	0.79	NO												
												24.74										*North	*North		*North	*North
	R4	Floorplan	Residential	LD	W5		Existing	31.47	0.78	NO	330°N				16.00	*North	*North	2.00	*North	*North						
							Proposed	24.64							14.00			2.00								
					W6		Existing	37.02	0.96	YES	240°				65.00	0.94	YES	24.00	1.00	YES						
							Proposed	35.61							61.00			24.00								
												35.49	0.92	YES							66.00			24.00		
												32.58									63.00	0.95	YES	24.00	1.00	YES

Appendix C – SOG Analysis



SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

< 2 HOURS
>= 2 HOURS

N

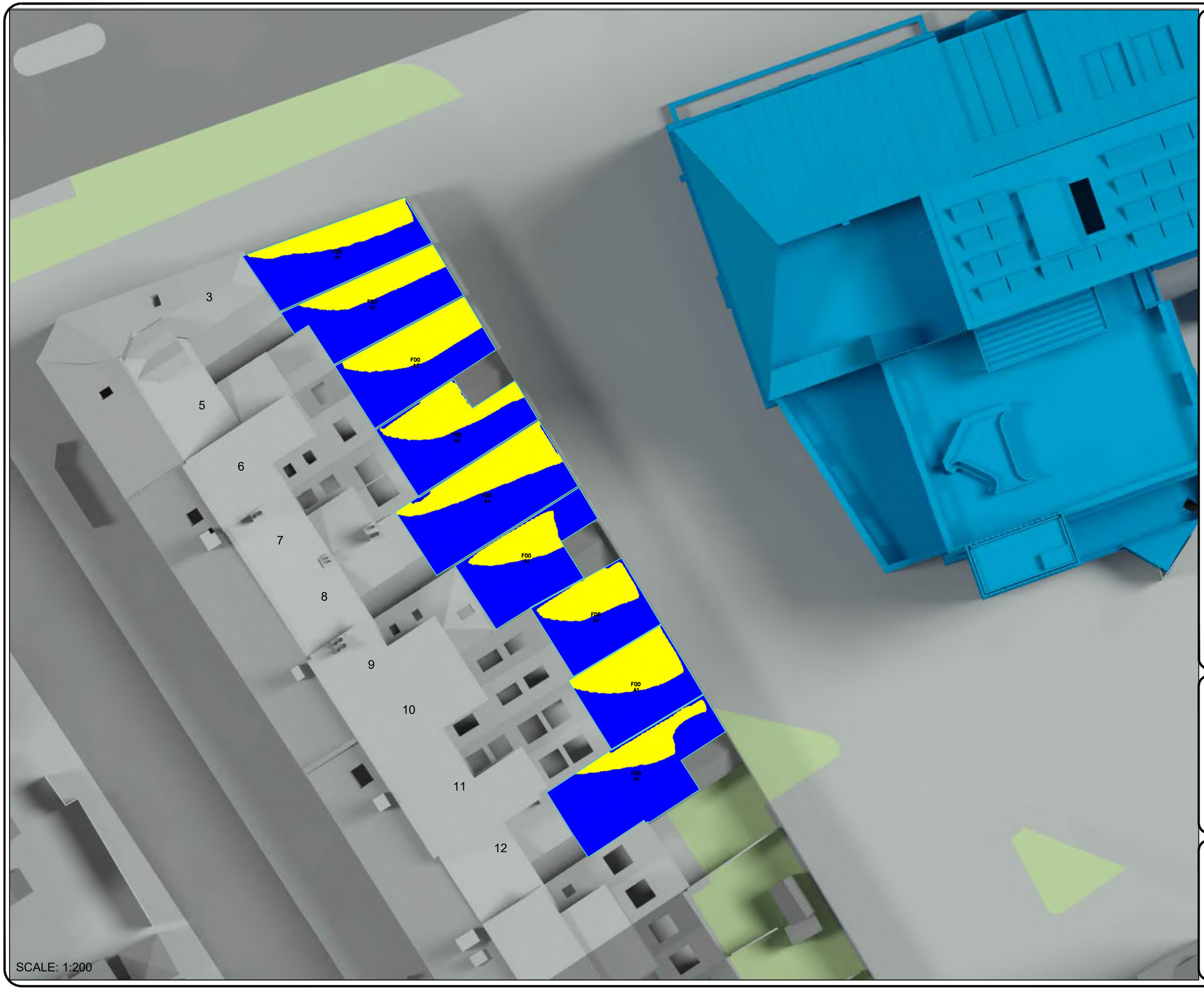
REV:	DESCRIPTION:	BY:	DATE:
G			
F			
E			
D			
C			
B			
A	-	-	-

PROJECT:
AVALON HOUSE
TW9

TITLE:
3-12 CEDAR TERRACE
2 HOUR AMENITY TEST
EXISTING SCENARIO

JOB NO:	RELEASE:	DRG NO:
185	05-01	300
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT



SOURCES OF INFORMATION:

3D CONTEXT MODEL
ZMAPPING MODEL
72 Lower Mortlake Road_210823_Solids
XYID@NE
06.12.23

SURVEY - 06.12.23

SCHEME
ANOMALY
240520_Avalon House.rvt - 20.05.24

< 2 HOURS
>= 2 HOURS

N

REV:	DESCRIPTION:	BY:	DATE:
G			
F			
E			
D			
C			
B			
A	-	-	-

PROJECT:
AVALON HOUSE
TW9

TITLE:
3-12 CEDAR TERRACE
2 HOUR AMENITY TEST
PROPOSED SCENARIO

JOB NO:	RELEASE:	DRG NO:
185	05-01	301
DATE:	DRAWN:	SCALE:
MAY' 24	CS-01	INDIVIDUAL

DEVELOPMENT & LIGHT

Project Name: Avalon House
Project No.: 185
Report Title: Overshadowing Analysis - SOG 21st March
Date of Analysis: 21/05/2024

Floor Ref	Amenity Ref		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
12 Cedar Terrace							
F00	A1	Area m2	42.38	9.80	9.80	1.00	YES
		Percentage		23%	23%		
11 Cedar Terrace							
F00	A1	Area m2	29.32	14.39	14.39	1.00	YES
		Percentage		49%	49%		
10 Cedar Terrace							
F00	A1	Area m2	27.18	11.46	11.46	1.00	YES
		Percentage		42%	42%		
9 Cedar Terrace							
F00	A1	Area m2	31.58	9.34	9.34	1.00	YES
		Percentage		30%	30%		
8 Cedar Terrace							
F00	A1	Area m2	42.85	16.76	16.76	1.00	YES
		Percentage		39%	39%		
7 Cedar Terrace							
F00	A1	Area m2	32.15	13.34	13.34	1.00	YES
		Percentage		41%	41%		
6 Cedar Terrace							
F00	A1	Area m2	33.27	15.03	15.03	1.00	YES
		Percentage		45%	45%		
5 Cedar Terrace							
F00	A1	Area m2	33.25	11.19	11.19	1.00	YES
		Percentage		34%	34%		
3 Cedar Terrace							
F00	A1	Area m2	33.33	11.66	11.66	1.00	YES
		Percentage		35%	35%		