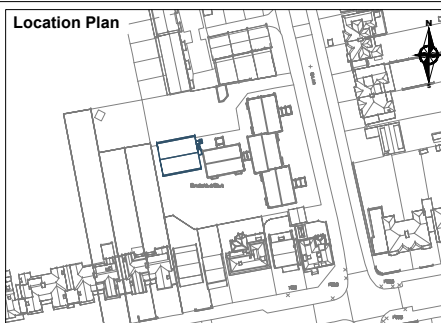


Appendix A.2 – Graphical Model Outputs



Legend

 Surrounding Buildings

01	Second issue		
00	First issue		08/08/2023
Rev	Description		Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
3D Model - Existing Location Plan			3764 01



Coppetts Road

Creighton Avenue

Block C

Block B

Block A

Block D

50

50a

50b

50c

50d

52

54

56

6

5

4

7

herrington
CONSULTING

Canterbury | London | Cambridge | Bristol | Leeds



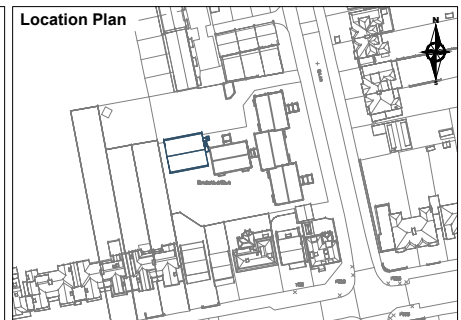
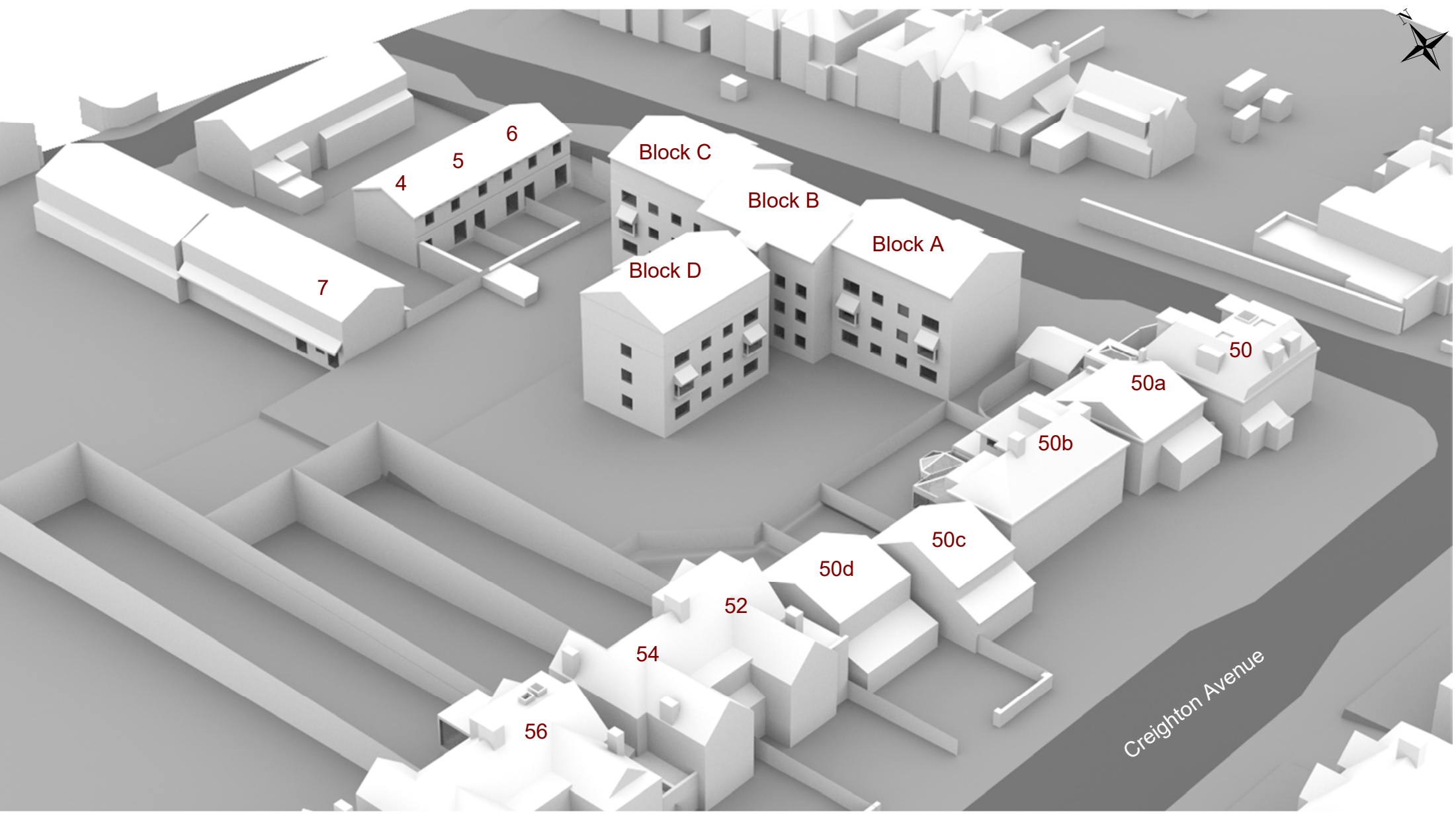
Location Plan



Legend

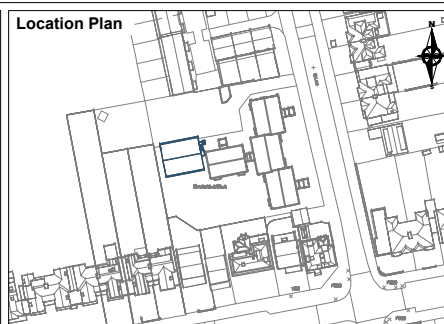
Surrounding Buildings

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00	First issue		08/08/2023
Rev	Description		Date
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PROJECT			
St Matthews Court, Haringay			
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Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
3D Model - Existing Site Scenarios			3764_02



Legend	
	Surrounding Buildings

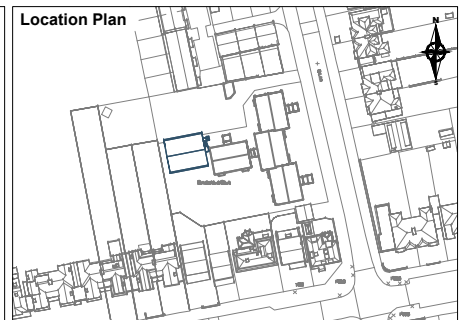
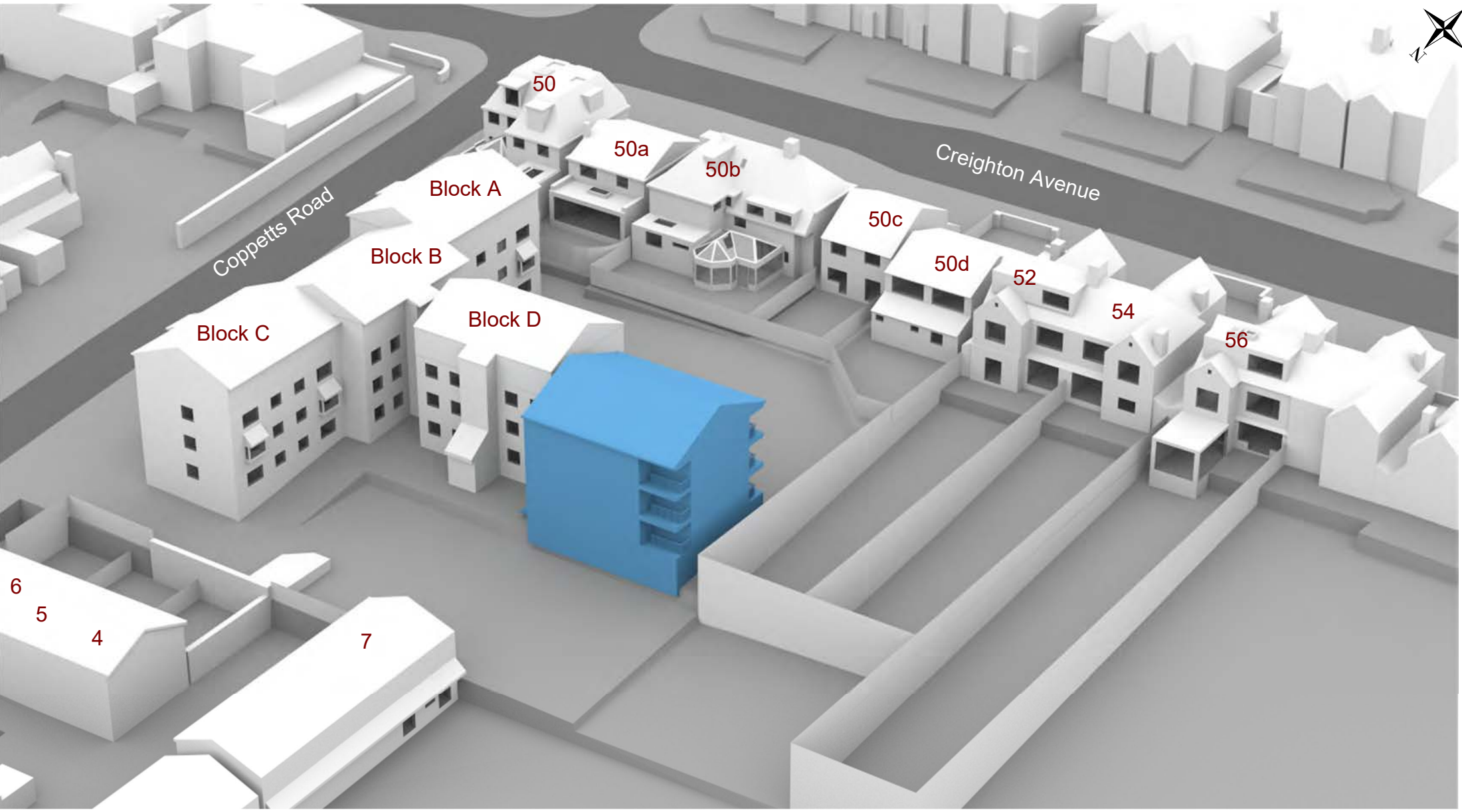
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Rev		Description	Date
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PROJECT			
St Matthews Court, Haringay			
SCALE		PROJ REF	ANALYST
Not to scale		3764	KC/NAV
		DRAWN BY	
		LR	
DWG REF.			DWG No.
3D Model - Existing Site Scenarios			3764_03



Legend

- Proposed Buildings
- Surrounding Buildings

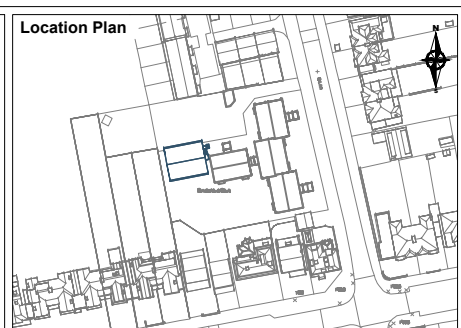
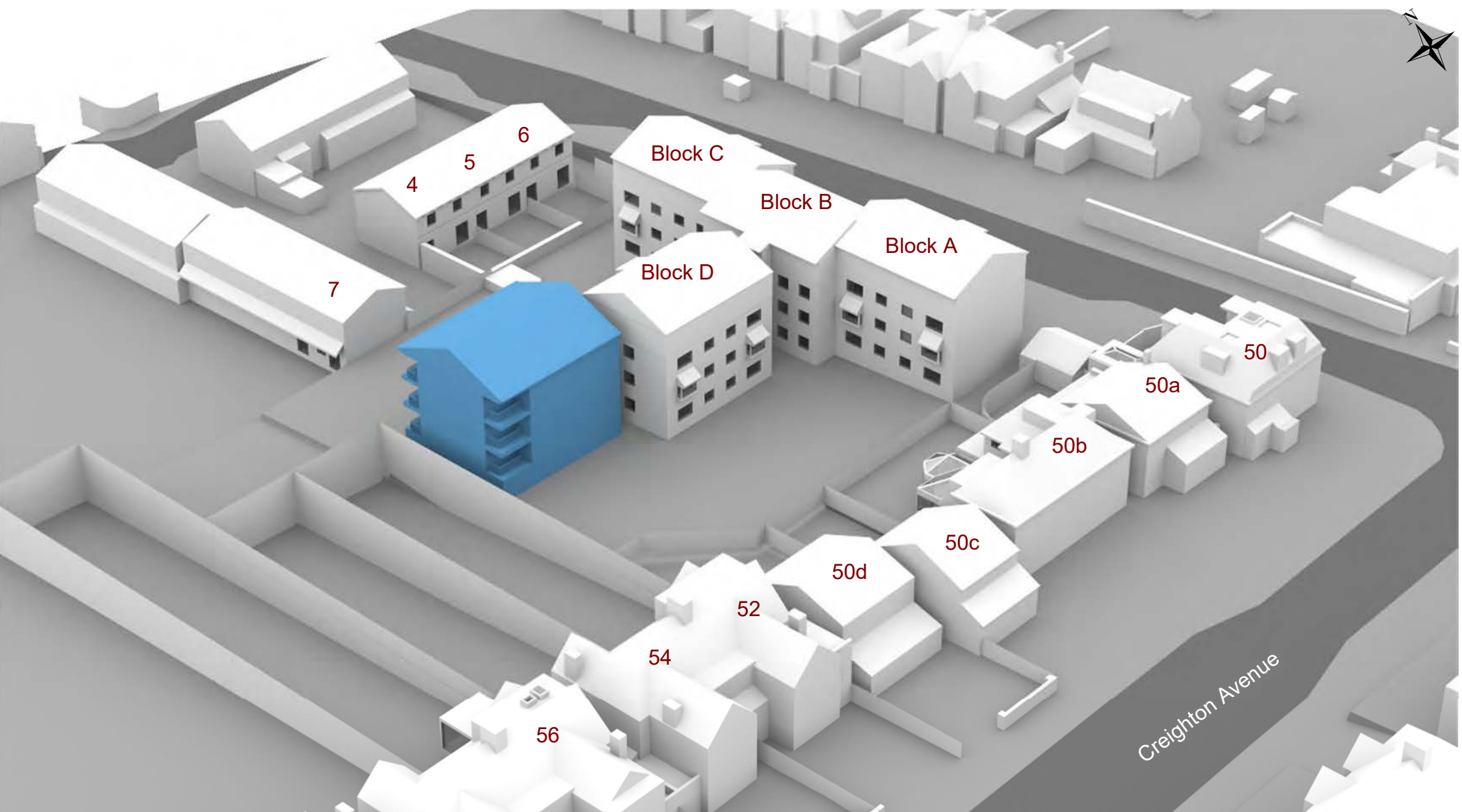
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Rev	Description		Date
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PROJECT			
St Matthews Court, Haringay			
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Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
3D Model - Proposed Location Plan			3764_04



Legend

- Proposed Buildings
- Surrounding Buildings

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00	First issue		08/08/2023
Rev	Description		Date
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Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
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Not to scale	3764	KC/NAV	LR
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3D Model - Proposed Site Scenarios			3764_05

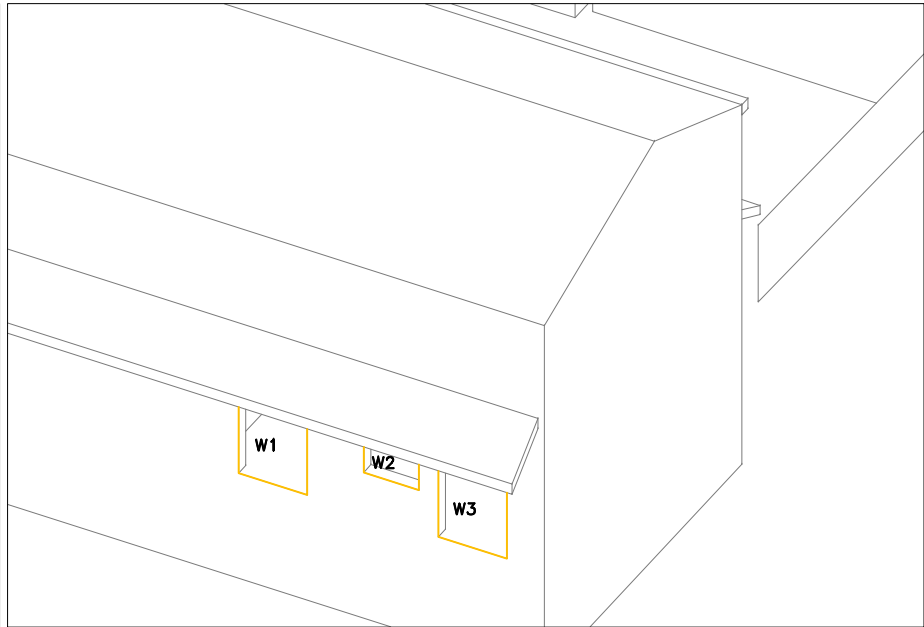
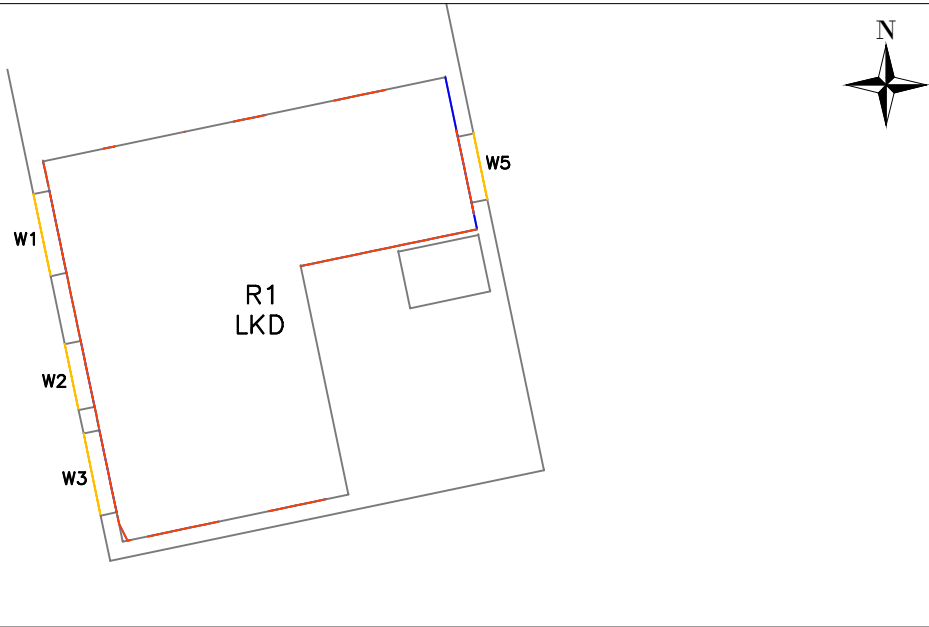


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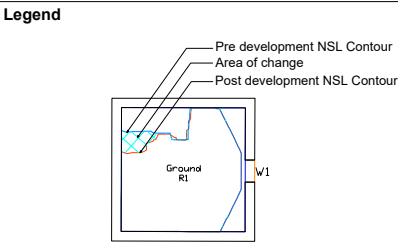
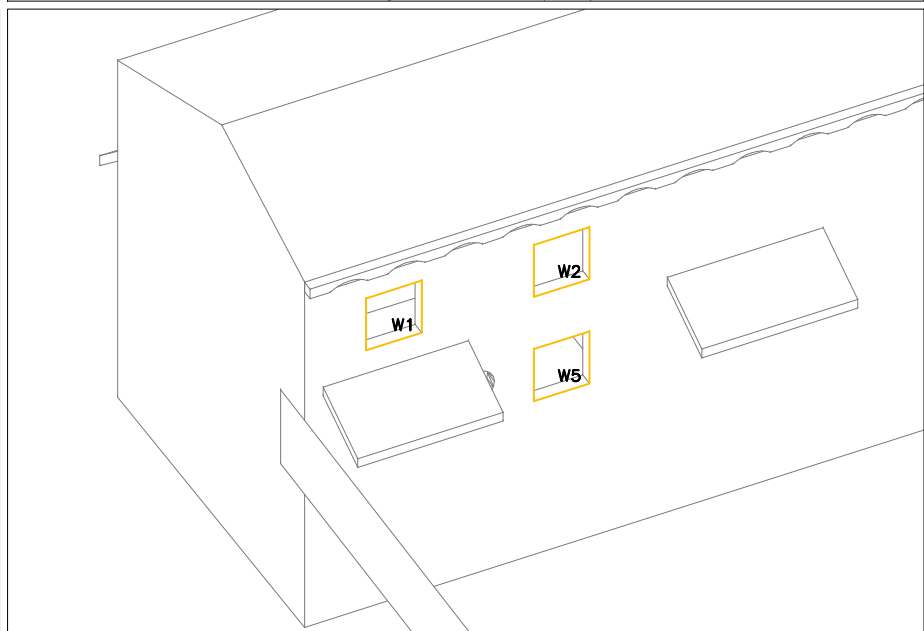
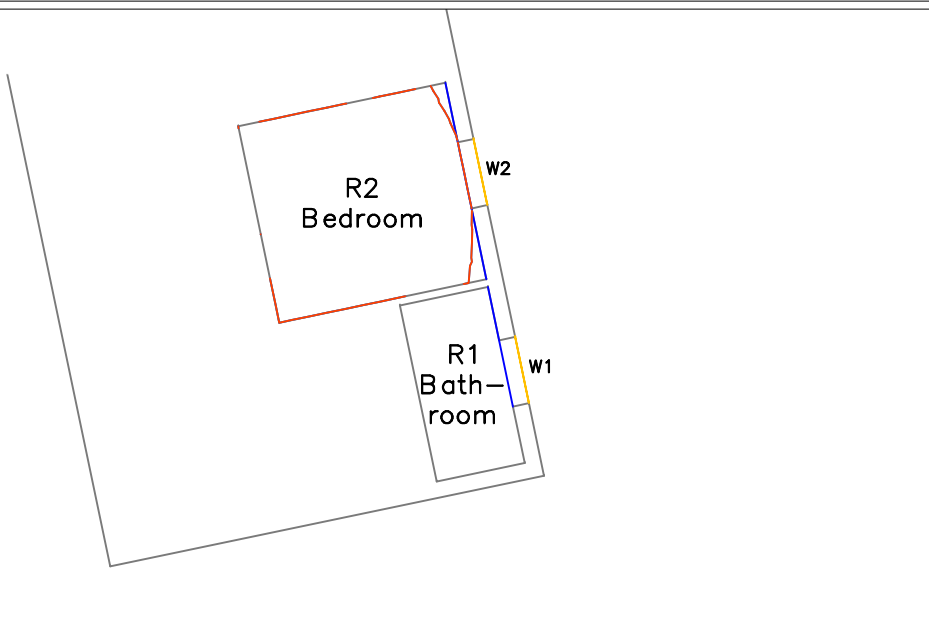
- Proposed Buildings
- Surrounding Buildings

01	Second issue		
00	First issue		08/08/2023
Rev		Description	Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
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Not to scale	3764	KC/NAV	LR
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7 Nelson Mandela Close
Ground Floor Plan

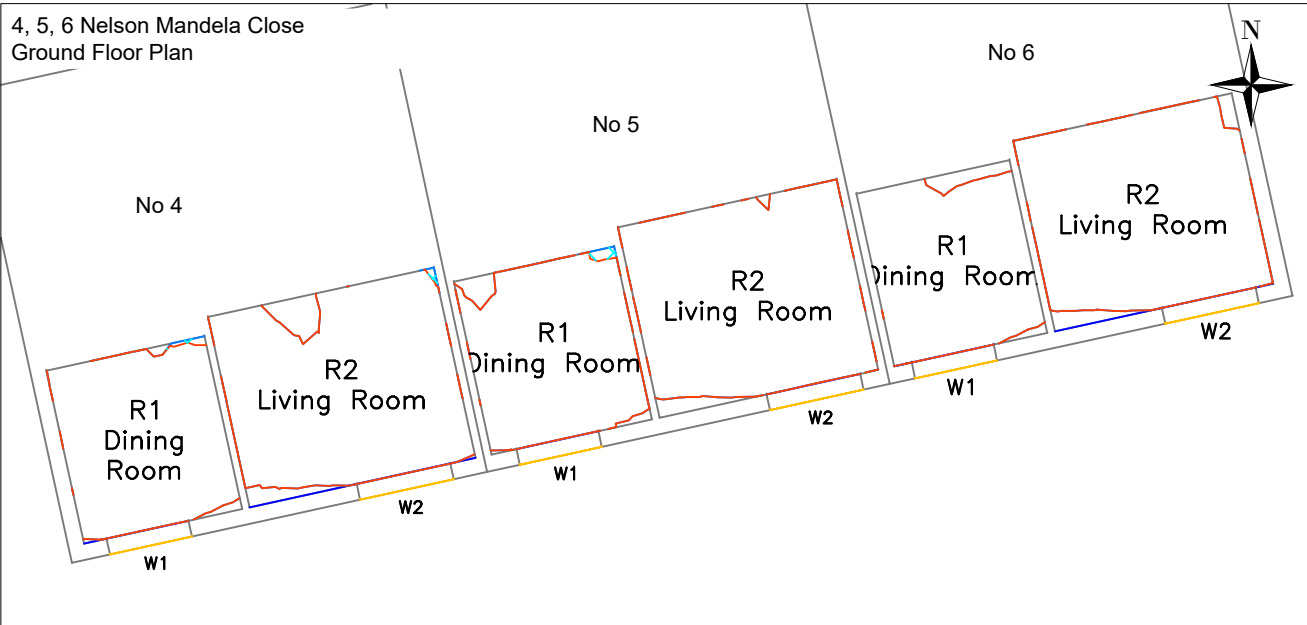


7 Nelson Mandela Close
First Floor Plan

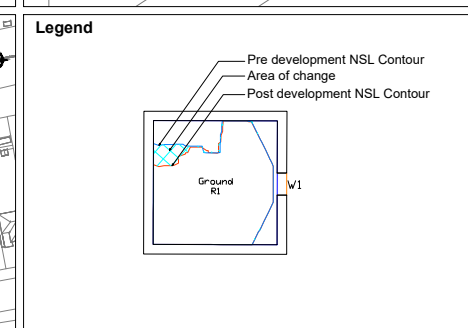
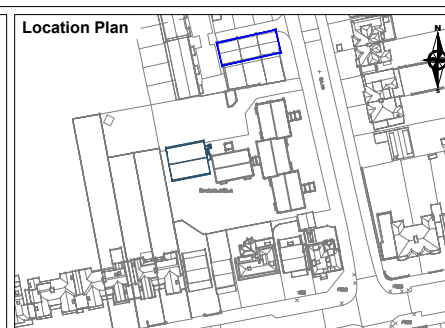
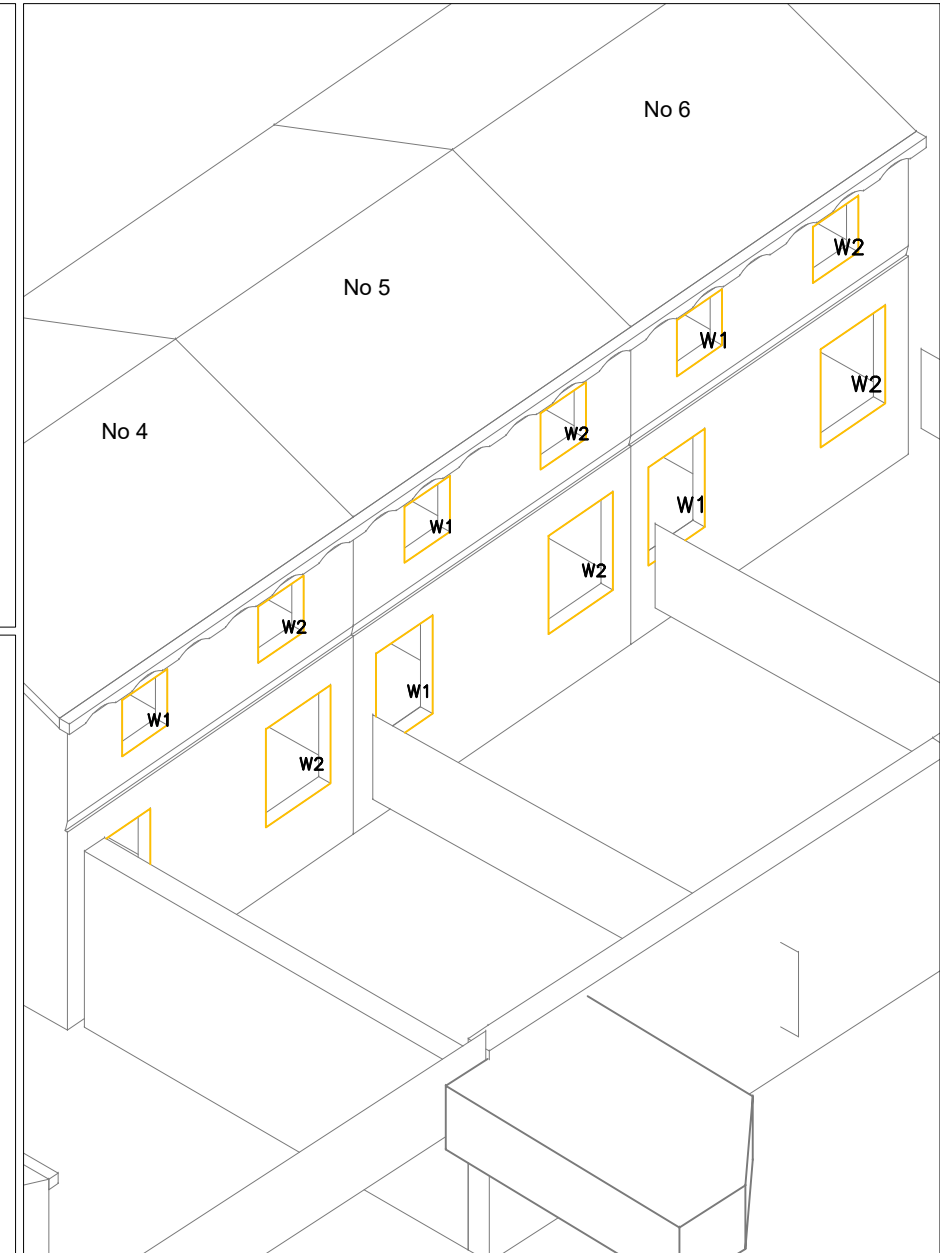
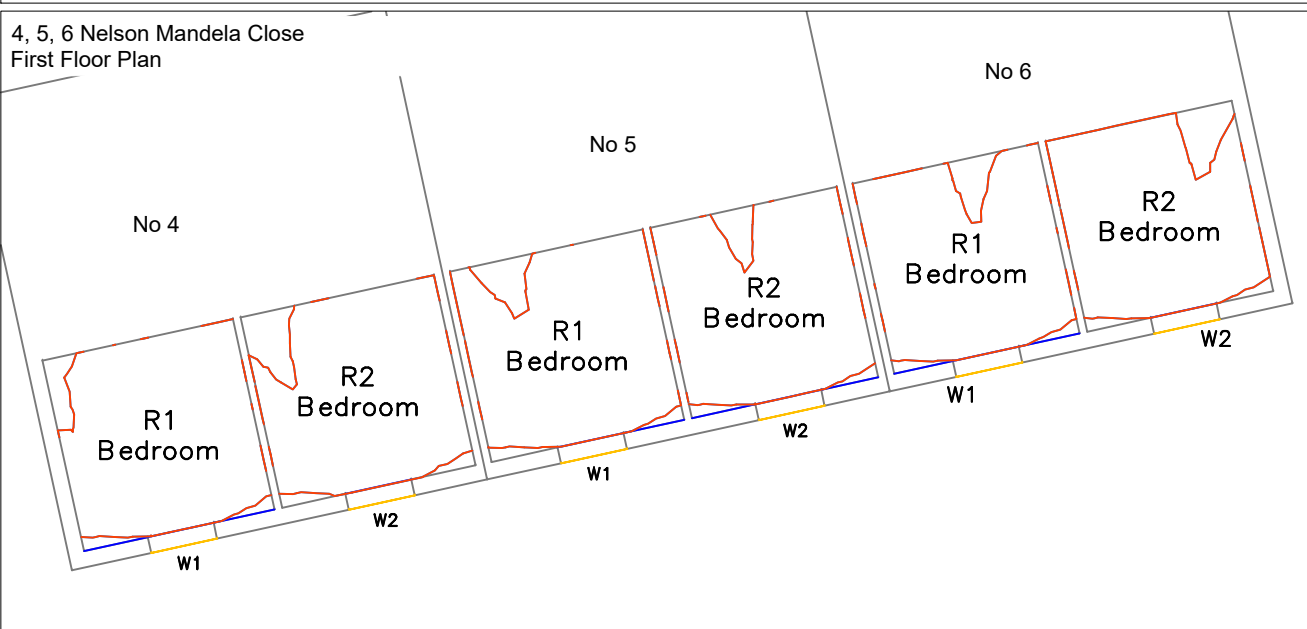


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Rev	Description		Date
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St Matthews Court, Haringay			
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Not to scale	3764	KC/NAV	LR
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NSL contours			3764_07

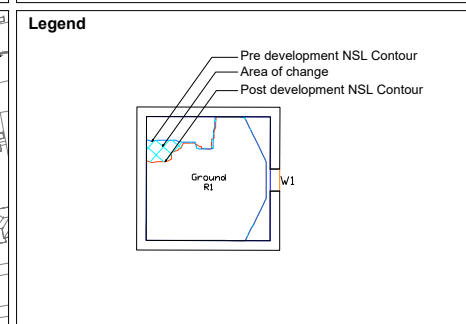
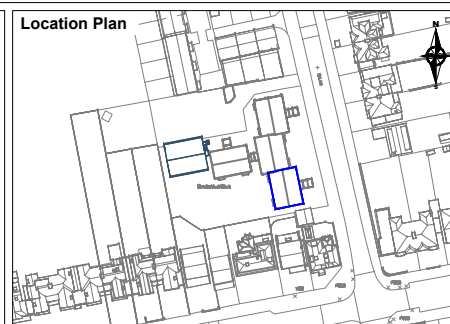
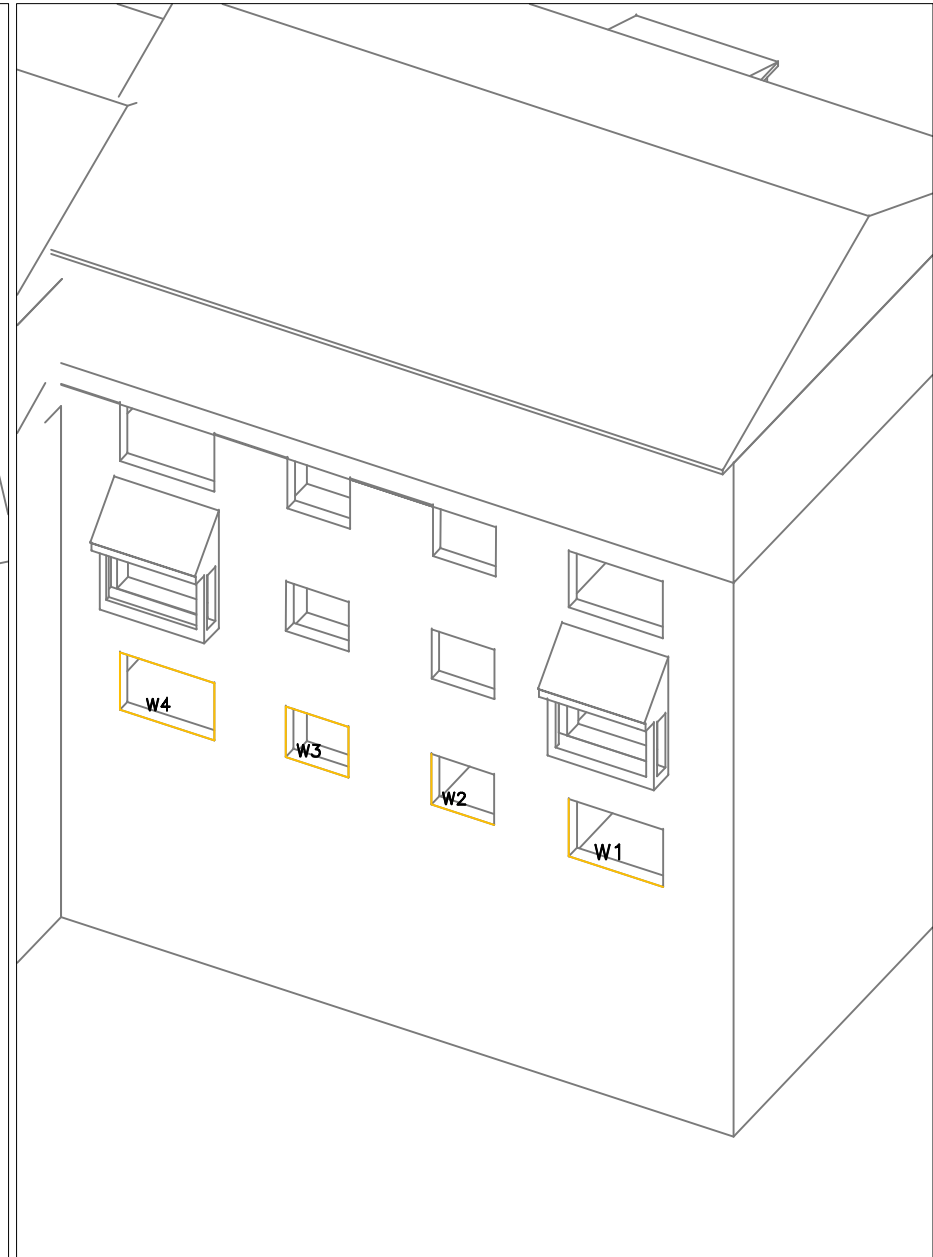
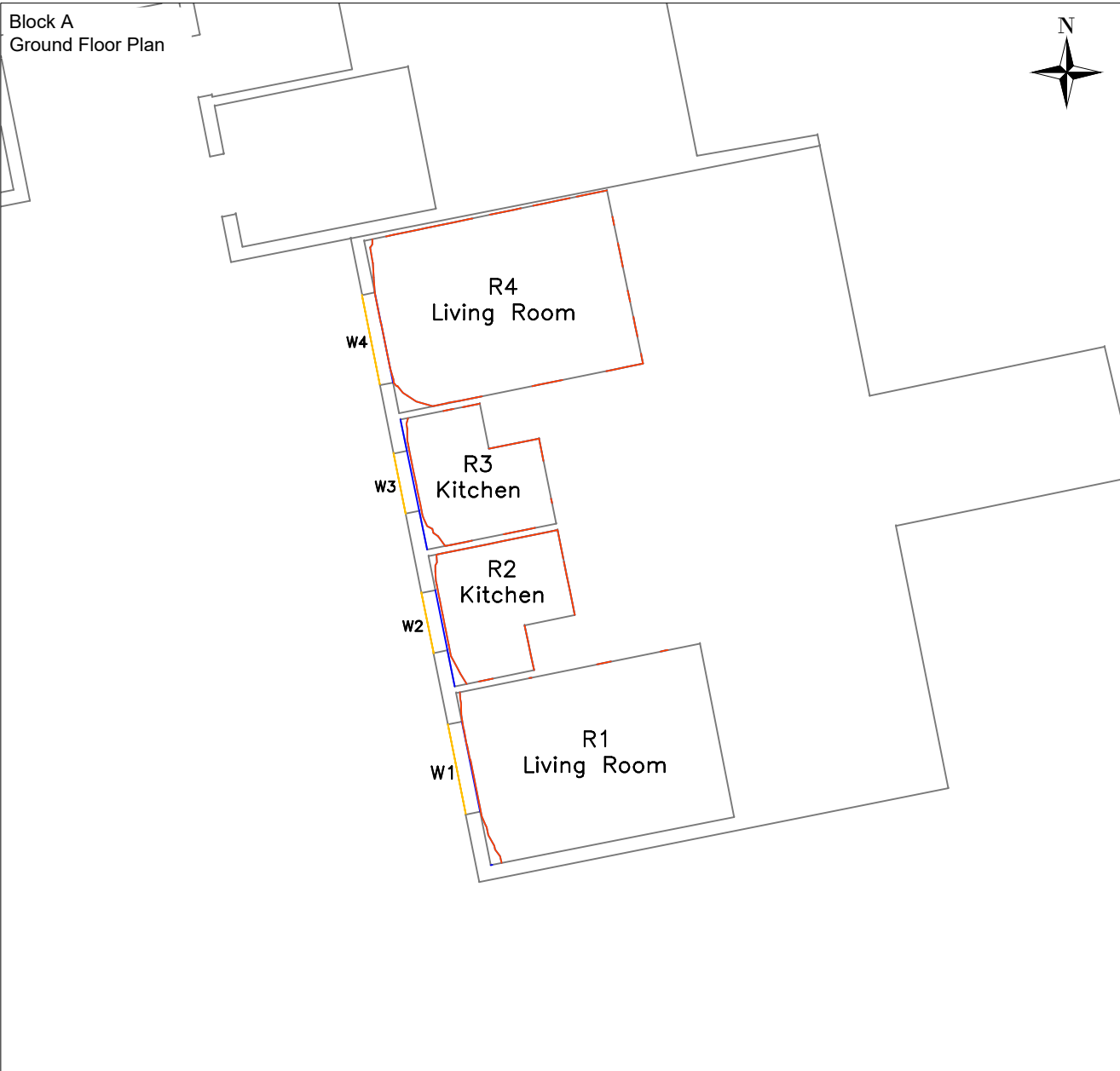
4, 5, 6 Nelson Mandela Close
Ground Floor Plan



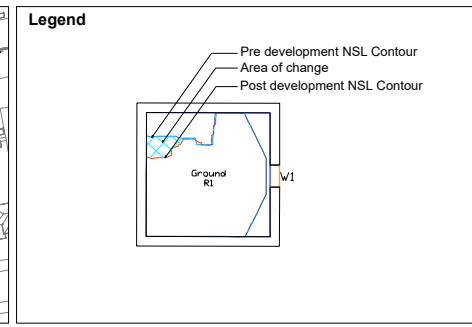
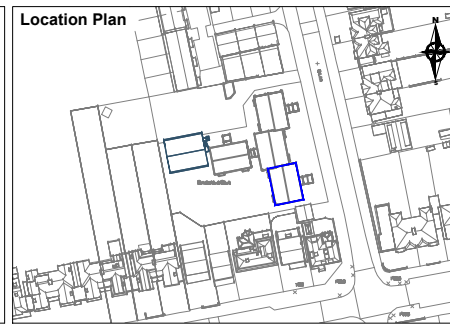
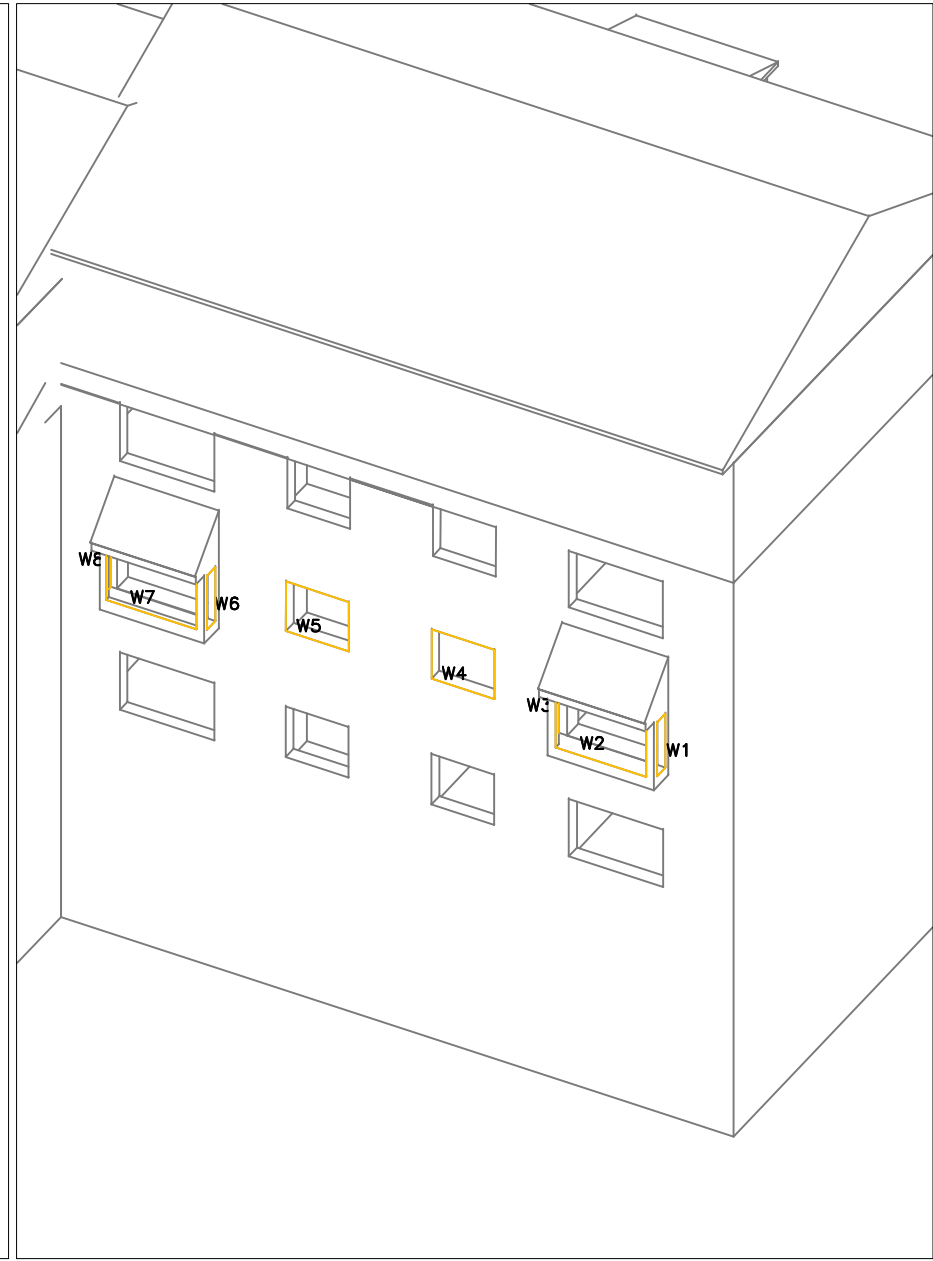
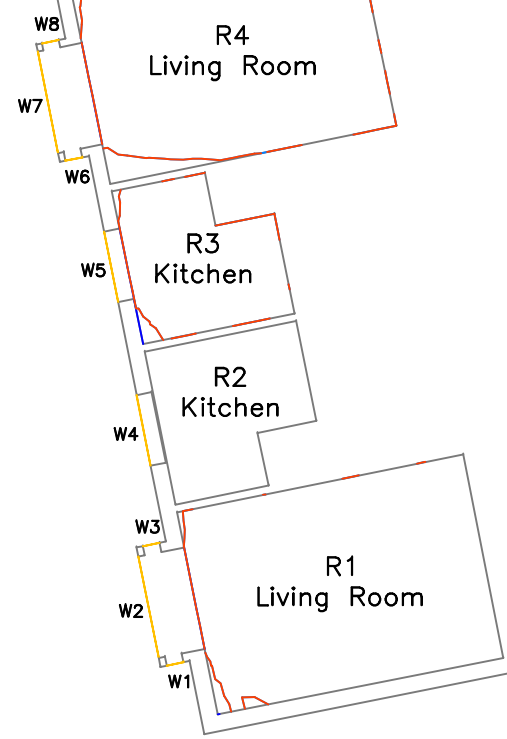
4, 5, 6 Nelson Mandela Close
First Floor Plan



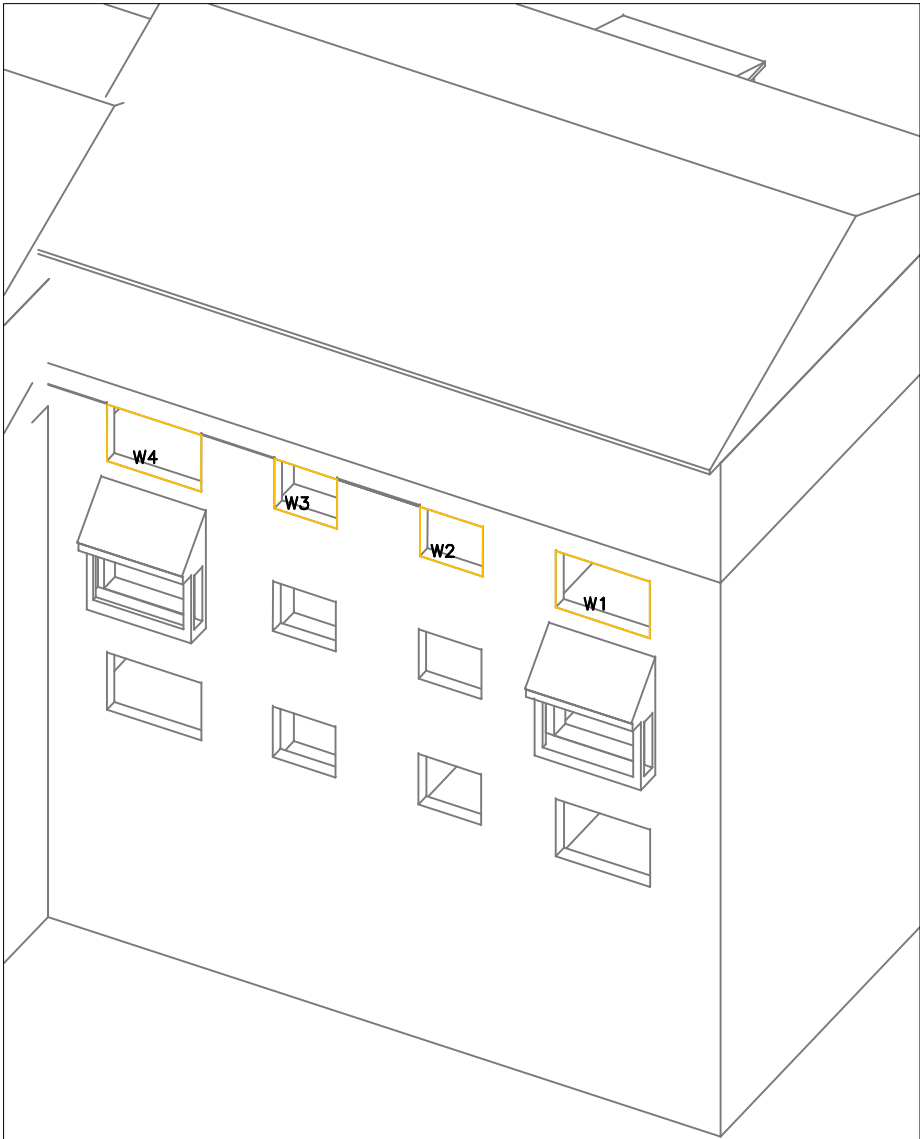
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Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
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Rev	Description		Date
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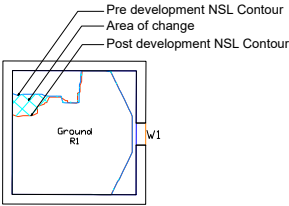
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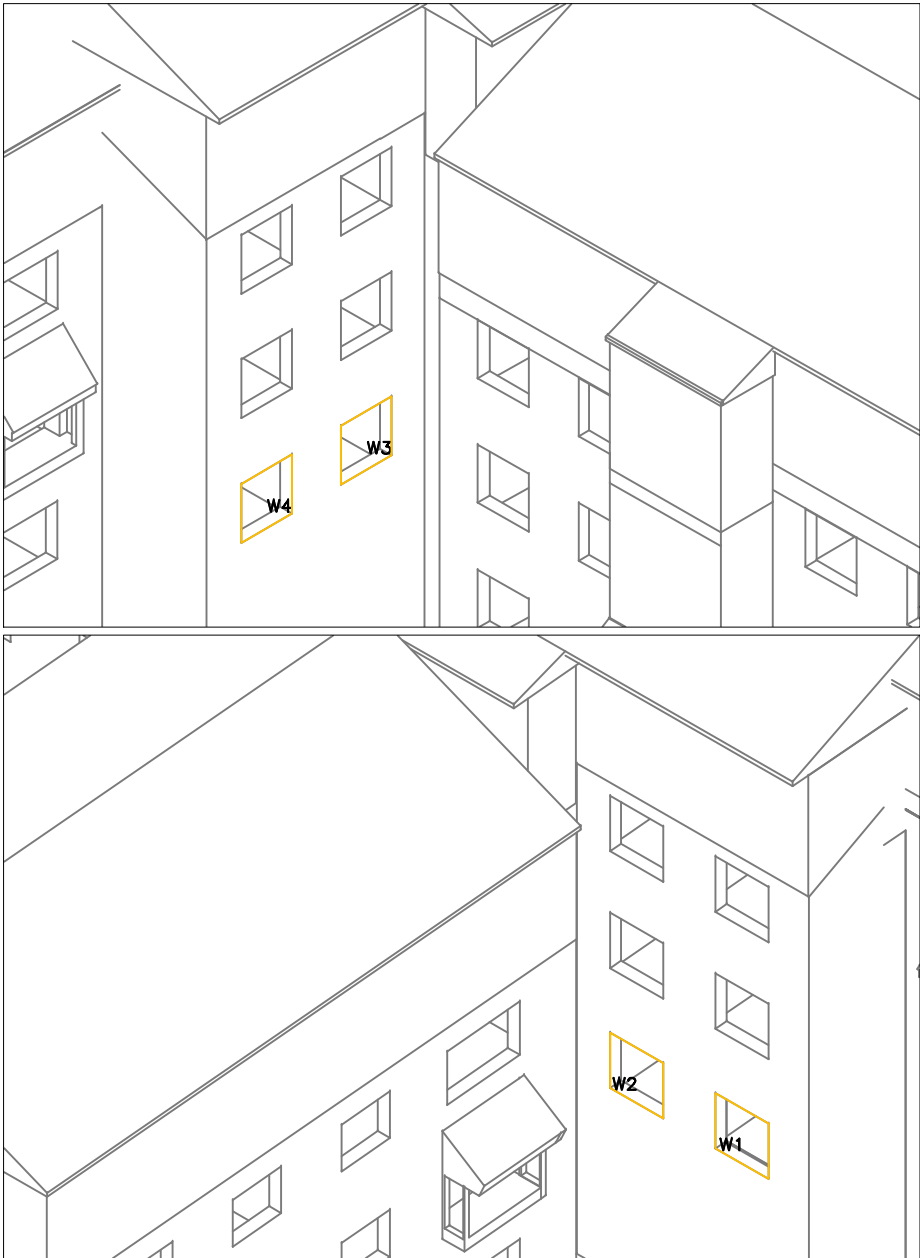
Location Plan



Legend



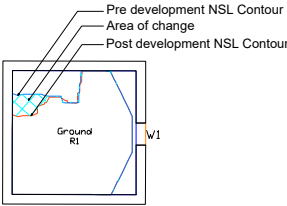
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PROJECT			
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Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
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Location Plan



Legend



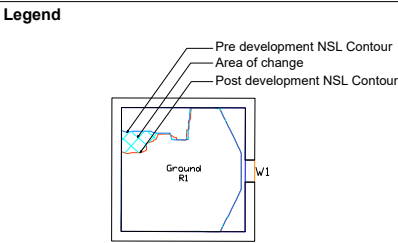
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Rev	Description		Date

CLIENT
Grey Clyde Investments Ltd

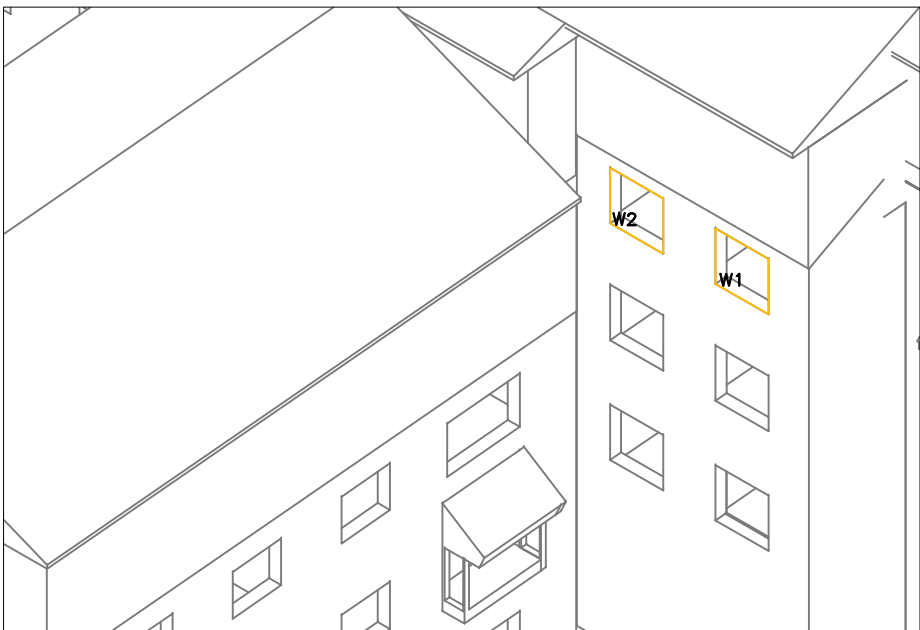
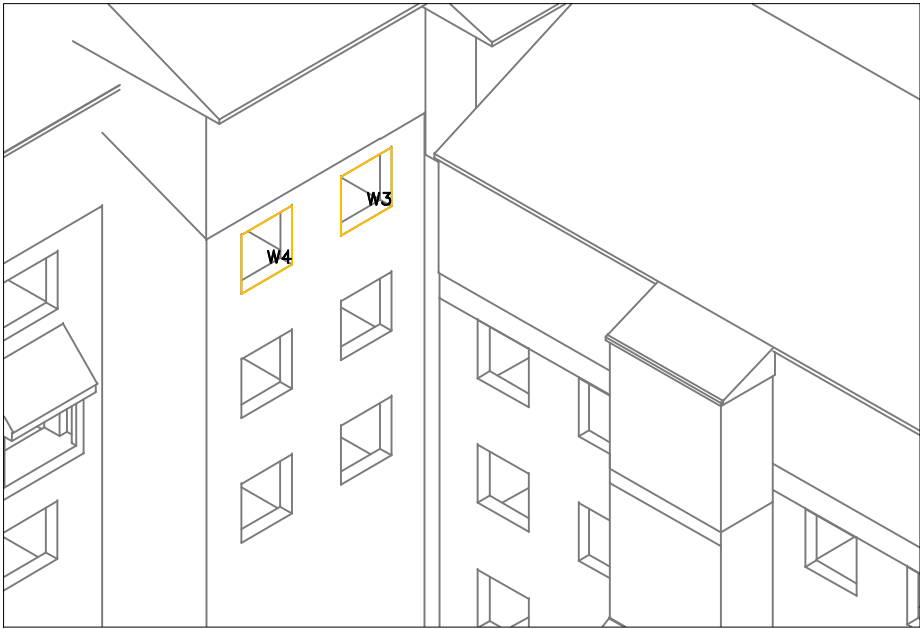
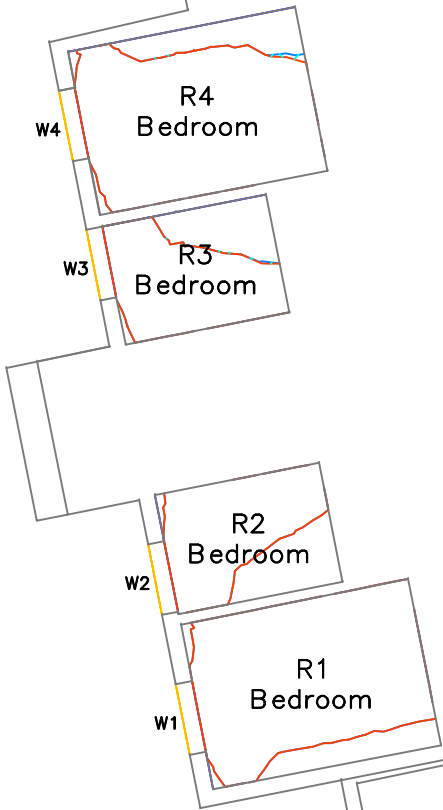
PROJECT
St Matthews Court, Haringay

SCALE Not to scale	PROJ REF 3764	ANALYST KC/NAV	DRAWN BY LR
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DWG REF. NSL contours	DWG No. 3764_12
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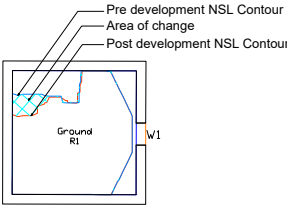
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Rev	Description	Date	
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Not to scale	3764	KC/NAV	LR
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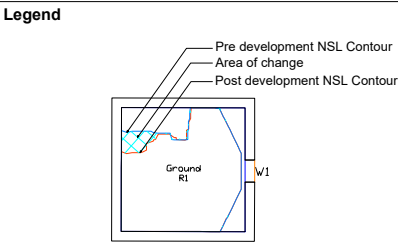
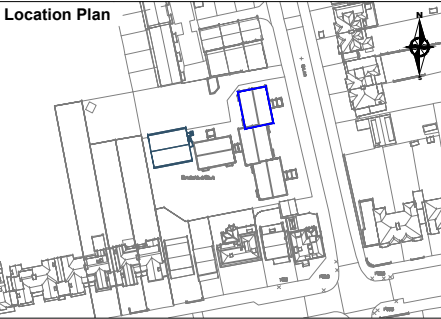
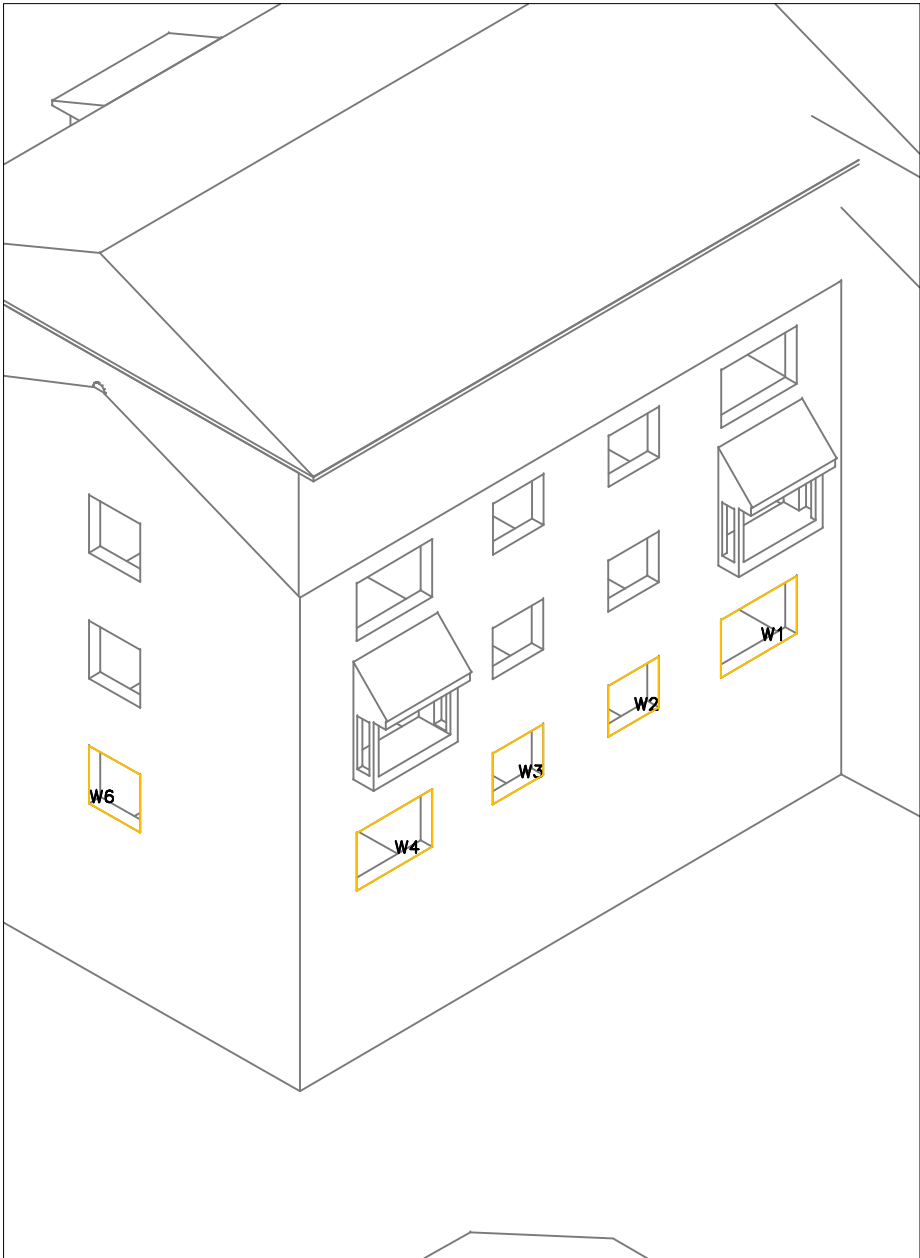
Location Plan



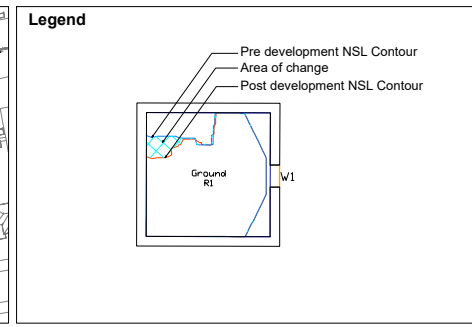
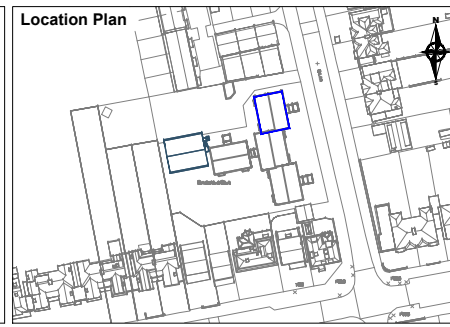
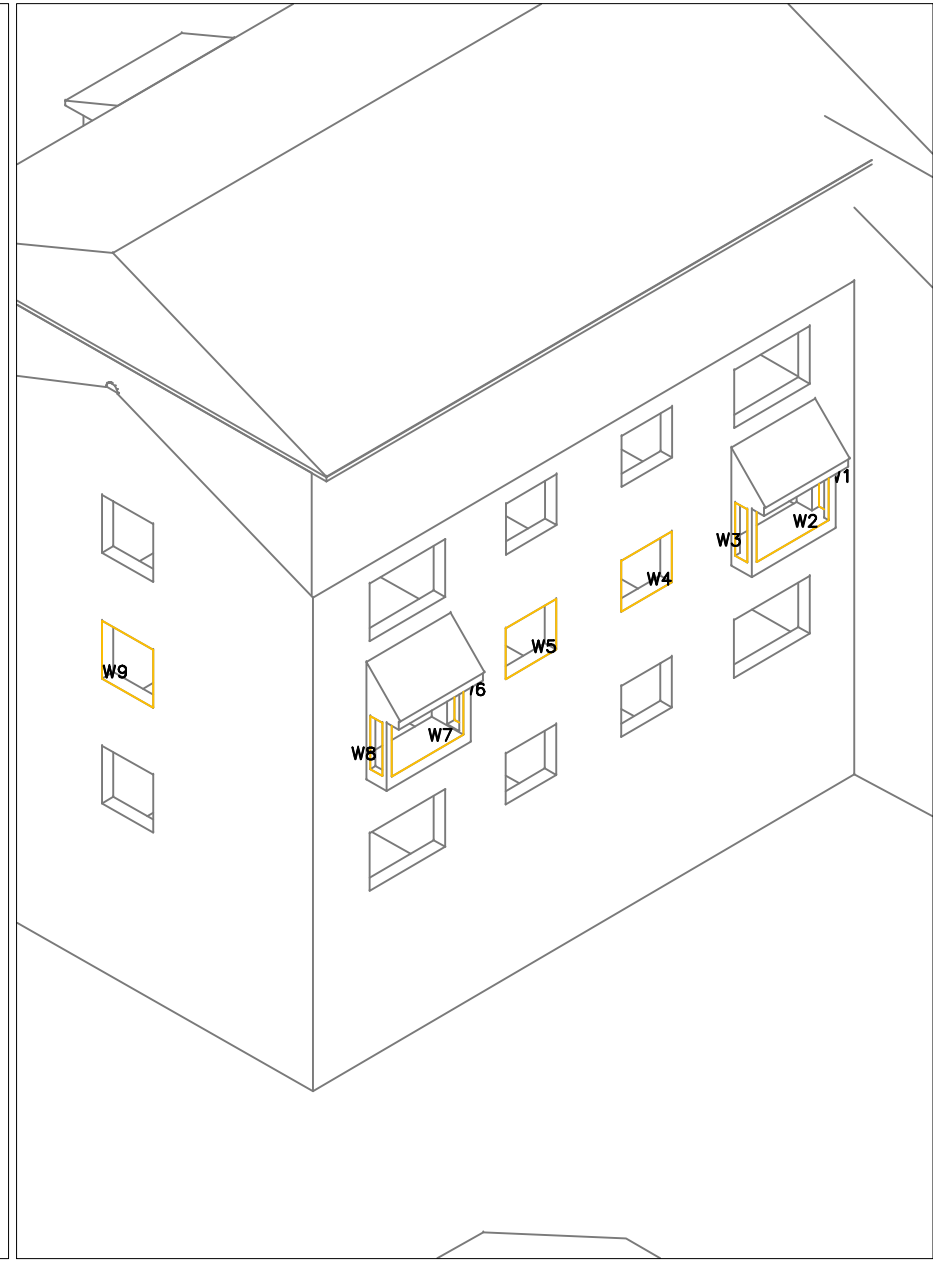
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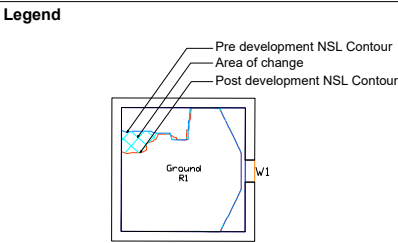
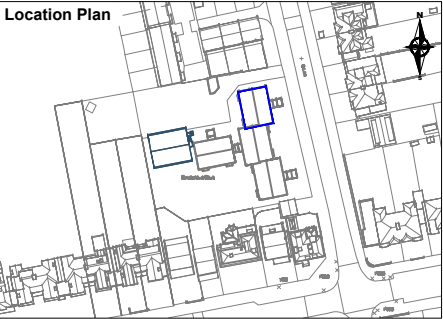
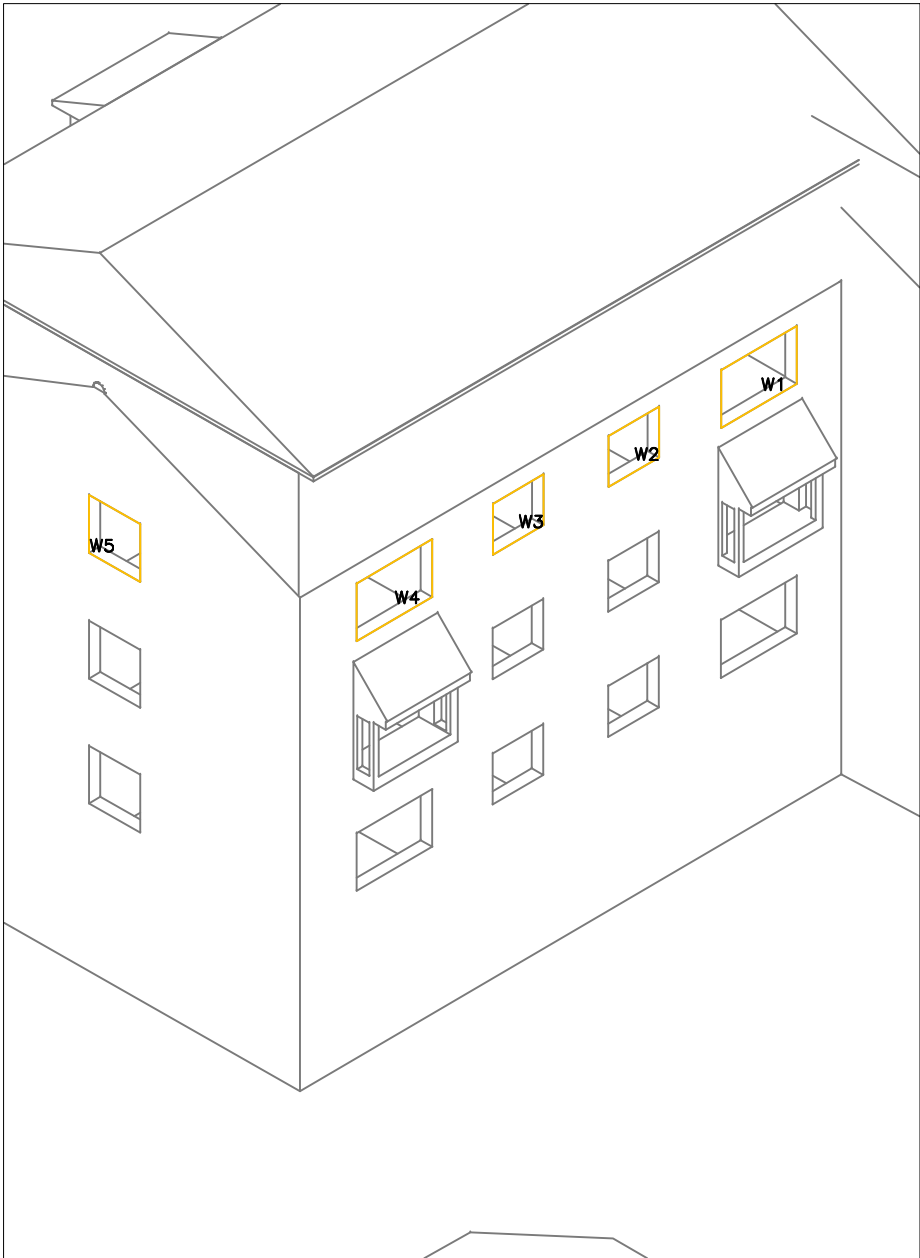
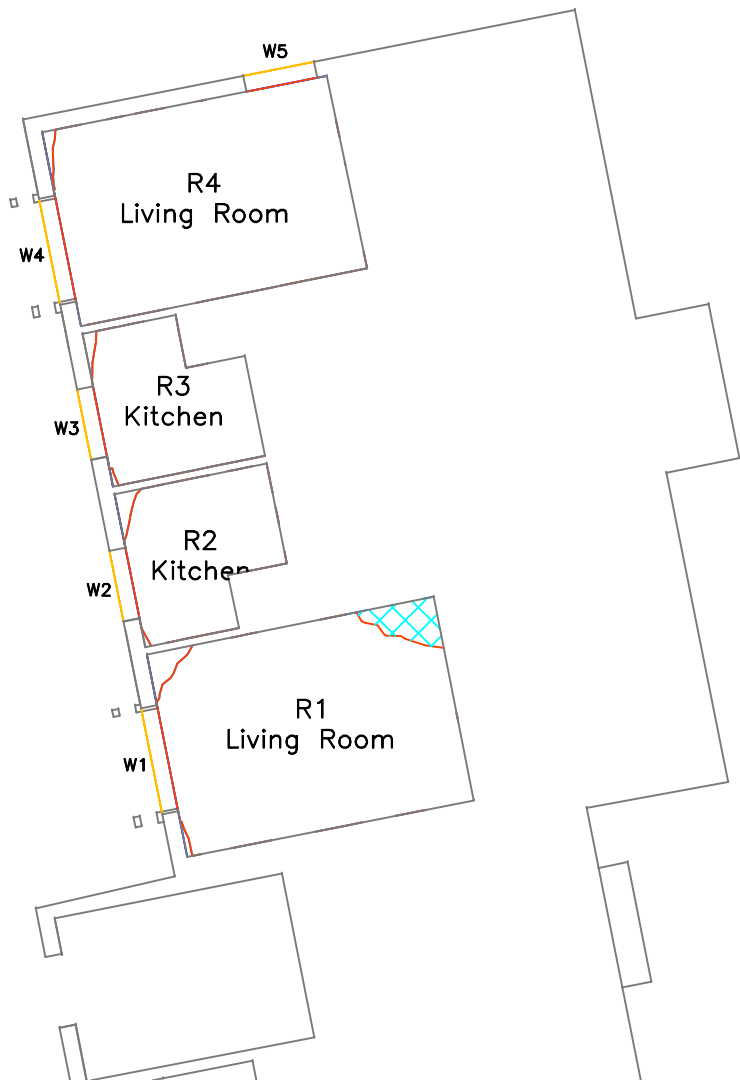
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Rev	Description		Date
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PROJECT			
St Matthews Court, Haringay			
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Not to scale	3764	KC/NAV	LR
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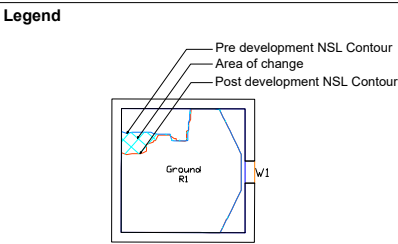
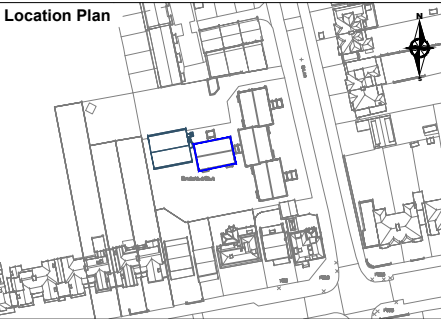
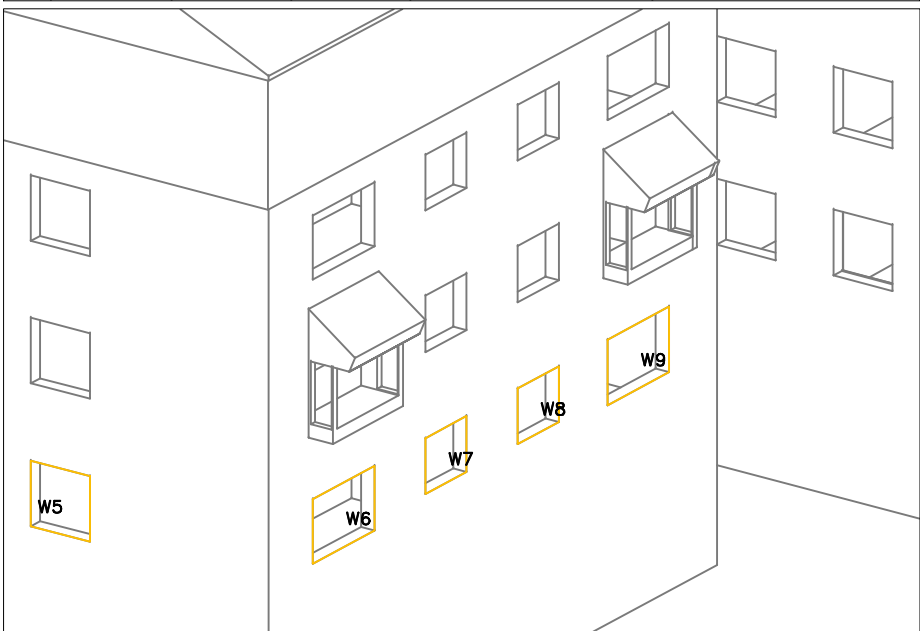
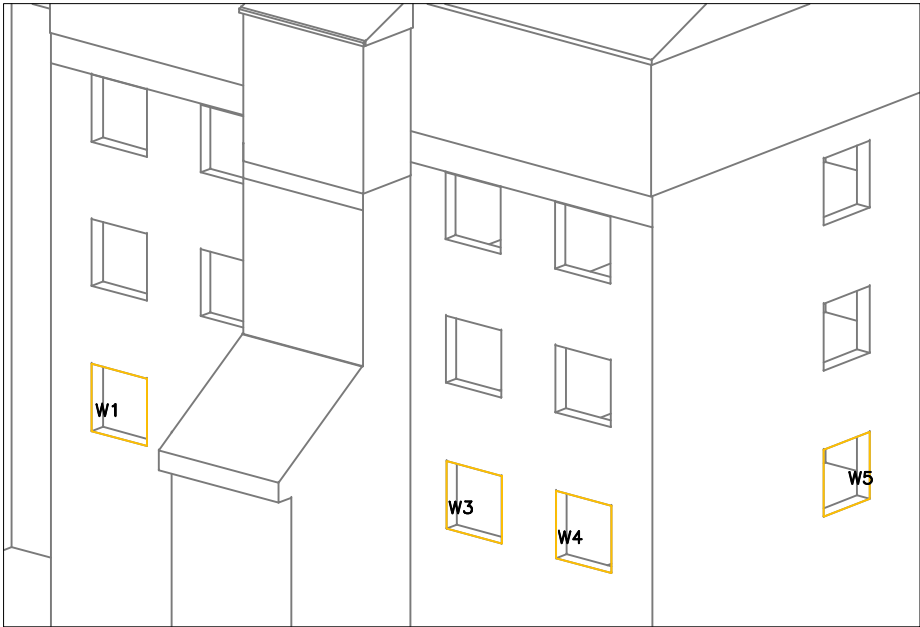
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Not to scale	3764	KC/NAV	LR
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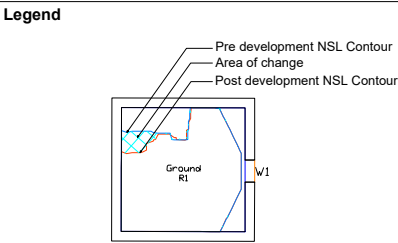
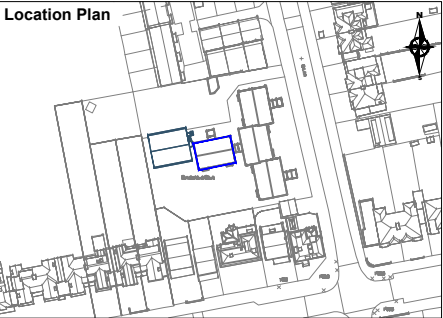
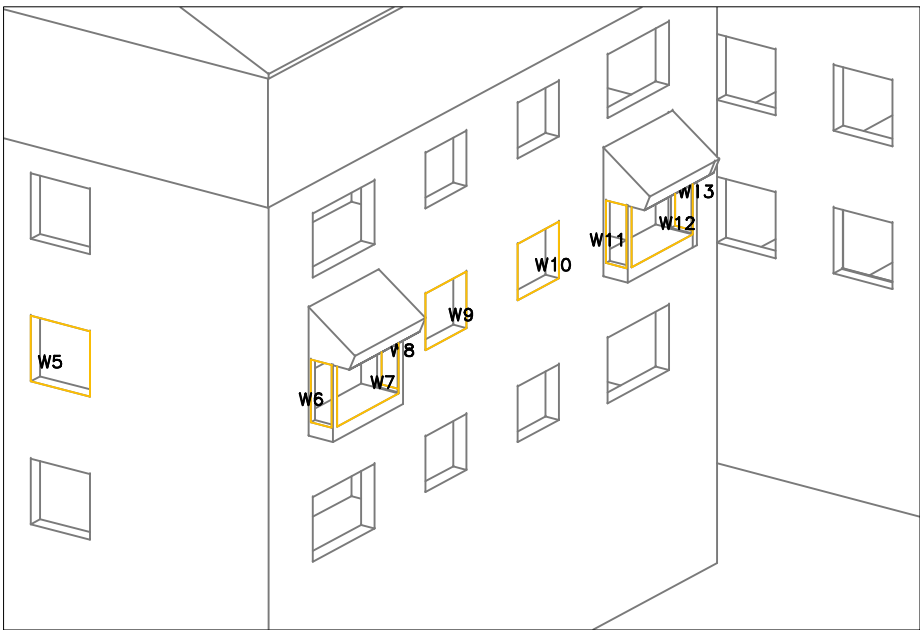
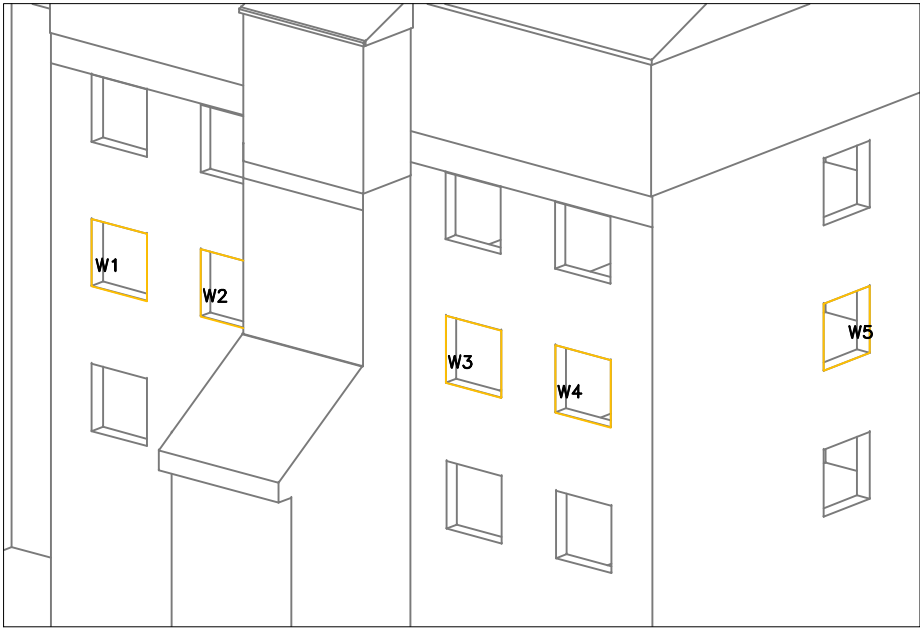
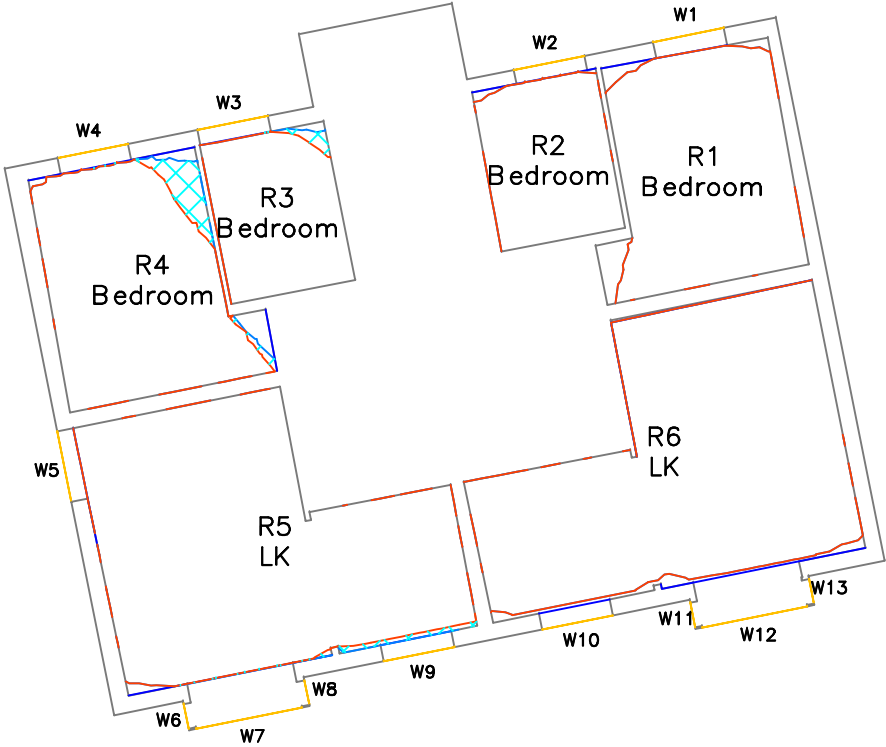
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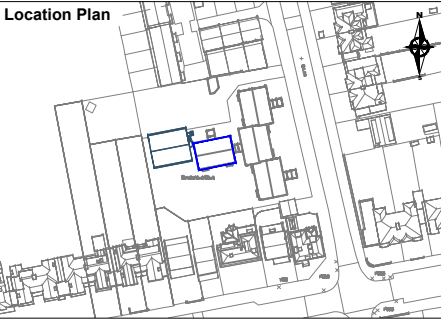
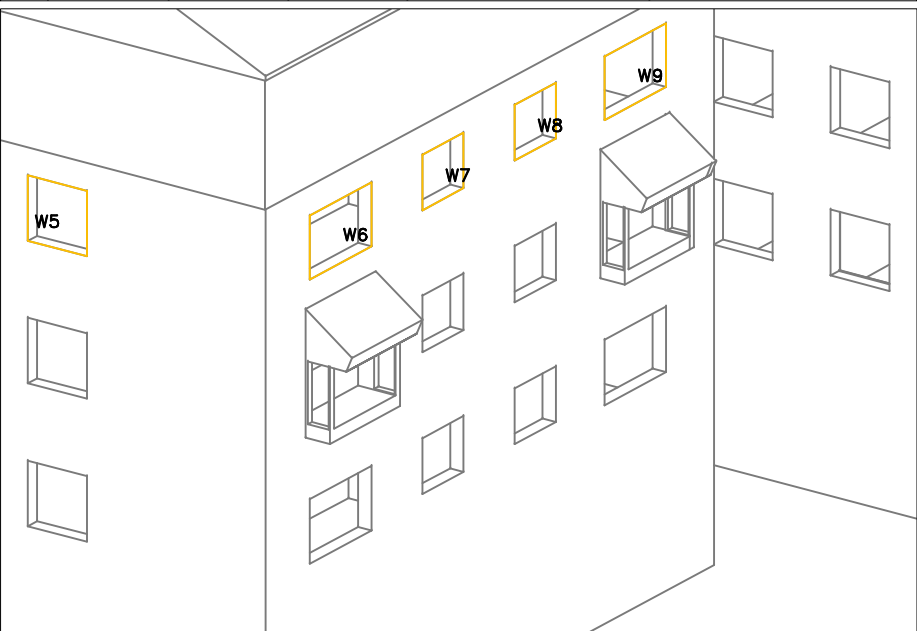
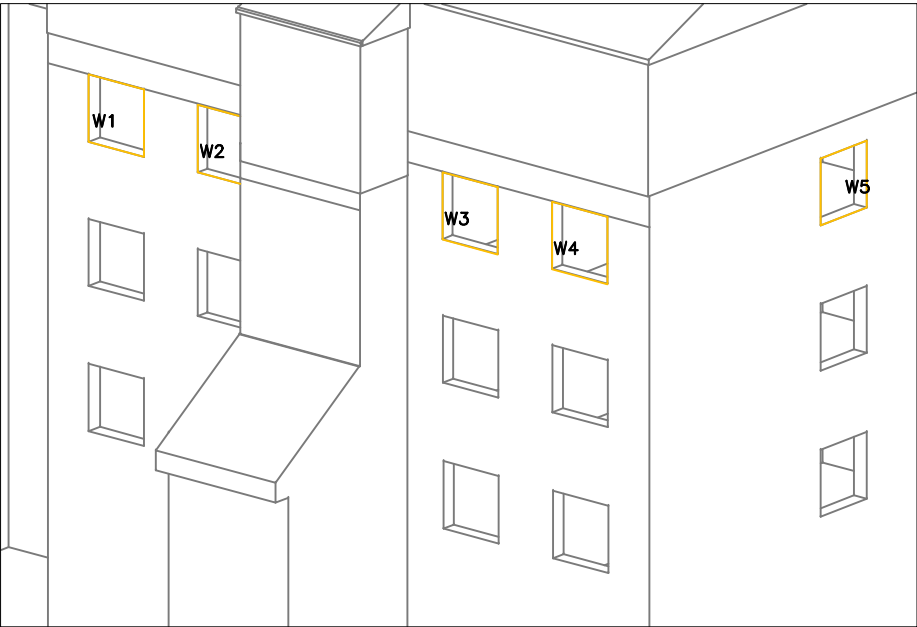
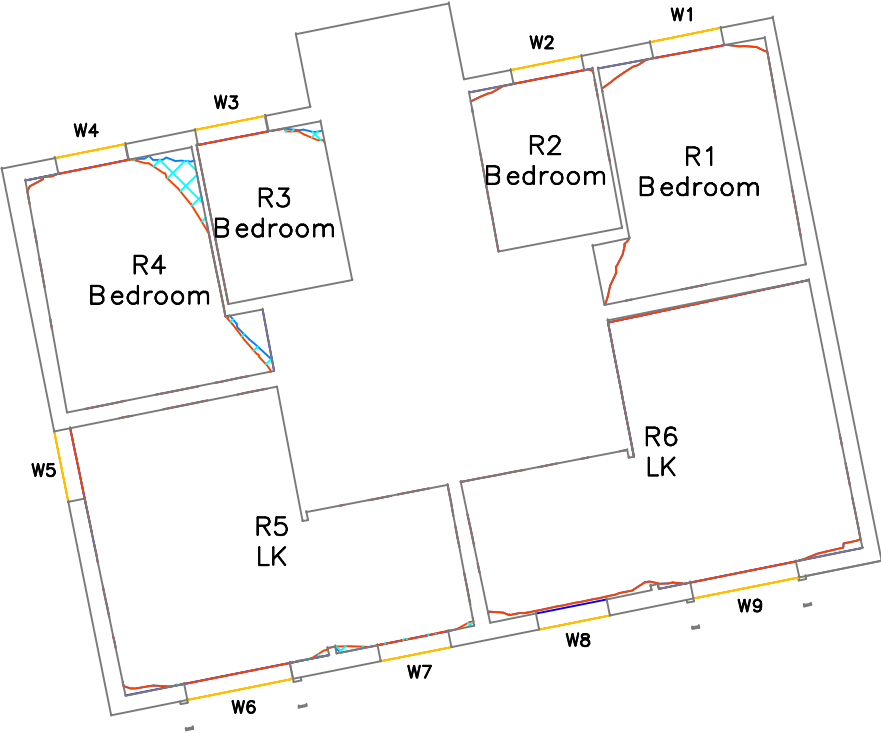
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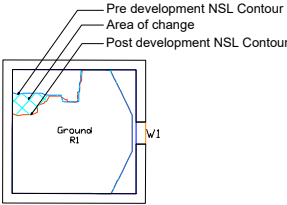
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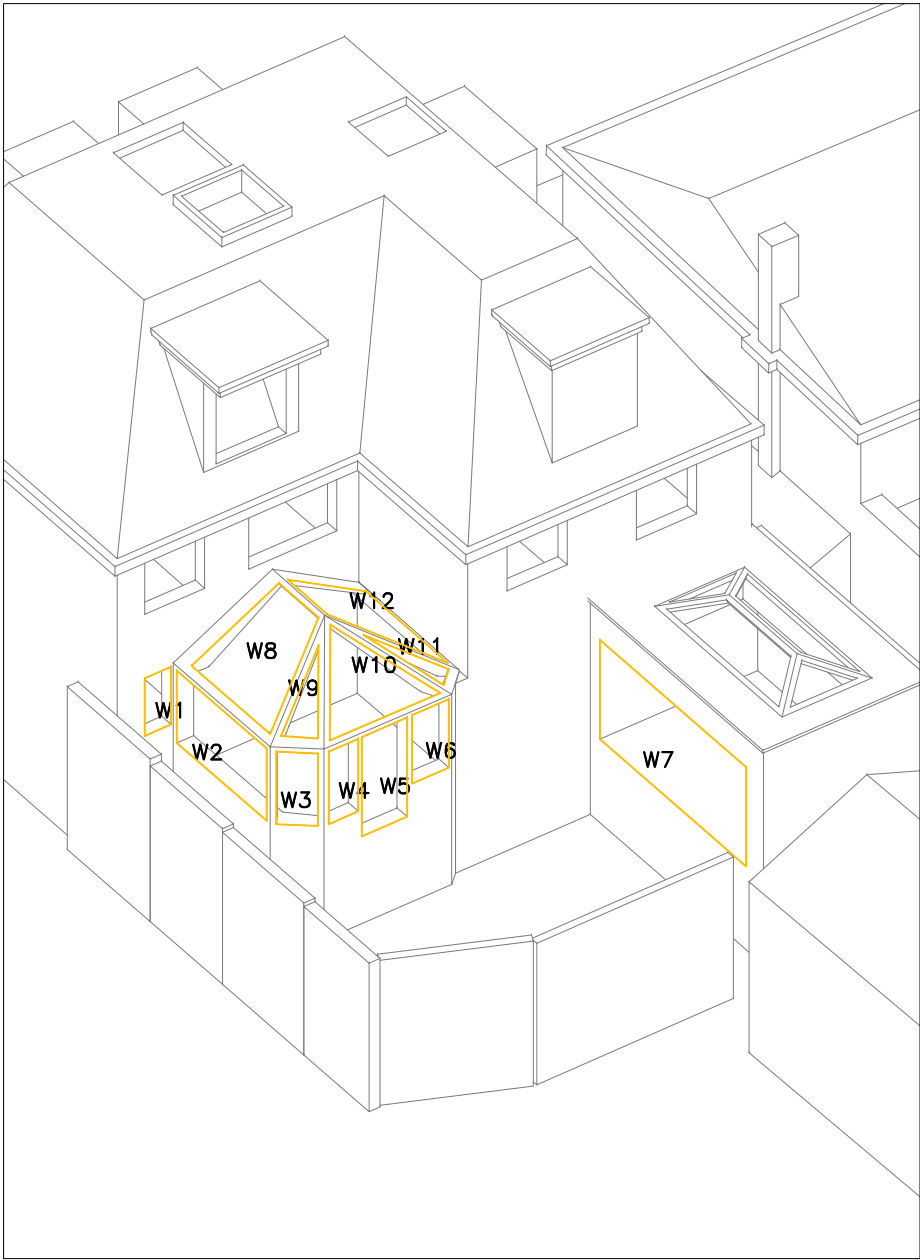
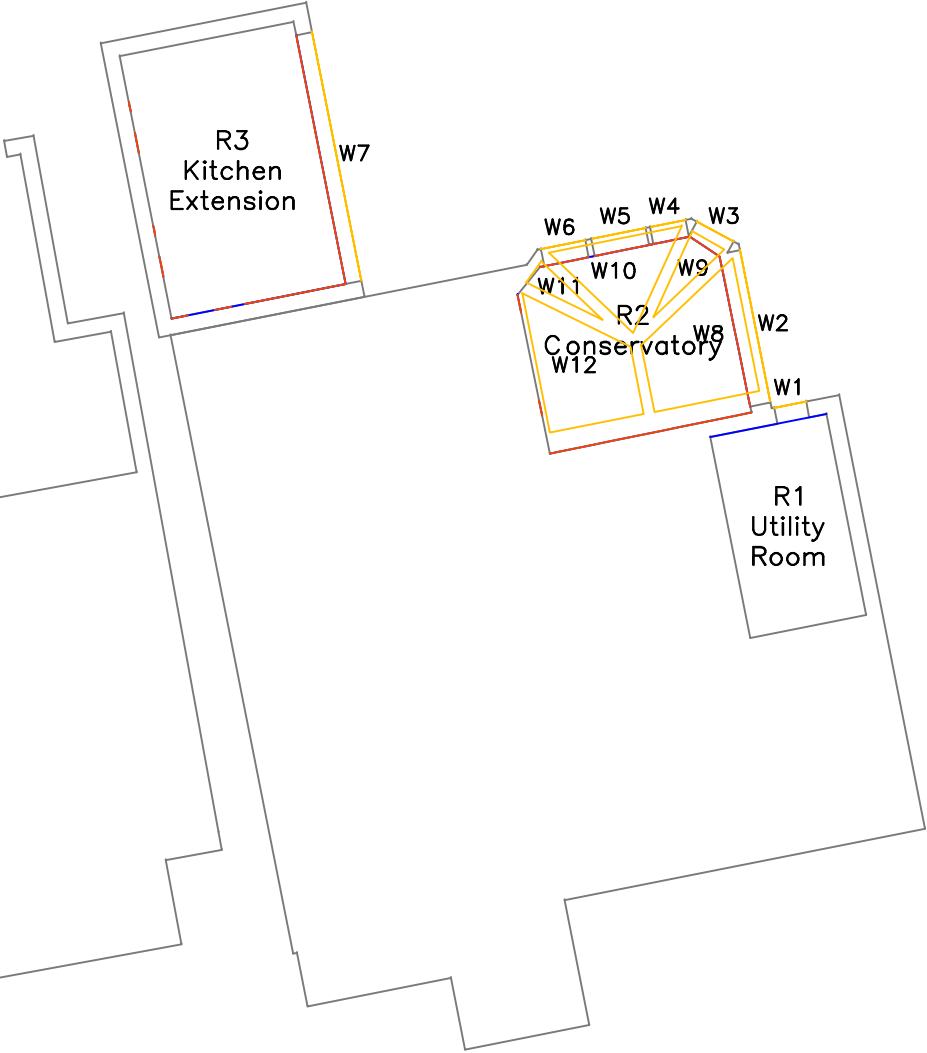
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Not to scale	3764	KC/NAV	LR
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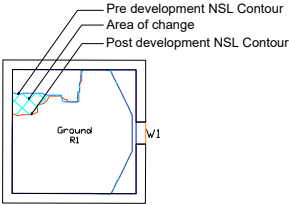
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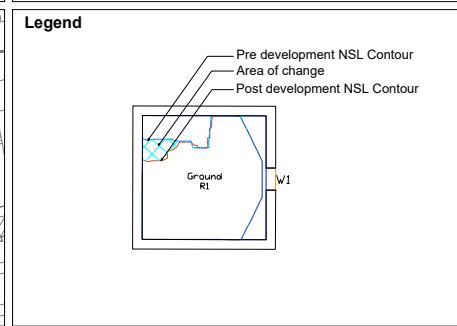
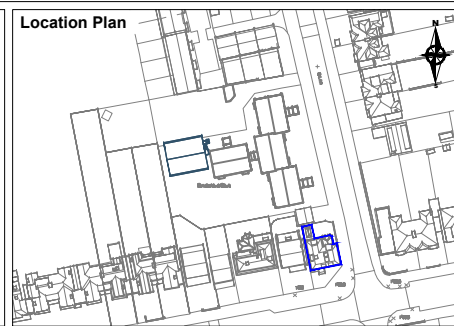
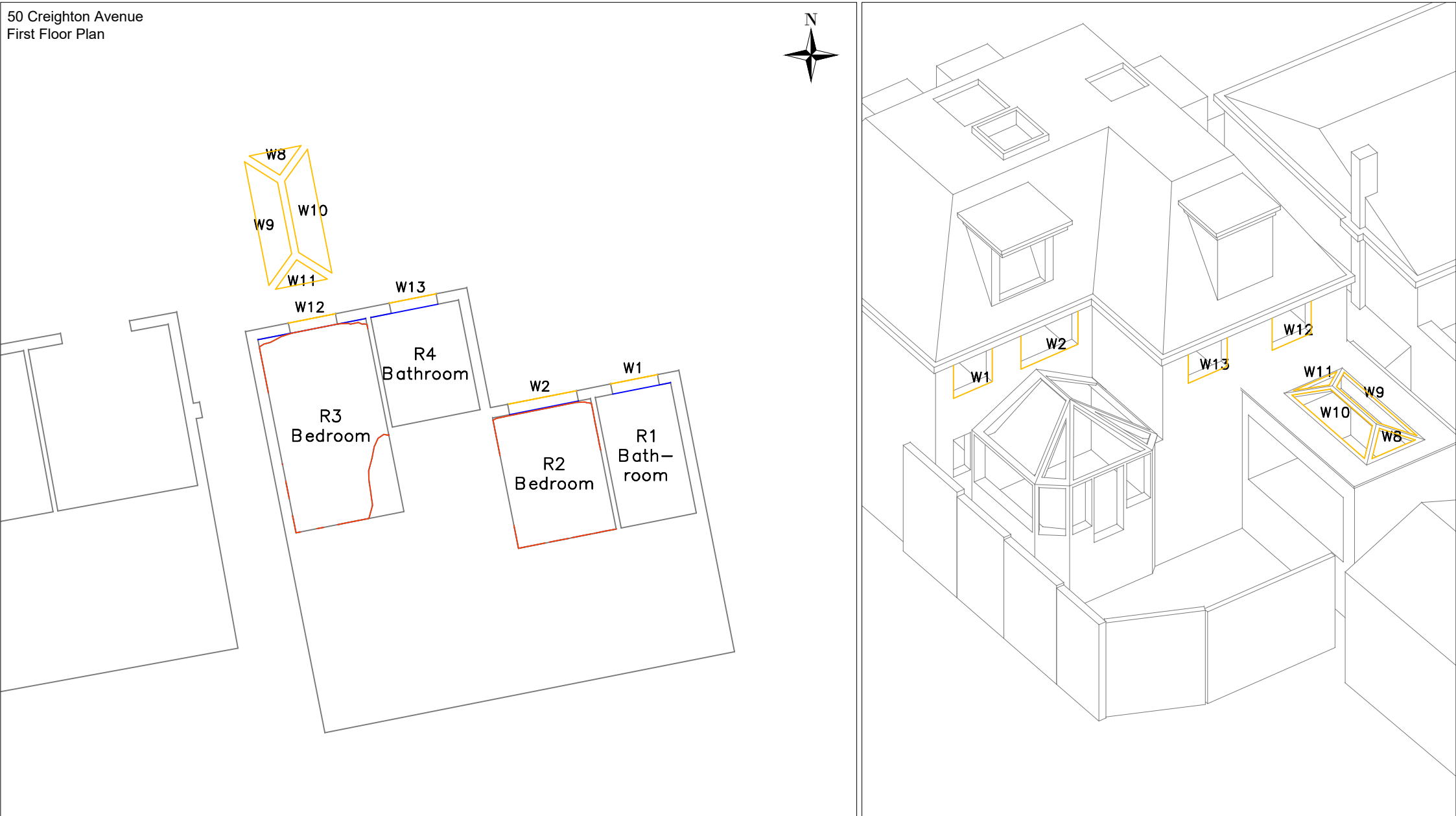
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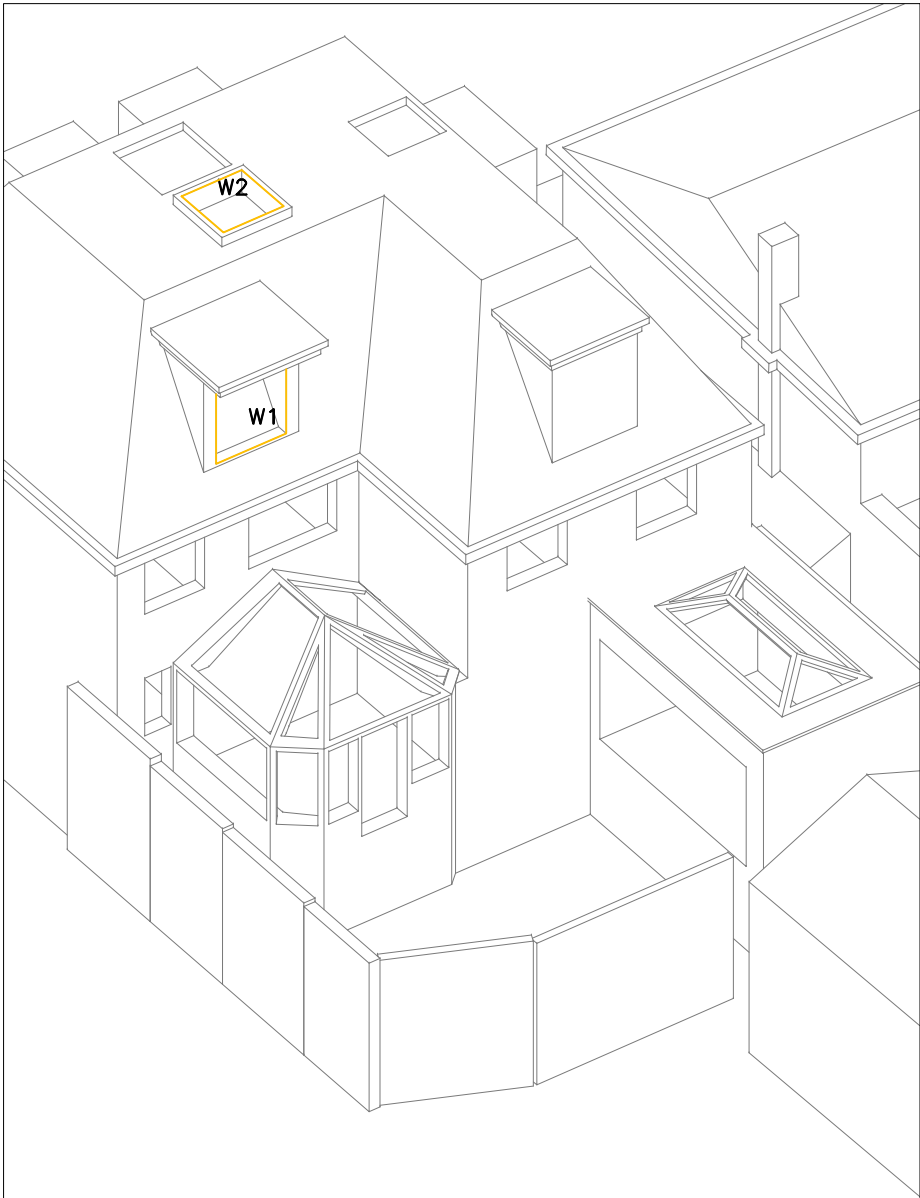
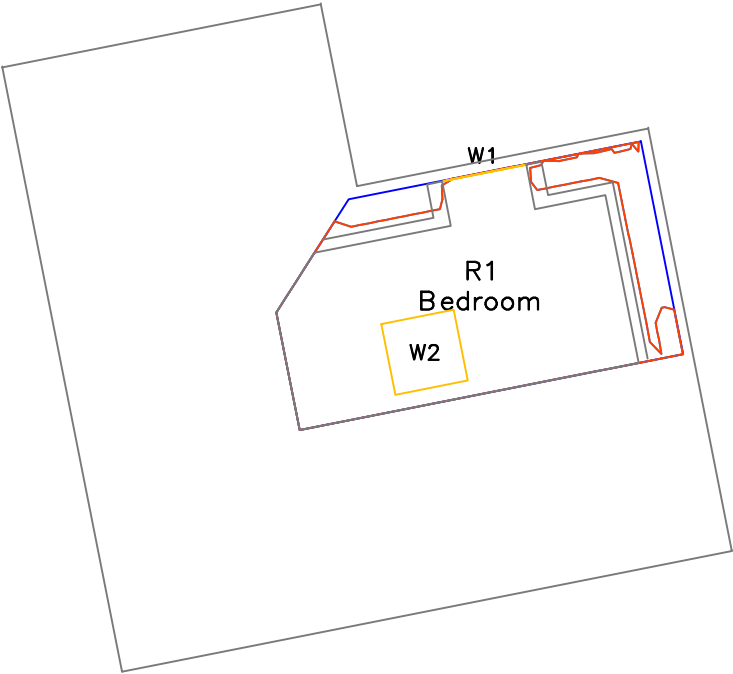
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Greyclyde Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
NSL contours			3764_21



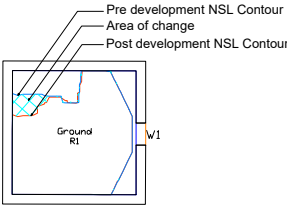
01	Second issue		
00	First issue		08/08/2023
Rev	Description		Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
NSL contours			3764_22



Location Plan

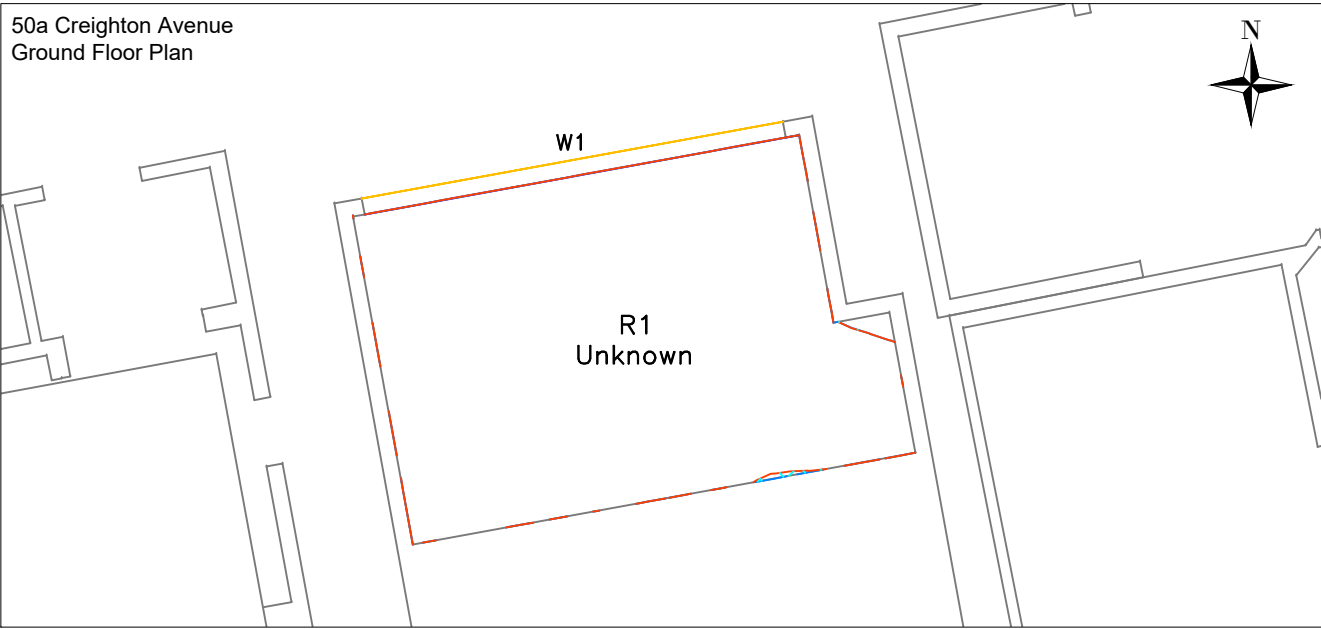


Legend

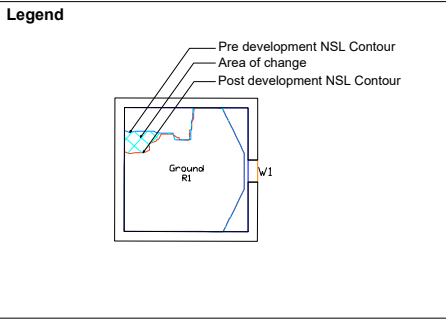
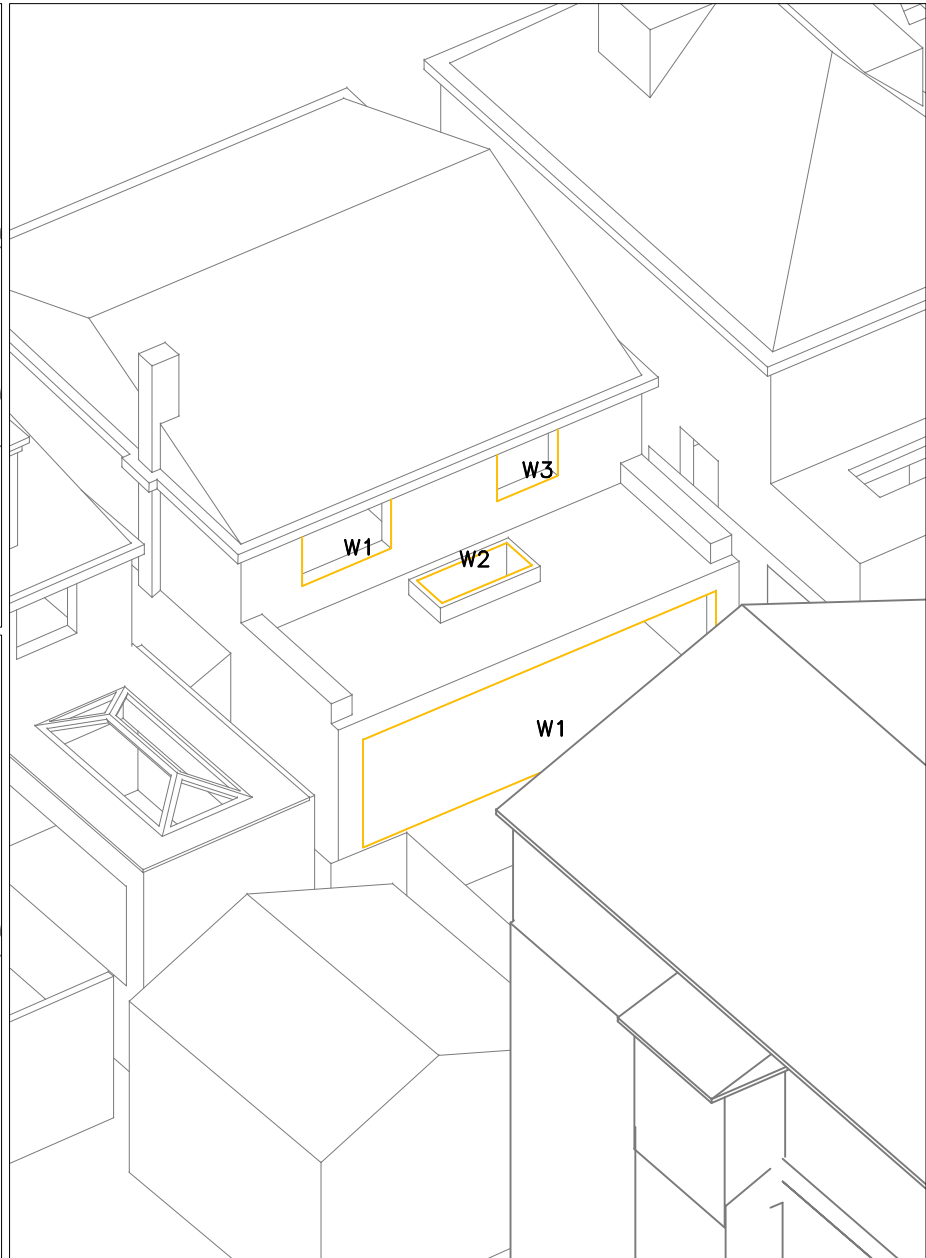


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00	First issue		08/08/2023
Rev	Description		Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
NSL contours			3764_23

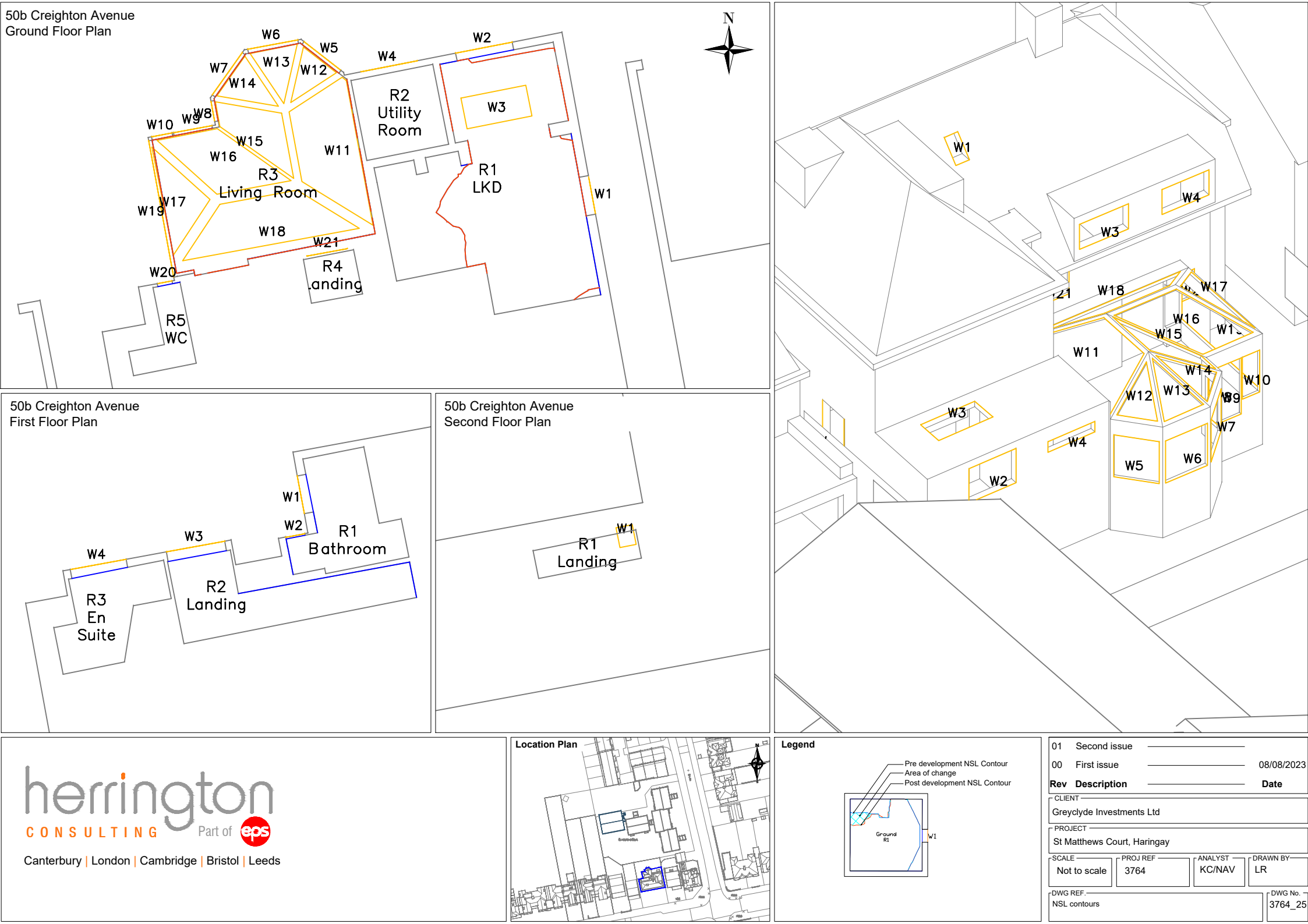
50a Creighton Avenue
Ground Floor Plan



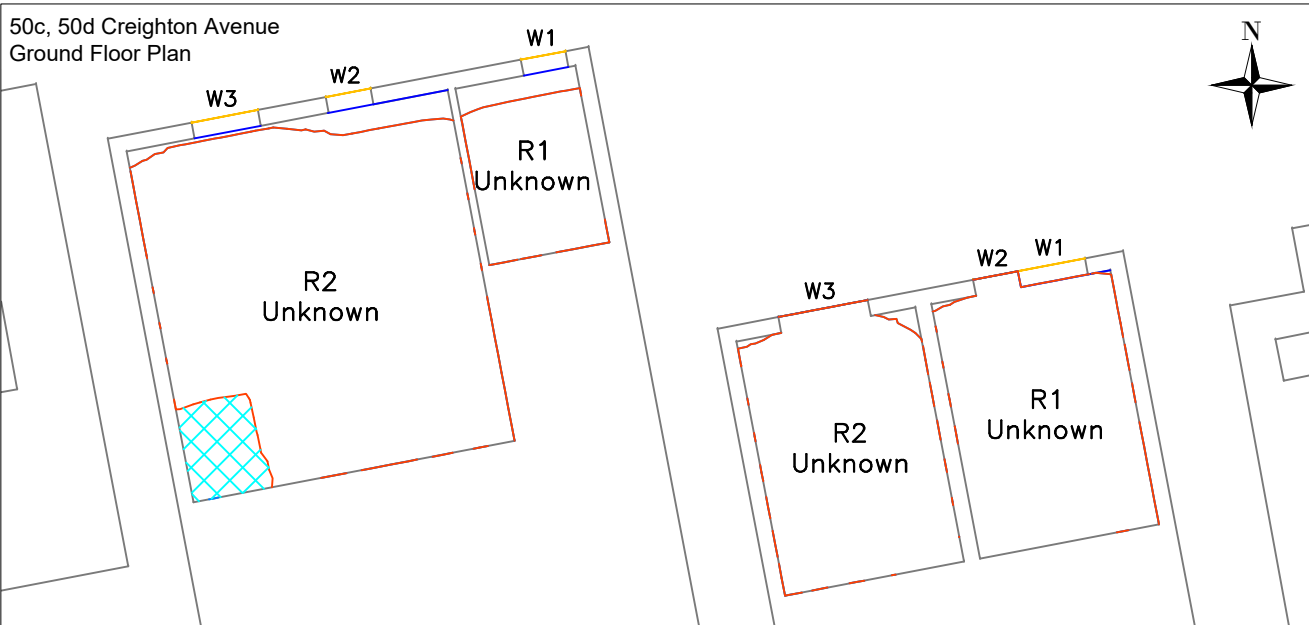
50a Creighton Avenue
First Floor Plan



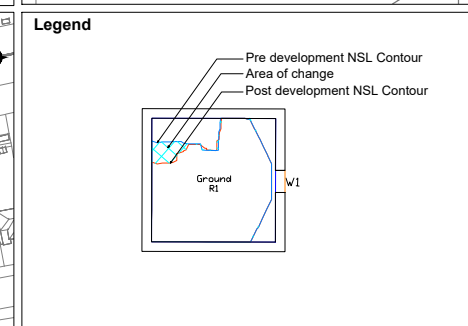
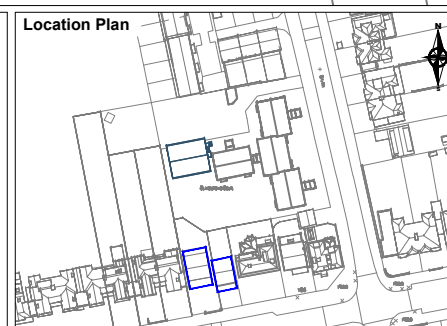
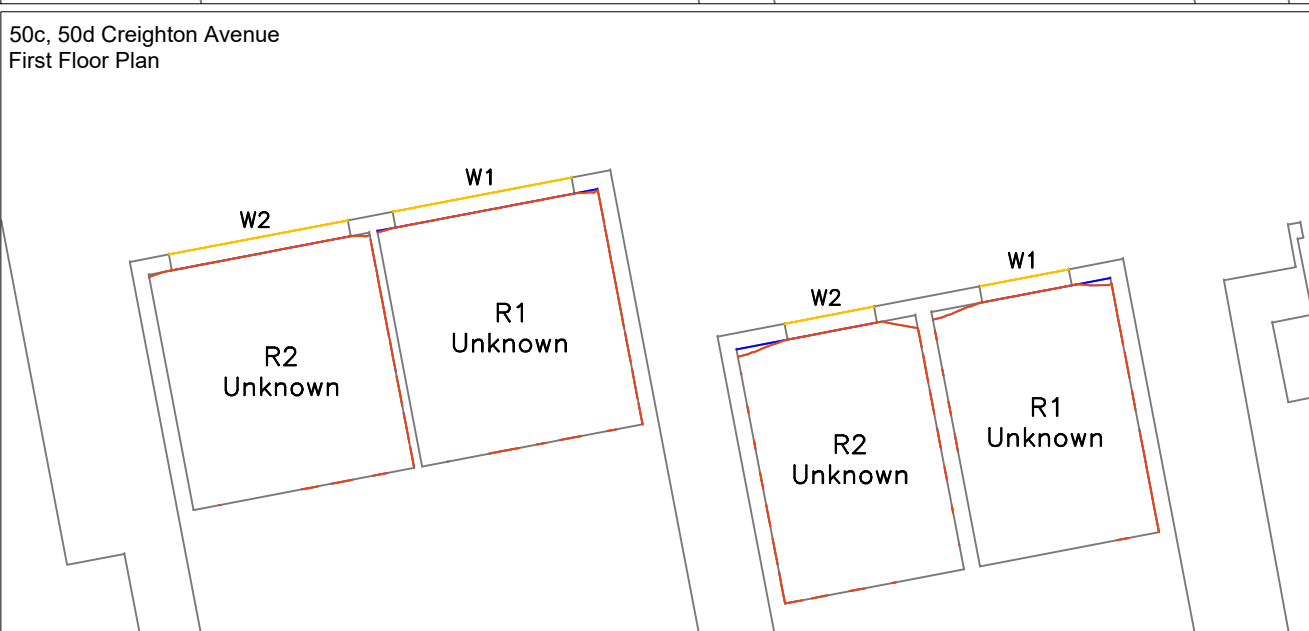
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00	First issue		08/08/2023
Rev	Description		Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
NSL contours			3764_24



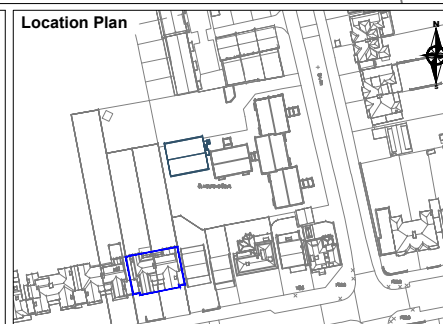
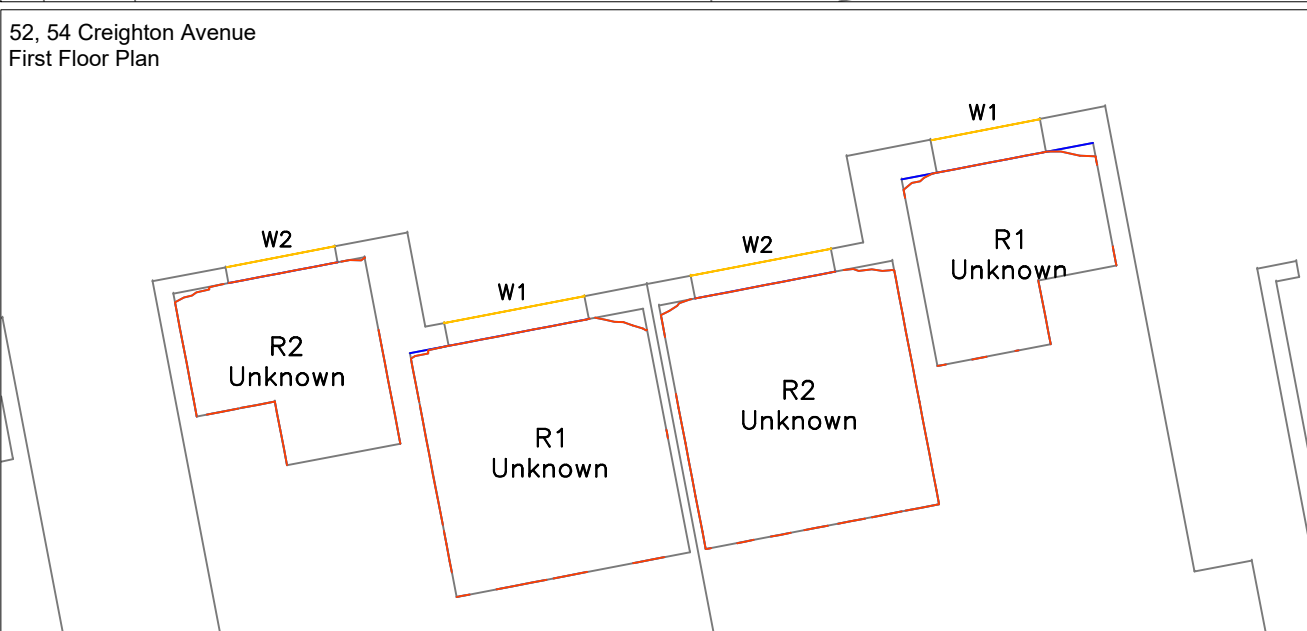
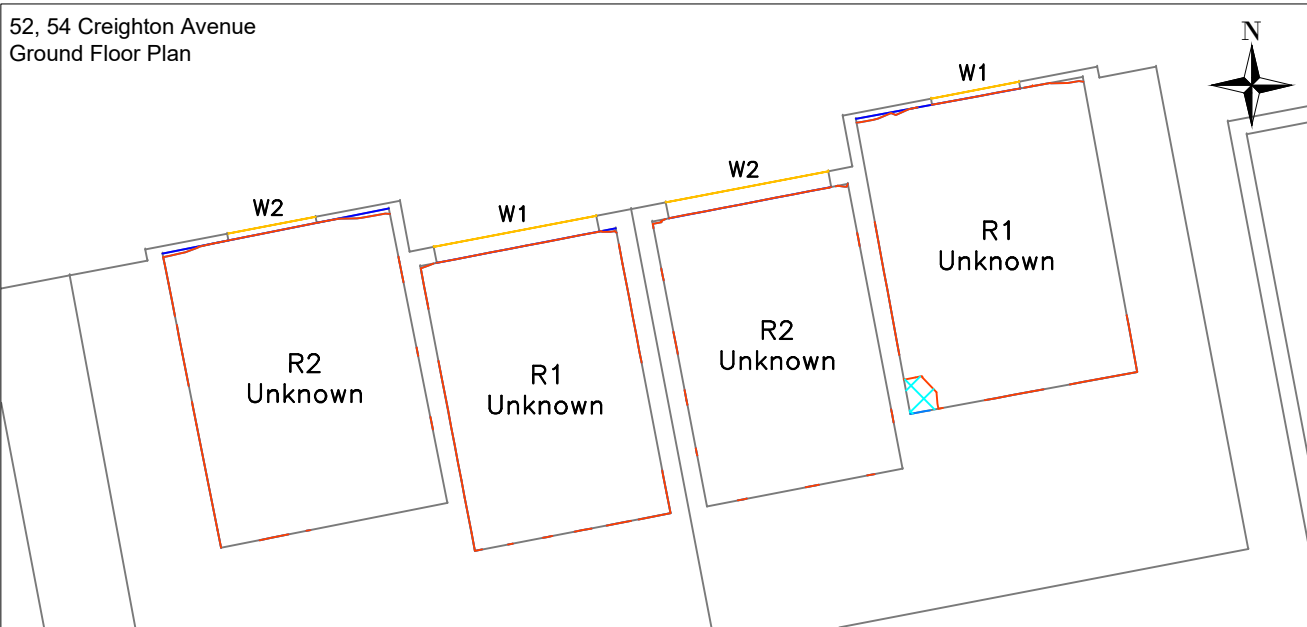
50c, 50d Creighton Avenue
Ground Floor Plan



50c, 50d Creighton Avenue
First Floor Plan



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00	First issue		08/08/2023
Rev	Description		Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
NSL contours			3764_26



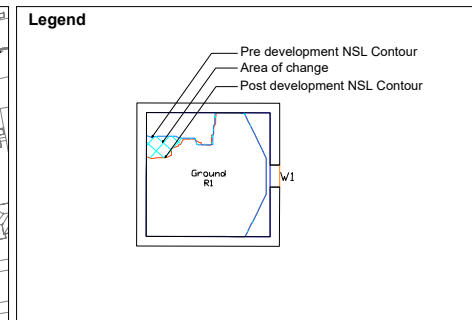
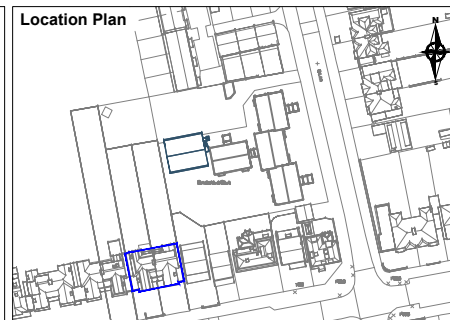
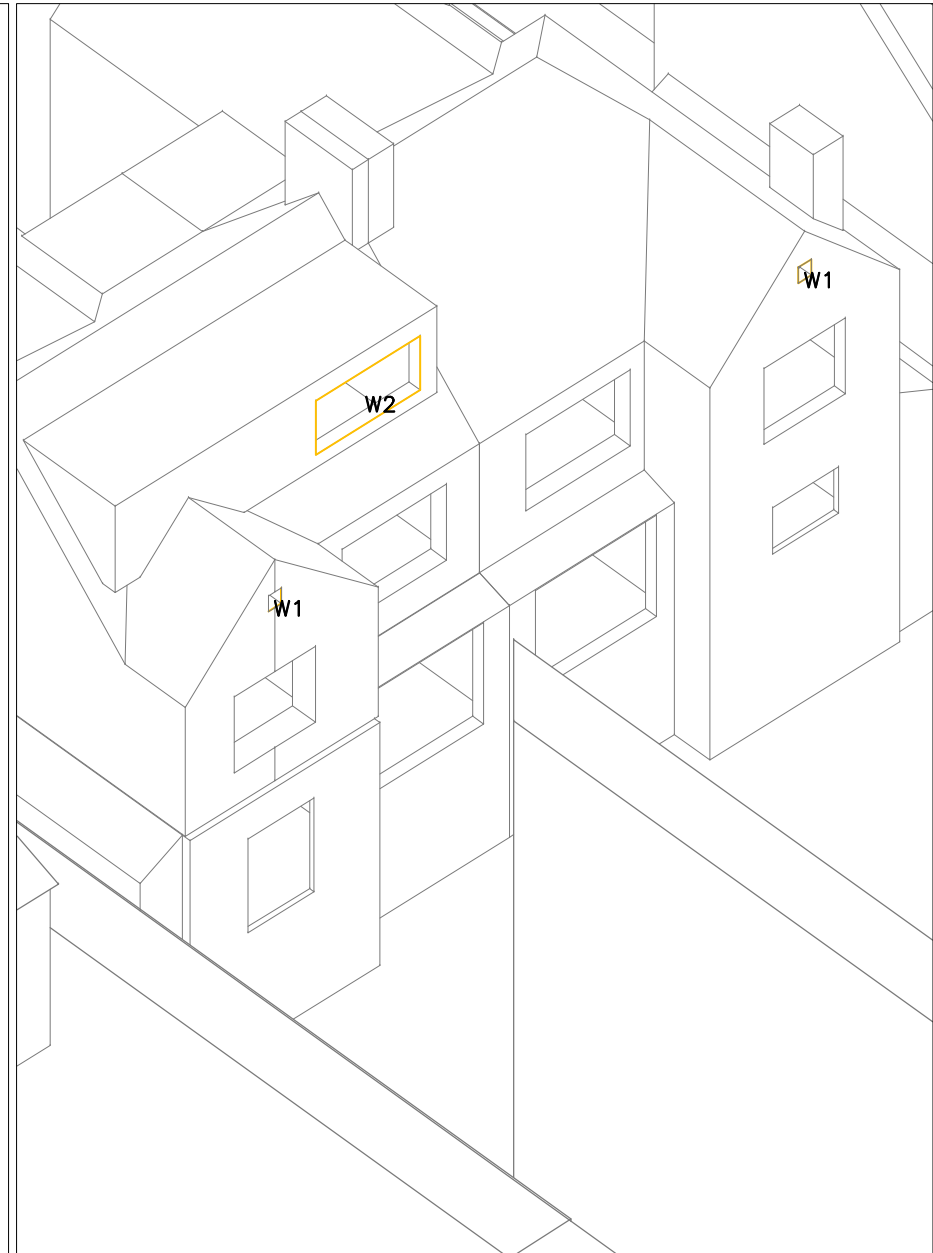
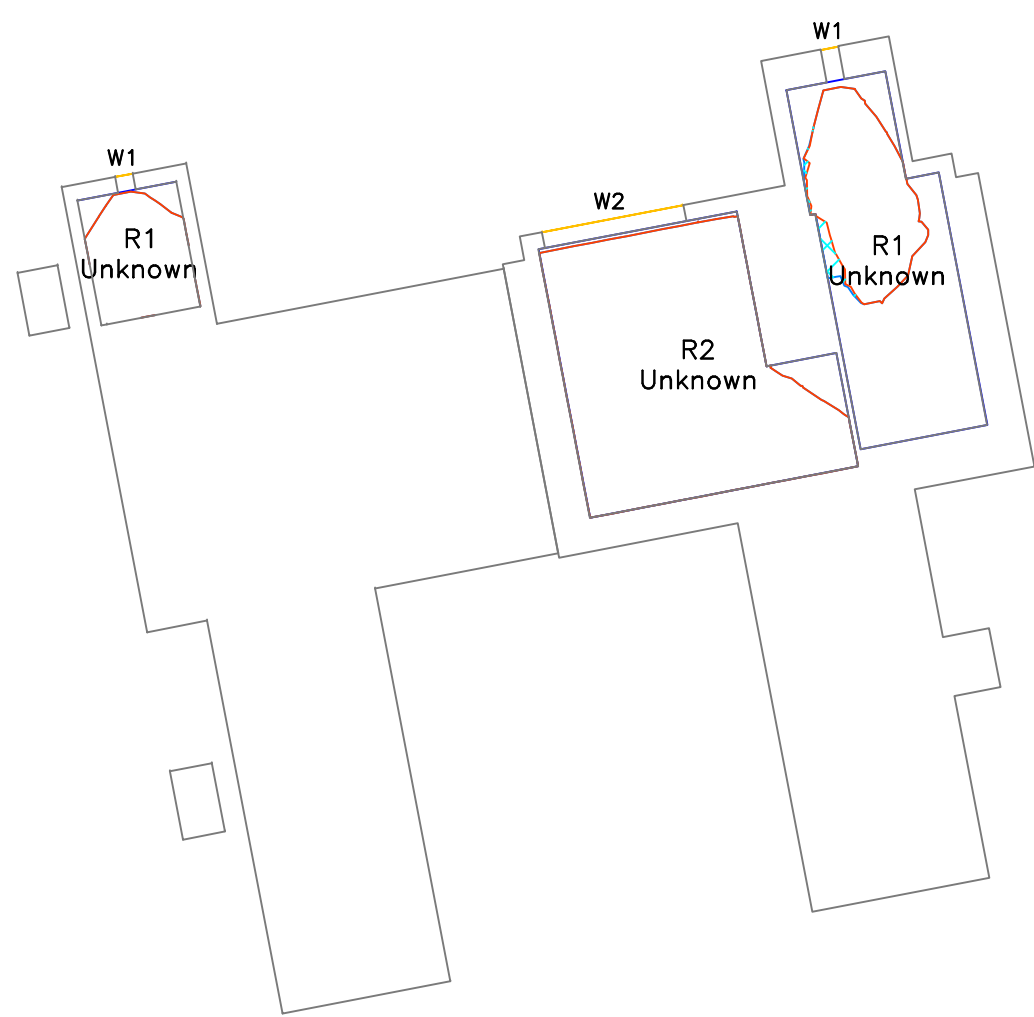
Legend

- Pre development NSL Contour
- Area of change
- Post development NSL Contour

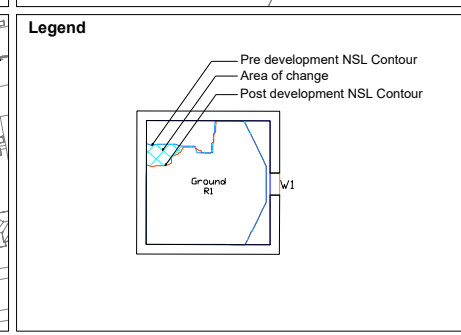
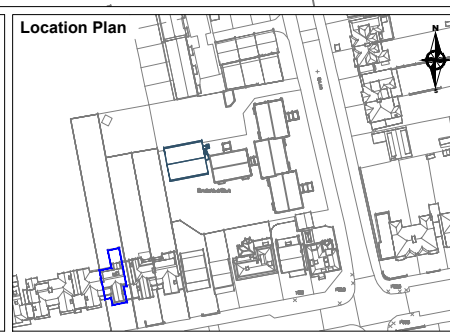
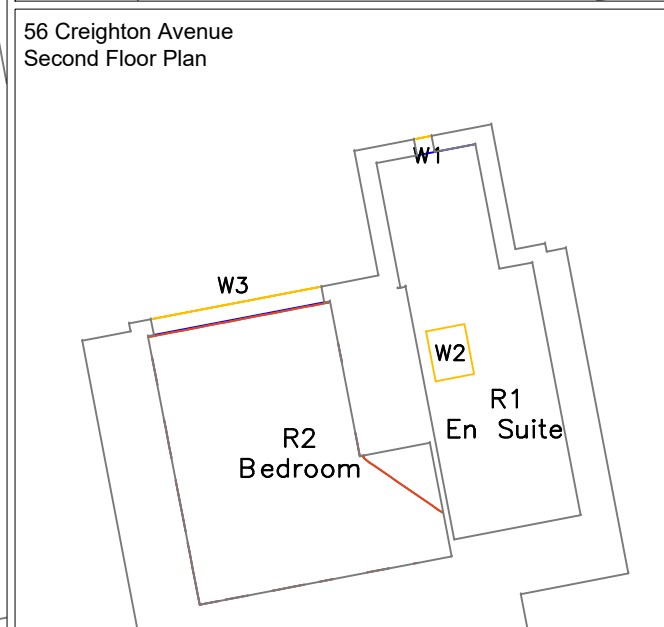
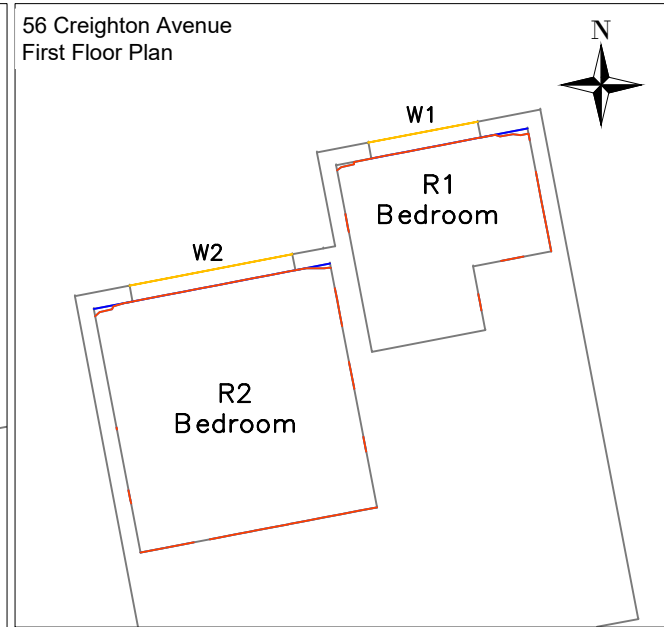
Ground R1

W1

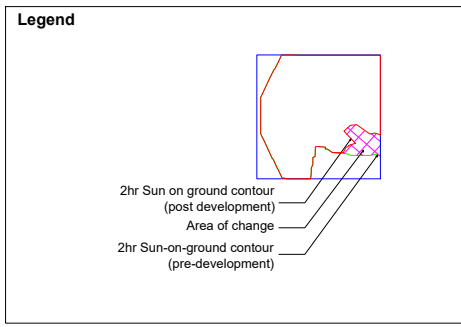
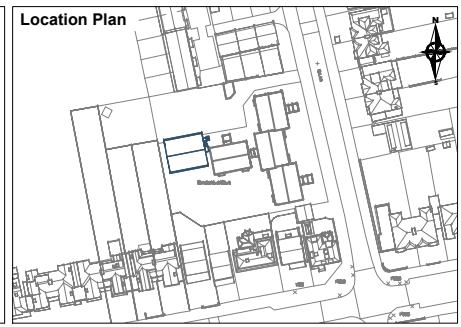
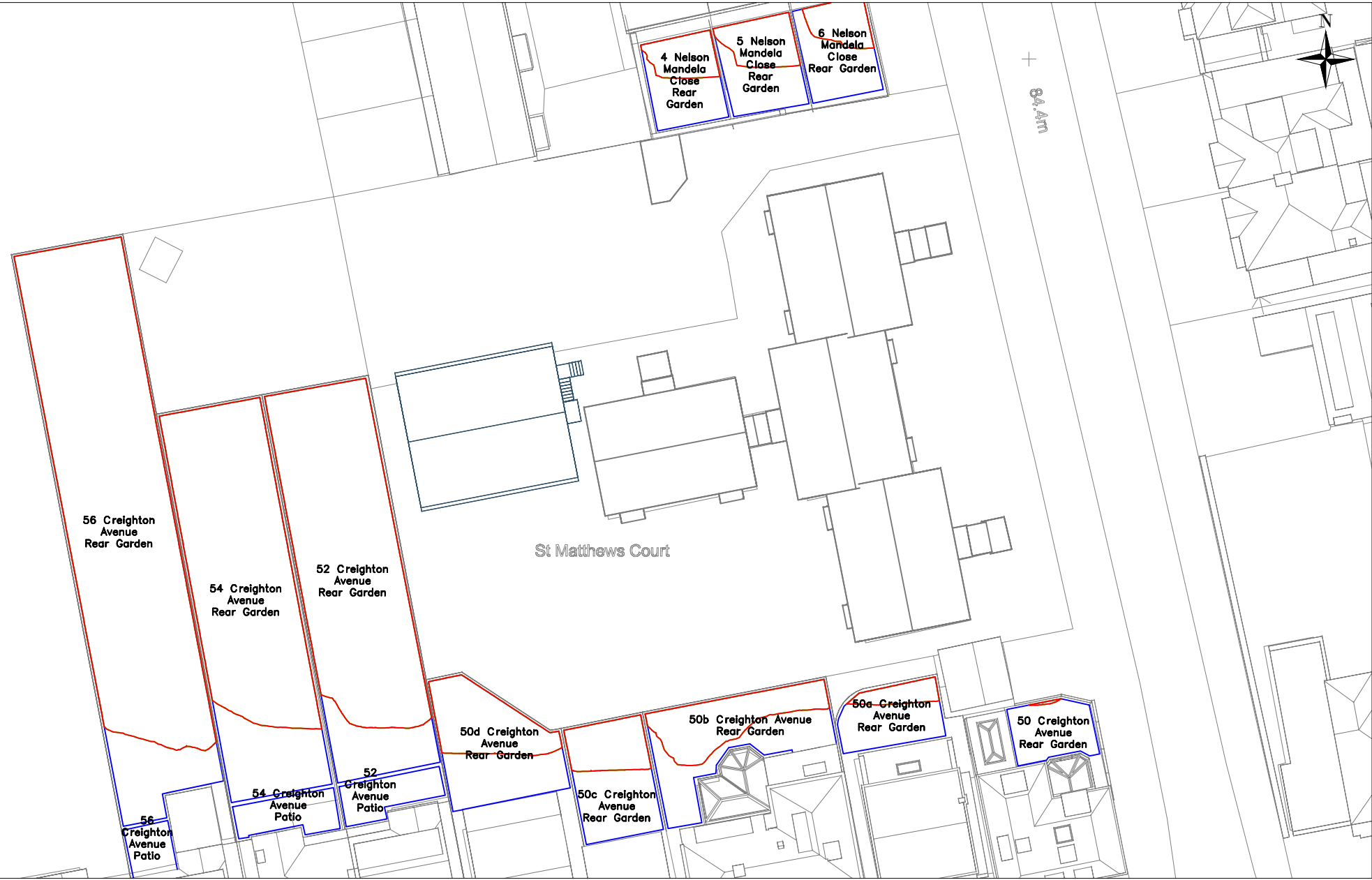
01	Second issue		
00	First issue		08/08/2023
Rev	Description		Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
NSL contours			3764_27



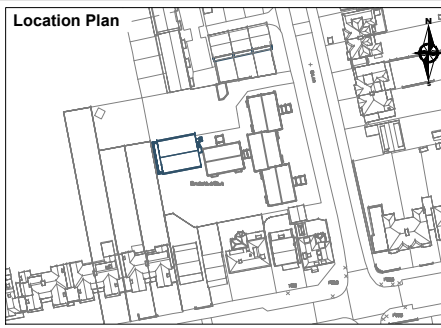
01	Second issue		
00	First issue		08/08/2023
Rev	Description		Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
NSL contours			3764_27



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Rev	Description		Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
NSL contours			3764_29



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Rev	Description		Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE		PROJ REF	ANALYST
Not to scale		3764	KC/NAV
		DRAWN BY	
		LR	
DWG REF.			DWG No.
2hr SoG amenity contours			3764_30



Legend

-  Proposed Buildings
-  Surrounding Buildings

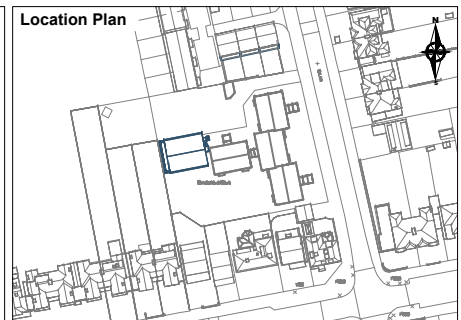
01	Second issue		
00	First issue		08/08/2023
Rev	Description		Date

CLIENT
Greyclide Investments Ltd

PROJECT
St Matthews Court, Haringay

SCALE Not to scale	PROJ REF 3764	ANALYST KC/NAV	DRAWN BY LR
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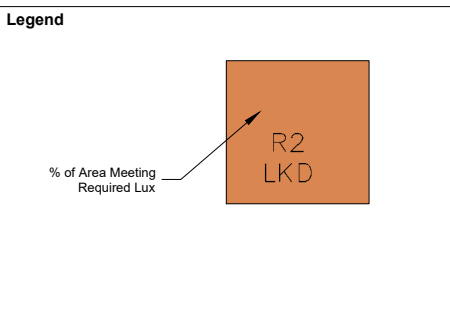
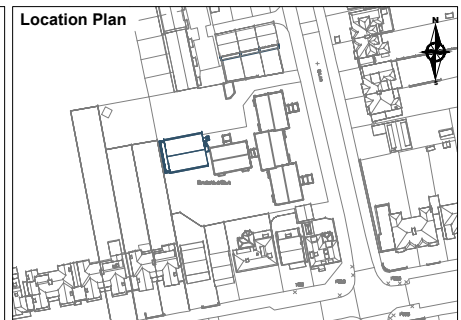
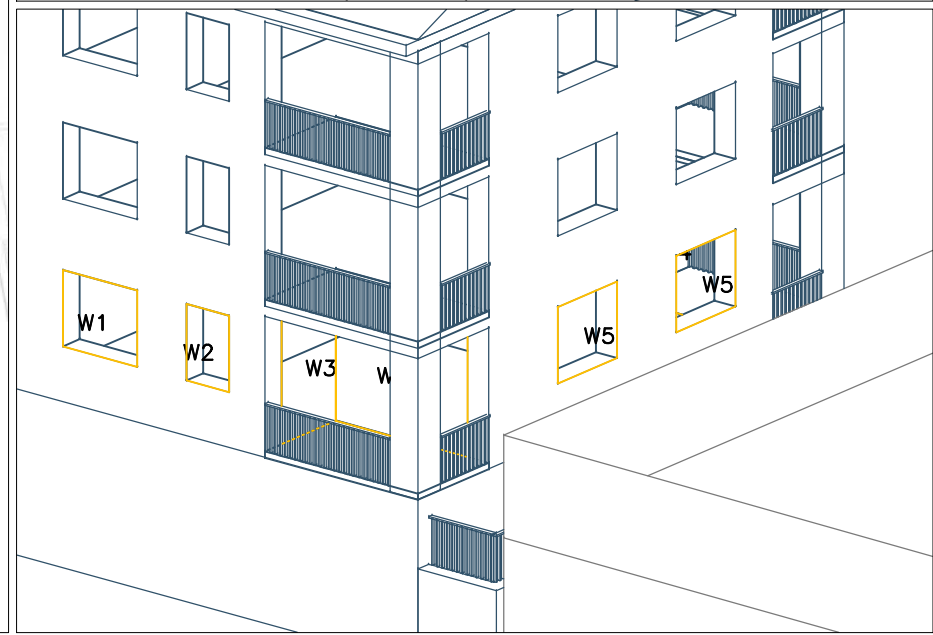
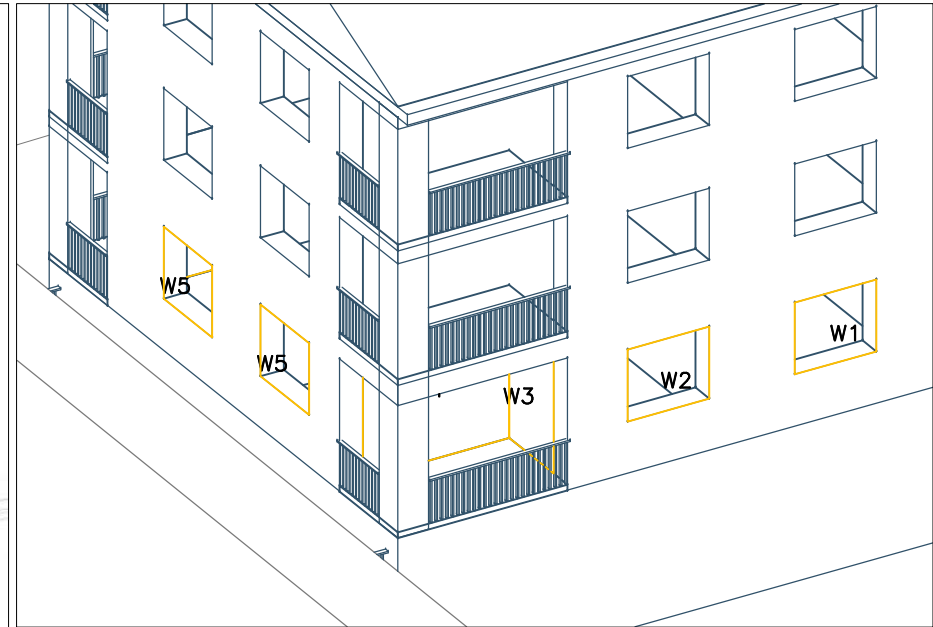
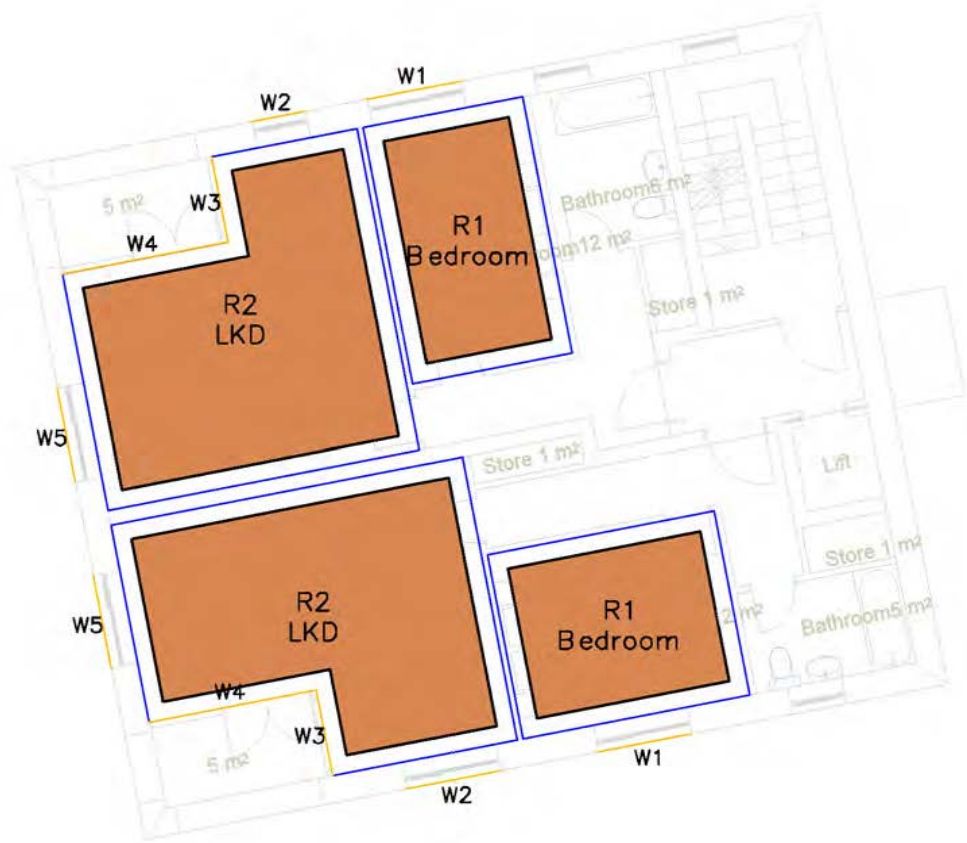
DWG REF. 3D Model - Proposed Site Scenarios	DWG No. 3764_31
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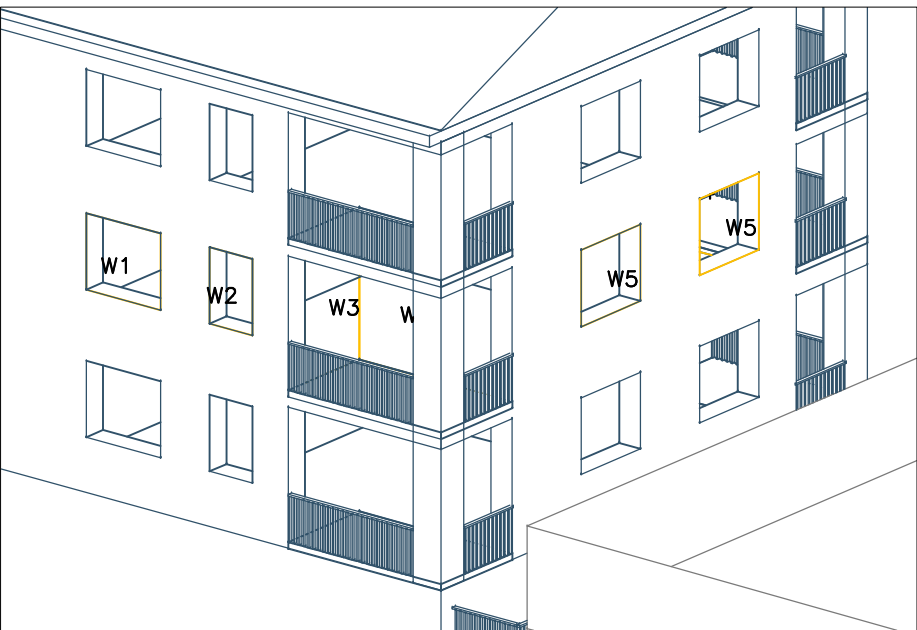
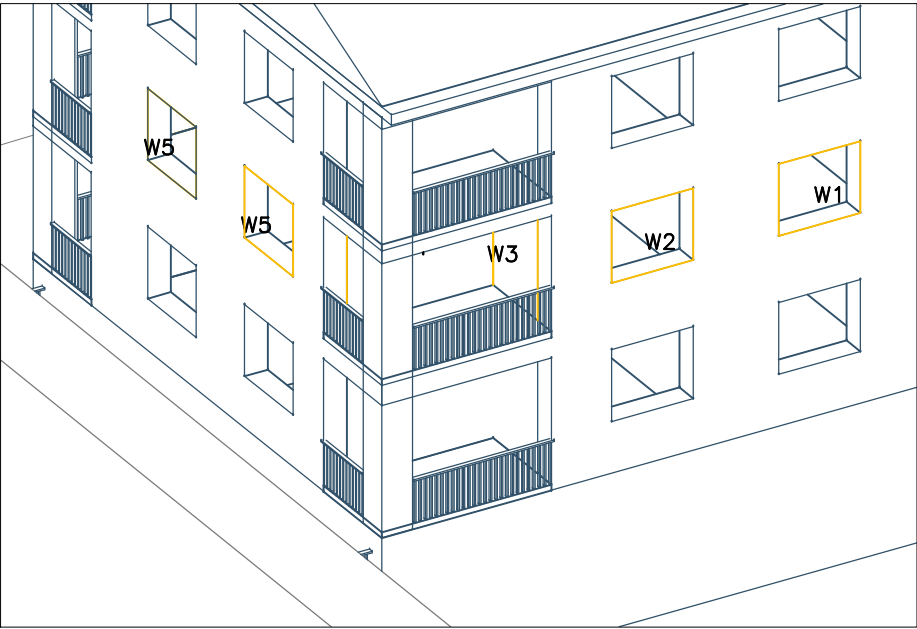
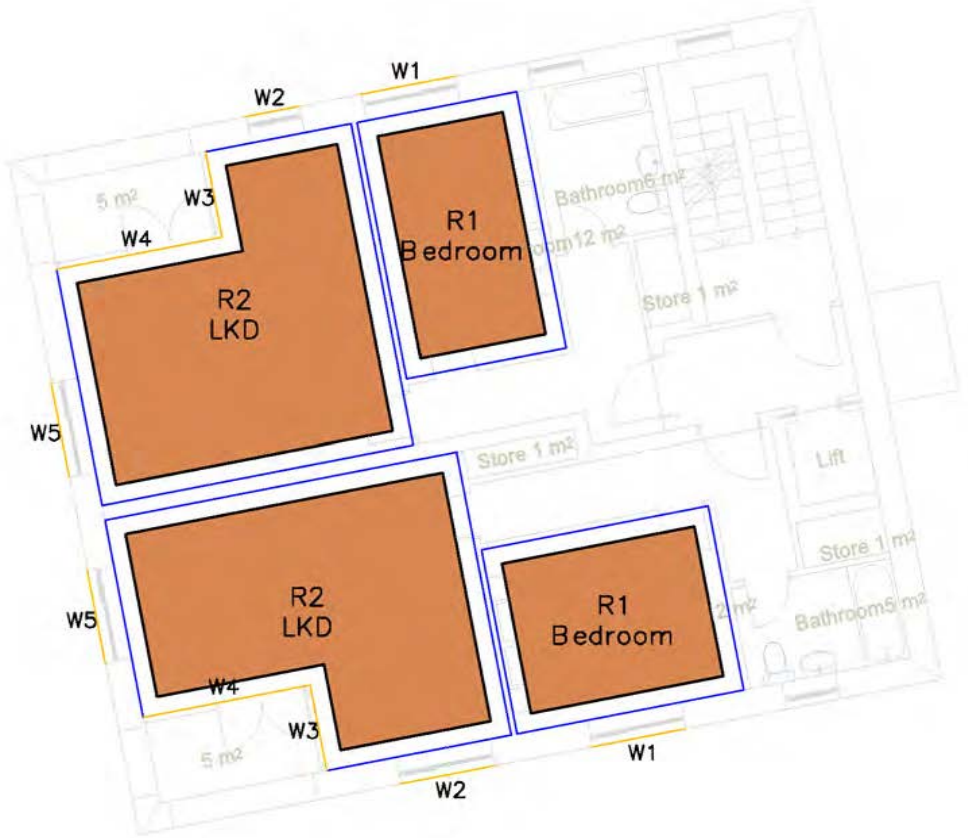
Legend

- Proposed Buildings
- Surrounding Buildings

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Rev		Description	Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF. 3D Model - Proposed Site Scenarios			DWG No. 3764_32



01	Second issue		
00	First issue		08/08/2023
Rev	Description		Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
SDA contours			3764_33

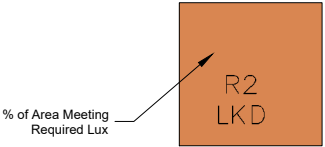


herrington
CONSULTING Part of **eps**

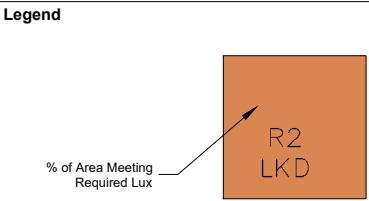
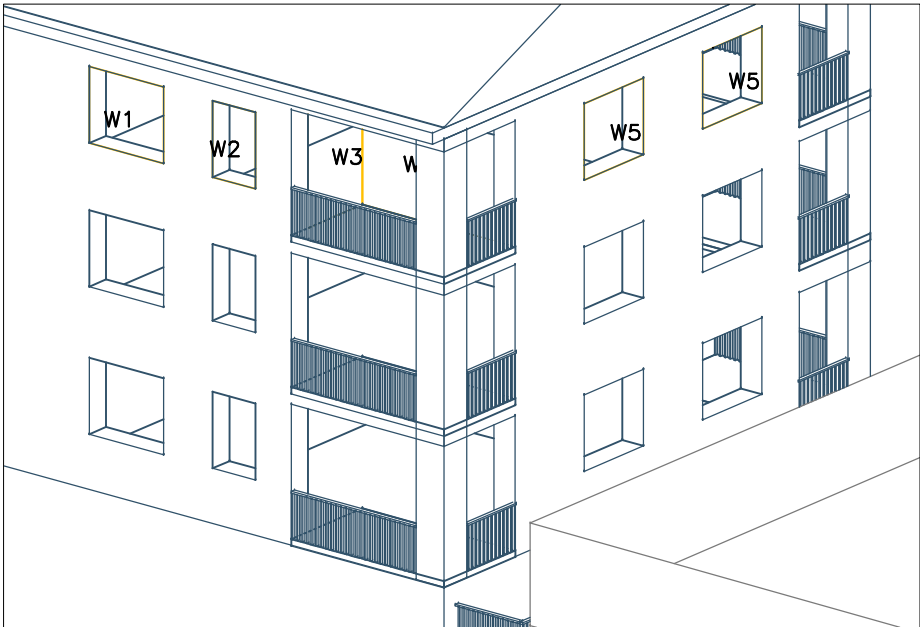
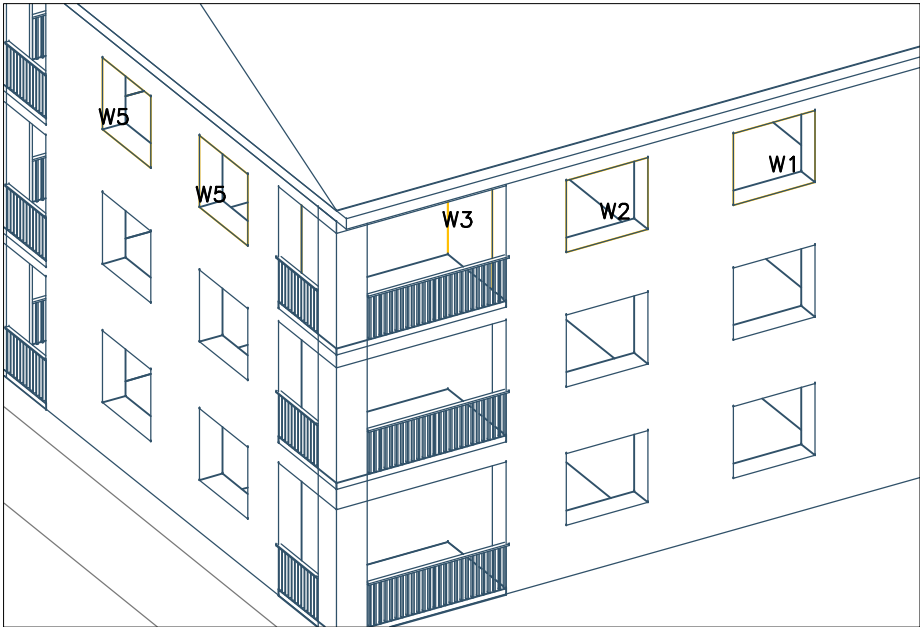
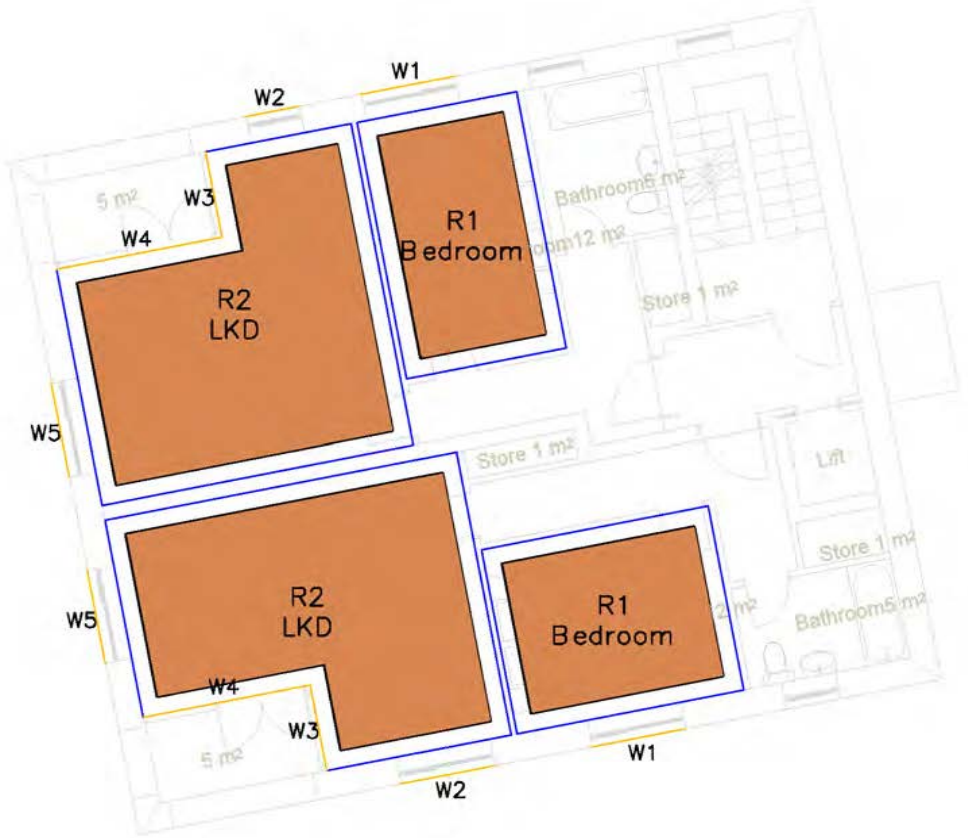
Canterbury | London | Cambridge | Bristol | Leeds



Legend



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00	First issue		08/08/2023
Rev	Description		Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
SDA contours			3764_34



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Rev	Description		Date
CLIENT			
Greyclide Investments Ltd			
PROJECT			
St Matthews Court, Haringay			
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3764	KC/NAV	LR
DWG REF.			DWG No.
SDA contours			3764_35

Appendix A.3 – Tabulated Results for Daylight and Sunlight Calculations (Impact on Neighbours)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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
50 Creighton Avenue																							
Ground	R1	Residential	Utility Room	W1	Existing Proposed	26.05 26.05	1.00	YES	349°N						*North	*North							
	R2	Residential	Conservatory	W2	Existing Proposed	30.92 30.92	1.00	YES	79°N	26.05 26.05	1.00	YES			*North	*North	1.00 1.00	*North	*North			*North	*North
				W3	Existing Proposed	36.18 36.18	1.00	YES	28°N						*North	*North	2.00 2.00	*North	*North				
				W4	Existing Proposed	33.72 33.72	1.00	YES	349°N						*North	*North	0.00 0.00	*North	*North				
				W5	Existing Proposed	32.46 32.46	1.00	YES	349°N						*North	*North	0.00 0.00	*North	*North				
				W6	Existing Proposed	32.64 32.64	1.00	YES	349°N						*North	*North	0.00 0.00	*North	*North				
				W8	Existing Proposed	68.75 68.75	1.00	YES	79°N Inc						*North	*North	0.00 0.00	*North	*North				
				W9	Existing Proposed	82.80 82.79	1.00	YES	28°N Inc						*North	*North	2.00 2.00	*North	*North				
				W10	Existing Proposed	76.11 76.08	1.00	YES	348°N Inc						*North	*North	0.00 0.00	*North	*North				
				W11	Existing Proposed	56.36 56.34	1.00	YES	305°N Inc						*North	*North	0.00 0.00	*North	*North				
				W12	Existing Proposed	32.90 32.90	1.00	YES	259° Inc						1.00	YES	0.00 0.00	1.00	YES				
									45.90 45.90	1.00	YES							49.00 49.00	1.00	YES	2.00 2.00	1.00	YES
	R3	Residential	Kitchen Extension	W7	Existing Proposed	30.23 30.23	1.00	YES	79°N						*North	*North	0.00 0.00	*North	*North				
				W8	Existing Proposed	86.05 85.99	1.00	YES	349°N Inc						*North	*North	8.00 8.00	*North	*North				
				W9	Existing Proposed	78.96 78.88	1.00	YES	259° Inc						1.00	YES	1.00 1.00	1.00	YES				
				W10	Existing Proposed	81.90 81.90	1.00	YES	79°N Inc						*North	*North	3.00 3.00	*North	*North				
				W11	Existing Proposed	54.69 54.69	1.00	YES	169° Inc						1.00	YES	0.00 0.00	1.00	YES				
									47.63 47.62	1.00	YES							75.00 75.00	1.00	YES	8.00 8.00	1.00	YES

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		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
First	R1	Residential	Bathroom	W1	Existing Proposed	33.96 33.94	1.00	YES	349°N				*North	*North		*North	*North							
										33.96 33.94	1.00	YES												
	R2	Residential	Bedroom	W2	Existing Proposed	30.20 30.20	1.00	YES	349°N				*North	*North		*North	*North			*North	*North			
										30.20 30.20	1.00	YES												
	R3	Residential	Bedroom	W12	Existing Proposed	33.48 33.36	1.00	YES	349°N				*North	*North		*North	*North			*North	*North			
										33.48 33.36	1.00	YES												
	R4	Residential	Bathroom	W13	Existing Proposed	34.03 33.94	1.00	YES	349°N				*North	*North		*North	*North			*North	*North			
										34.03 33.94	1.00	YES												
Second	R1	Residential	Bedroom	W1	Existing Proposed	31.46 31.43	1.00	YES	349°N				7.00 7.00	*North	*North	0.00 0.00	*North	*North						
				W2	Existing Proposed	99.95 99.95	1.00	YES	90° Hz			100.00 100.00	1.00	YES	30.00 30.00	1.00	YES			100.00 100.00	1.00	YES	30.00 30.00	1.00
50a Creighton Avenue																								
Ground	R1	Residential	Unknown	W1	Existing Proposed	25.63 25.39	0.99	YES	350°N				10.00 10.00	*North	*North	0.00 0.00	*North	*North						
				W2	Existing Proposed	69.95 69.92	1.00	YES	90° Hz			66.00 66.00	1.00	YES	3.00 3.00	1.00	YES			66.00 66.00	1.00	YES	3.00 3.00	1.00
										29.01 28.78	0.99	YES												
First	R1	Residential	Unknown	W1	Existing Proposed	30.23 30.03	0.99	YES	350°N				*North	*North		*North	*North							
										30.23 30.03	0.99	YES												
	R2	Residential	Unknown	W3	Existing Proposed	30.00 29.73	0.99	YES	350°N				*North	*North		*North	*North			*North	*North			
										30.00 29.73	0.99	YES												

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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	
50b Creighton Avenue																								
Ground	R1	Residential	LKD	W1	Existing	5.20	1.00	YES	80°N			0.00	*North	*North	0.00	*North	*North							
				W2	Proposed	5.20	0.98	YES	349°N			0.00	*North	*North	0.00	*North	*North							
				W3	Existing	30.38	1.00	YES	90° Hz			4.00	1.00	YES	0.00	1.00	YES							
					Proposed	29.72						47.00			5.00			47.00			5.00			
					Proposed	63.67						30.59	0.99	YES				47.00	1.00	YES	5.00	1.00	YES	
					Proposed	63.61						30.35						47.00			5.00		YES	
	R2	Residential	Utility Room	W4	Existing	31.74	0.97	YES	349°N						*North	*North	*North	*North		1.00	YES	5.00	1.00	YES
					Proposed	30.89						31.74	0.97	YES										
					Proposed	30.89						30.89												
	R3	Residential	Living Room	W5	Existing	26.02	0.99	YES	38°N			5.00	*North	*North	0.00	*North	*North		*North	*North				
				Proposed	25.84				5.00			0.00												
				W6	Existing	30.66	0.97	YES	350°N			6.00	*North	*North	0.00	*North	*North		*North	*North				
					Proposed	29.70				6.00			0.00											
				W7	Existing	34.02	0.97	YES	305°N			16.00	*North	*North	0.00	*North	*North		*North	*North				
					Proposed	32.84				16.00			0.00											
				W8	Existing	23.28	0.98	YES	260°			17.00	1.00	YES	0.00	1.00	YES		*North	*North				
					Proposed	22.74				17.00			0.00											
				W9	Existing	27.24	0.96	YES	350°N			4.00	*North	*North	0.00	*North	*North		*North	*North				
					Proposed	26.18				4.00			0.00											
				W10	Existing	31.36	0.96	YES	350°N			8.00	*North	*North	0.00	*North	*North		*North	*North				
					Proposed	30.05				8.00			0.00											
				W11	Existing	59.15	1.00	YES	80°N Inc			17.00	*North	*North	0.00	*North	*North		*North	*North				
					Proposed	59.15				17.00			0.00											
				W12	Existing	79.84	1.00	YES	38°N Inc			33.00	*North	*North	1.00	*North	*North		*North	*North				
					Proposed	79.62				33.00			1.00											
				W13	Existing	84.87	0.99	YES	350°N Inc			27.00	*North	*North	3.00	*North	*North		*North	*North				
		Proposed	84.22				27.00			3.00														
	W14	Existing	86.31	0.99	YES	305°N Inc			37.00	*North	*North	2.00	*North	*North		*North	*North							
		Proposed	85.58				37.00			2.00														
	W15	Existing	81.27	1.00	YES	260° Inc			47.00	1.00	YES	1.00	1.00	YES		*North	*North							
		Proposed	80.92				47.00			1.00														
	W16	Existing	84.79	0.99	YES	350°N Inc			41.00	*North	*North	2.00	*North	*North		*North	*North							
		Proposed	84.15				41.00			2.00														
	W17	Existing	71.78	0.99	YES	260° Inc			31.00	1.00	YES	1.00	1.00	YES		*North	*North							
		Proposed	71.41				31.00			1.00														
	W18	Existing	37.37	1.00	YES	170° Inc			8.00	1.00	YES	0.00	1.00	YES		*North	*North							
		Proposed	37.37				8.00			0.00														
	W19	Existing	25.26	0.98	YES	260°			20.00	1.00	YES	0.00	1.00	YES		*North	*North							
		Proposed	24.81				20.00			0.00														
									50.47	0.99	YES							69.00	1.00	YES	5.00	1.00	YES	
									50.03									69.00						
									24.51	0.98	YES													
									24.13															
	R4	Residential	Landing	W21	Existing	24.51	0.98	YES	350°N						*North	*North	*North	*North						
					Proposed	24.13						24.51	0.98	YES										
					Proposed	24.13						24.13												
	R5	Residential	WC	W20	Existing	22.52	0.94	YES	350°N						*North	*North	*North	*North						
					Proposed	21.24						22.52	0.94	YES										
					Proposed	21.24						21.24												

[illegible]

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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	
52 Creighton Avenue																								
Ground	R1	Residential	Unknown	W1	Existing Proposed	36.38 35.00	0.96	YES	349°N						*North	*North	*North	*North						
	R2	Residential	Unknown	W2	Existing Proposed	35.40 34.00	0.96	YES	349°N	36.38 35.00	0.96	YES			*North	*North	*North	*North			*North	*North		
										35.40 34.00	0.96	YES			*North	*North	*North	*North			*North	*North		
First	R1	Residential	Unknown	W1	Existing Proposed	38.46 37.31	0.97	YES	349°N						*North	*North	*North	*North						
	R2	Residential	Unknown	W2	Existing Proposed	36.31 35.38	0.97	YES	349°N	38.46 37.31	0.97	YES			*North	*North	*North	*North			*North	*North		
										36.31 35.38	0.97	YES			*North	*North	*North	*North			*North	*North		
Second	R1	Residential	Unknown	W1	Existing Proposed	38.79 38.15	0.98	YES	349°N						*North	*North	*North	*North						
	R2	Residential	Unknown	W2	Existing Proposed	39.22 38.82	0.99	YES	349°N	38.79 38.15	0.98	YES			*North	*North	*North	*North			*North	*North		
										39.22 38.82	0.99	YES			*North	*North	*North	*North			*North	*North		
54 Creighton Avenue																								
Ground	R1	Residential	Unknown	W1	Existing Proposed	35.68 34.86	0.98	YES	349°N						*North	*North	*North	*North						
	R2	Residential	Unknown	W2	Existing Proposed	37.80 36.81	0.97	YES	349°N	35.68 34.86	0.98	YES			*North	*North	*North	*North			*North	*North		
										37.80 36.81	0.97	YES			*North	*North	*North	*North			*North	*North		
First	R1	Residential	Unknown	W1	Existing Proposed	35.01 34.23	0.98	YES	349°N						*North	*North	*North	*North						
	R2	Residential	Unknown	W2	Existing Proposed	39.15 38.48	0.98	YES	349°N	35.01 34.23	0.98	YES			*North	*North	*North	*North			*North	*North		
										39.15 38.48	0.98	YES			*North	*North	*North	*North			*North	*North		
Second	R1	Residential	Unknown	W1	Existing Proposed	39.36 38.99	0.99	YES	349°N						*North	*North	*North	*North						
										39.36 38.99	0.99	YES									*North	*North		

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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							
56 Creighton Avenue																														
Ground	R1	Residential	LKD	W1	Existing Proposed	37.58 37.19	0.99	YES	349°N		0.99	YES	8.00 8.00 22.00 22.00	*North 1.00	*North YES	0.00 0.00 0.00	*North 1.00	*North YES	22.00 22.00	1.00	YES	0.00 0.00	1.00	YES						
				W2	Existing Proposed	27.11 27.11	1.00	YES	259°				31.39 31.23																	
	R2	Residential	Living Room	W3	Existing Proposed	23.51 23.51	1.00	YES	349°N				*North *North	*North *North	*North *North	*North *North														
				W4	Existing Proposed	29.16 29.16	1.00	YES	349°N				*North *North	*North *North	*North *North	*North *North														
				W5	Existing Proposed	32.06 32.06	1.00	YES	349°N				*North *North	*North *North	*North *North	*North *North														
										28.57 28.57	1.00	YES																		
First	R1	Residential	Bedroom	W1	Existing Proposed	39.24 38.75	0.99	YES	349°N			YES		*North *North	*North *North	*North *North	*North *North													
	R2	Residential	Bedroom	W2	Existing Proposed	36.33 35.95	0.99	YES	349°N				*North *North	*North *North	*North *North	*North *North														
Second	R1	Residential	En Suite	W1	Existing Proposed	0.00 0.00	1.00	YES	169°		1.00	YES	23.00 23.00 75.00 75.00	1.00 1.00	YES YES	2.00 2.00 19.00 19.00	1.00 1.00	YES YES	81.00 81.00	1.00	YES	21.00 21.00	1.00	YES						
				W2	Existing Proposed	99.87 99.87	1.00	YES	90° Hz				83.66 83.66				*North *North	*North *North				*North *North								
	R2	Residential	Bedroom	W3	Existing Proposed	39.38 39.19	1.00	YES	349°N																					
																39.38 39.19	1.00	YES												
4 Nelson Mandela Close																														
Ground	R1	Residential	Dining Room	W1	Existing Proposed	19.26 19.26	1.00	YES	168°		1.00	YES	48.00 48.00	1.00	YES	7.00 7.00	1.00	YES	48.00 48.00	1.00	YES	7.00 7.00	1.00	YES						
	R2	Residential	Living Room	W2	Existing Proposed	25.40 24.38	0.96	YES	168°				67.00 66.00	0.99	YES	12.00 11.00	0.92	YES				12.00 11.00	0.92	YES						
First	R1	Residential	Bedroom	W1	Existing Proposed	28.76 27.54	0.96	YES	168°		0.96	YES	74.00 72.00	0.97	YES	20.00 18.00	0.90	YES	74.00 72.00	0.97	YES	20.00 18.00	0.90	YES						
	R2	Residential	Bedroom	W2	Existing Proposed	28.38 27.39	0.97	YES	168°				73.00 71.00	0.97	YES	19.00 17.00	0.89	YES				19.00 17.00	0.89	YES						

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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 Nelson Mandela Close																									
Ground	R1	Residential	Dining Room	W1	Existing Proposed	25.52 24.81	0.97	YES	168°			68.00 67.00	0.99	YES	13.00 12.00	0.92	YES		68.00 67.00		YES	13.00 12.00	0.92	YES	
	R2	Residential	Living Room	W2	Existing Proposed	25.43 24.68	0.97	YES	168°	25.52 24.81	0.97	YES							68.00 67.00	0.99	YES	13.00 12.00	0.92	YES	
										25.43 24.68	0.97	YES						66.00 64.00	0.97	YES	12.00 10.00	0.83	YES	66.00 64.00	0.97
First	R1	Residential	Bedroom	W1	Existing Proposed	28.14 27.34	0.97	YES	168°			73.00 71.00	0.97	YES	19.00 17.00	0.89	YES		73.00 71.00		YES	19.00 17.00	0.89	YES	
	R2	Residential	Bedroom	W2	Existing Proposed	28.20 27.55	0.98	YES	168°	28.14 27.34	0.97	YES							73.00 71.00	0.97	YES	19.00 17.00	0.89	YES	
										28.20 27.55	0.98	YES						73.00 72.00	0.99	YES	19.00 18.00	0.95	YES	73.00 72.00	0.99
6 Nelson Mandela Close																									
Ground	R1	Residential	Dining Room	W1	Existing Proposed	24.65 24.50	0.99	YES	168°			68.00 68.00	1.00	YES	12.00 12.00	1.00	YES		68.00 68.00		YES	12.00 12.00	1.00	YES	
	R2	Residential	Living Room	W2	Existing Proposed	26.05 25.55	0.98	YES	168°	24.65 24.50	0.99	YES							68.00 68.00	1.00	YES	12.00 12.00	1.00	YES	
										26.05 25.55	0.98	YES						67.00 65.00	0.97	YES	12.00 10.00	0.83	YES	67.00 65.00	0.97
First	R1	Residential	Bedroom	W1	Existing Proposed	28.60 28.06	0.98	YES	168°			72.00 71.00	0.99	YES	18.00 17.00	0.94	YES		72.00 71.00		YES	18.00 17.00	0.94	YES	
	R2	Residential	Bedroom	W2	Existing Proposed	29.27 28.83	0.98	YES	168°	28.60 28.06	0.98	YES							72.00 71.00	0.99	YES	18.00 17.00	0.94	YES	
										29.27 28.83	0.98	YES						76.00 75.00	0.99	YES	21.00 20.00	0.95	YES	76.00 75.00	0.99
7 Nelson Mandela Close																									
Ground	R1	Residential	LKD	W1	Existing Proposed	24.79 24.67	1.00	YES	258°			35.00 33.00	0.94	YES	11.00 9.00	0.82	YES								
				W2	Existing Proposed	17.17 17.02	0.99	YES	258°			23.00 21.00	0.91	YES	8.00 6.00	0.75	YES								
				W3	Existing Proposed	25.29 24.61	0.97	YES	258°			43.00 36.00	0.84	YES	16.00 9.00	0.56	YES								
				W5	Existing Proposed	29.61 29.61	1.00	YES	78°N			31.00 31.00	*North	*North	2.00 2.00	*North	*North								
												24.52 24.22	0.99	YES					74.00 67.00	0.91	YES	18.00 11.00	0.61	YES	
First	R1	Residential	Bathroom	W1	Existing Proposed	32.27 32.27	1.00	YES	78°N						*North	*North	*North	*North							
	R2	Residential	Bedroom	W2	Existing Proposed	32.95 32.95	1.00	YES	78°N	32.27 32.27	1.00	YES							*North	*North		*North	*North		
										32.95 32.95	1.00	YES						*North	*North		*North	*North			

Project Name: Block E, St Matthews Court Project No.: 3764 Report Title: Daylight & Sunlight Analysis - Proposed Scheme Only Date of Analysis: 16/06/2023																							
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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
Block A Flats 1-6																							
Ground	R1	Residential	Living Room	W1	Existing Proposed	30.46 30.11	0.99	YES	259°			45.00 45.00	1.00	YES	10.00 10.00	1.00	YES						
									30.46 30.11	0.99	YES							45.00 45.00	1.00	YES	10.00 10.00	1.00	YES
	R2	Residential	Kitchen	W2	Existing Proposed	30.46 30.23	0.99	YES	259°			42.00 42.00	1.00	YES	11.00 11.00	1.00	YES						
									30.46 30.23	0.99	YES							42.00 42.00	1.00	YES	11.00 11.00	1.00	YES
	R3	Residential	Kitchen	W3	Existing Proposed	28.52 28.44	1.00	YES	259°			45.00 45.00	1.00	YES	12.00 12.00	1.00	YES						
First	R1	Residential	Living Room	W1	Existing Proposed	19.22 19.22	1.00	YES	169°			50.00 50.00	1.00	YES	18.00 18.00	1.00	YES						
				W2	Existing Proposed	29.32 29.06	0.99	YES	259°			43.00 43.00	1.00	YES	16.00 16.00	1.00	YES						
				W3	Existing Proposed	13.63 13.50	0.99	YES	349°N			8.00 8.00	*North	*North	0.00 0.00	*North	*North						
									26.24 26.03	0.99	YES							59.00 59.00	1.00	YES	19.00 19.00	1.00	YES
	R2	Residential	Kitchen	W4	Existing Proposed	33.38 33.21	0.99	YES	259°			47.00 47.00	1.00	YES	13.00 13.00	1.00	YES						
Second	R1	Residential	Living Room	W1	Existing Proposed	36.58 36.43	1.00	YES	259°			55.00 55.00	1.00	YES	19.00 19.00	1.00	YES						
									36.58 36.43	1.00	YES							55.00 55.00	1.00	YES	19.00 19.00	1.00	YES
	R2	Residential	Kitchen	W2	Existing Proposed	36.09 36.00	1.00	YES	259°			52.00 52.00	1.00	YES	18.00 18.00	1.00	YES						
									36.09 36.00	1.00	YES							52.00 52.00	1.00	YES	18.00 18.00	1.00	YES
	R3	Residential	Kitchen	W3	Existing Proposed	34.93 34.90	1.00	YES	259°			52.00 52.00	1.00	YES	18.00 18.00	1.00	YES						

Project Name: Block E, St Matthews Court
Project No.: 3764
Report Title: Daylight & Sunlight Analysis - Proposed Scheme Only
Date of Analysis: 16/06/2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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	
Block B Flats 13-18																								
Ground	R1	Residential	Bedroom	W1	Existing Proposed	18.59 18.59	1.00	YES	259°	18.59 18.59	1.00	YES	41.00 41.00	1.00	YES	15.00 15.00	1.00	YES	41.00 41.00	1.00	YES	15.00 15.00	1.00	YES
	R2	Residential	Bedroom	W2	Existing Proposed	9.67 9.67	1.00	YES	259°	9.67 9.67	1.00	YES	34.00 34.00	1.00	YES	16.00 16.00	1.00	YES	34.00 34.00	1.00	YES	16.00 16.00	1.00	YES
	R3	Residential	Bedroom	W3	Existing Proposed	11.16 11.16	1.00	YES	259°	11.16 11.16	1.00	YES	2.00 2.00	1.00	YES	0.00 0.00	1.00	YES	2.00 2.00	1.00	YES	0.00 0.00	1.00	YES
	R4	Residential	Bedroom	W4	Existing Proposed	19.16 18.26	0.95	YES	259°	11.16 11.16	1.00	YES	13.00 12.00	0.92	YES	1.00 1.00	1.00	YES	2.00 2.00	1.00	YES	0.00 0.00	1.00	YES
										19.16 18.26	0.95	YES							13.00 12.00	0.92	YES	1.00 1.00	1.00	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	21.24 21.24	1.00	YES	259°	21.24 21.24	1.00	YES	44.00 44.00	1.00	YES	16.00 16.00	1.00	YES	44.00 44.00	1.00	YES	16.00 16.00	1.00	YES
	R2	Residential	Bedroom	W2	Existing Proposed	11.19 11.19	1.00	YES	259°	11.19 11.19	1.00	YES	33.00 33.00	1.00	YES	16.00 16.00	1.00	YES	33.00 33.00	1.00	YES	16.00 16.00	1.00	YES
	R3	Residential	Bedroom	W3	Existing Proposed	12.29 12.29	1.00	YES	259°	12.29 12.29	1.00	YES	2.00 2.00	1.00	YES	0.00 0.00	1.00	YES	2.00 2.00	1.00	YES	0.00 0.00	1.00	YES
	R4	Residential	Bedroom	W4	Existing Proposed	21.69 20.63	0.95	YES	259°	21.69 20.63	0.95	YES	15.00 14.00	0.93	YES	2.00 2.00	1.00	YES	15.00 14.00	0.93	YES	2.00 2.00	1.00	YES
										21.69 20.63	0.95	YES							15.00 14.00	0.93	YES	2.00 2.00	1.00	YES
Second	R1	Residential	Bedroom	W1	Existing Proposed	25.06 25.06	1.00	YES	259°	25.06 25.06	1.00	YES	45.00 45.00	1.00	YES	17.00 17.00	1.00	YES	45.00 45.00	1.00	YES	17.00 17.00	1.00	YES
	R2	Residential	Bedroom	W2	Existing Proposed	14.40 14.40	1.00	YES	259°	14.40 14.40	1.00	YES	35.00 35.00	1.00	YES	17.00 17.00	1.00	YES	35.00 35.00	1.00	YES	17.00 17.00	1.00	YES
	R3	Residential	Bedroom	W3	Existing Proposed	14.99 14.99	1.00	YES	259°	14.99 14.99	1.00	YES	4.00 4.00	1.00	YES	0.00 0.00	1.00	YES	4.00 4.00	1.00	YES	0.00 0.00	1.00	YES
	R4	Residential	Bedroom	W4	Existing Proposed	25.09 24.48	0.98	YES	259°	14.99 14.99	1.00	YES	21.00 20.00	0.95	YES	1.00 1.00	1.00	YES	4.00 4.00	1.00	YES	0.00 0.00	1.00	YES
										25.09 24.48	0.98	YES							21.00 20.00	0.95	YES	1.00 1.00	1.00	YES

Project Name: Block E, St Matthews Court
Project No.: 3764
Report Title: Daylight & Sunlight Analysis - Proposed Scheme Only
Date of Analysis: 16/06/2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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	
Block C Flats 7-12																								
Ground	R1	Residential	Living Room	W1	Existing Proposed	23.97 22.27	0.93	YES	259°	23.97 22.27	0.93	YES	17.00 15.00	0.88	YES	1.00 0.00	0.00	YES	17.00 15.00	0.88	YES	1.00 0.00	0.00	YES
	R2	Residential	Kitchen	W2	Existing Proposed	29.53 27.51	0.93	YES	259°	29.53 27.51	0.93	YES	28.00 25.00	0.89	YES	2.00 0.00	0.00	YES	28.00 25.00	0.89	YES	2.00 0.00	0.00	YES
	R3	Residential	Kitchen	W3	Existing Proposed	31.96 29.85	0.93	YES	259°	31.96 29.85	0.93	YES	38.00 35.00	0.92	YES	3.00 1.00	0.33	YES	38.00 35.00	0.92	YES	3.00 1.00	0.33	YES
	R4	Residential	Living Room	W4	Existing Proposed	32.70 30.71	0.94	YES	259°	32.70 30.71	0.94	YES	41.00 40.00	0.98	YES	6.00 5.00	0.83	YES	41.00 40.00	0.98	YES	6.00 5.00	0.83	YES
				W6	Existing Proposed	37.62 37.62	1.00	YES	349°N	37.62 37.62	1.00	YES	11.00 11.00	*North	*North	0.00 0.00	*North	*North	11.00 11.00	*North	*North	0.00 0.00	*North	*North
									34.67 33.47	0.97	YES								43.00 42.00	0.98	YES	6.00 5.00	0.83	YES
First	R1	Residential	Living Room	W1	Existing Proposed	0.88 0.83	0.94	YES	169°			5.00 5.00	1.00	YES	0.00 0.00	1.00	YES							
				W2	Existing Proposed	23.67 21.93	0.93	YES	259°			22.00 19.00	0.86	YES	2.00 0.00	0.00	YES							
				W3	Existing Proposed	19.57 19.56	1.00	YES	349°N			9.00 9.00	*North	*North	0.00 0.00	*North	*North							
									20.39 19.07	0.94	YES								22.00 19.00	0.86	YES	2.00 0.00	0.00	YES
	R2	Residential	Kitchen	W4	Existing Proposed	32.23 30.47	0.95	YES	259°	32.23 30.47	0.95	YES	33.00 31.00	0.94	YES	2.00 0.00	0.00	YES	33.00 31.00	0.94	YES	2.00 0.00	0.00	YES
									32.23 30.47	0.95	YES								33.00 31.00	0.94	YES	2.00 0.00	0.00	YES
	R3	Residential	Kitchen	W5	Existing Proposed	34.22 32.53	0.95	YES	259°	34.22 32.53	0.95	YES	41.00 39.00	0.95	YES	6.00 4.00	0.67	YES	41.00 39.00	0.95	YES	6.00 4.00	0.67	YES
									34.22 32.53	0.95	YES								41.00 39.00	0.95	YES	6.00 4.00	0.67	YES
	R4	Residential	Living Room	W6	Existing Proposed	12.27 11.63	0.95	YES	169°			36.00 35.00	0.97	YES	9.00 8.00	0.89	YES							
				W7	Existing Proposed	30.96 29.36	0.95	YES	259°			37.00 36.00	0.97	YES	9.00 8.00	0.89	YES							
				W8	Existing Proposed	23.27 23.27	1.00	YES	349°N			9.00 9.00	*North	*North	0.00 0.00	*North	*North							
				W9	Existing Proposed	39.38 39.38	1.00	YES	349°N			12.00 12.00	*North	*North	0.00 0.00	*North	*North							
										31.91 31.07	0.97	YES							48.00 47.00	0.98	YES	9.00 8.00	0.89	YES

Project Name: Block E, St Matthews Court
Project No.: 3764
Report Title: Daylight & Sunlight Analysis - Proposed Scheme Only
Date of Analysis: 16/06/2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Second	R1	Residential	Living Room	W1	Existing Proposed	29.24 28.19	0.96	YES	259°				26.00 24.00	0.92	YES	2.00 0.00	0.00	YES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	R2	Residential	Kitchen	W2	Existing Proposed	34.44 33.31	0.97	YES	259°	29.24 28.19	0.96	YES	41.00 40.00	0.98	YES	7.00 6.00	0.86	YES	26.00 24.00	0.92	YES	2.00 0.00	0.00	YES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
										34.44 33.31	0.97	YES	41.00 40.00	0.98	YES	7.00 6.00	0.86	YES	41.00 40.00	0.98	YES	7.00 6.00	0.86	YES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
										36.31 35.24	0.97	YES	46.00 45.00	0.98	YES	11.00 10.00	0.91	YES	46.00 45.00	0.98	YES	11.00 10.00	0.91	YES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	R4	Residential	Living Room	W4	Existing Proposed	37.21 36.24	0.97	YES	259°	36.31 35.24	0.97	YES	49.00 48.00	0.98	YES	14.00 13.00	0.93	YES	46.00 45.00	0.98	YES	11.00 10.00	0.91	YES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
										39.57 39.57	1.00	YES	349°N	12.00 12.00	*North	*North	0.00 0.00	*North	*North	52.00 51.00	0.98	YES	14.00 13.00	0.93	YES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
										38.15 37.57	0.98	YES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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Ground	R1	Residential	Bedroom	W1	Existing Proposed	29.65 29.63	1.00	YES	349°N					*North	*North		*North	*North																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	R2	Residential	Bedroom	W2	Existing Proposed	24.97 24.97	1.00	YES	349°N	29.65 29.63	1.00	YES		*North	*North		*North	*North		*North	*North		*North	*North																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
										24.97 24.97	1.00	YES		*North	*North		*North	*North		*North	*North		*North	*North																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
										29.86 24.77	0.83	YES		*North	*North		*North	*North		*North	*North		*North	*North																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	R4	Residential	Bedroom	W4	Existing Proposed	36.62 27.11	0.74	YES	349°N	29.86 24.77	0.83	YES		*North	*North		*North	*North		*North	*North		*North	*North																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
										36.62 27.11	0.74	YES		*North	*North		*North	*North		*North	*North		*North	*North																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
										36.13 11.94	0.33	NO	259°	53.00 37.00	0.70	YES	16.00 15.00	0.94	YES		*North	*North		*North	*North																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	R5	Residential	LK	W5	Existing Proposed	29.57 29.57	1.00	YES	169°	W6	Existing Proposed	29.87 29.87	1.00	YES	169°	31.62 24.35	0.77	NO	76.00 76.00	1.00	YES	24.00 24.00	1.00	YES	70.00 70.00	1.00	YES	23.00 23.00	1.00	YES	85.00 76.00	0.89	YES	24.00 24.00	1.00	YES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
																																					W7	Existing Proposed	29.87 29.87	1.00	YES	169°	31.62 24.35	0.77	NO	76.00 76.00	1.00	YES	24.00 24.00	1.00	YES	70.00 70.00	1.00	YES	23.00 23.00	1.00	YES	85.00 76.00	0.89	YES	24.00 24.00	1.00	YES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Project Name: Block E, St Matthews Court
Project No.: 3764
Report Title: Daylight & Sunlight Analysis - Proposed Scheme Only
Date of Analysis: 16/06/2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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
First	R1	Residential	Bedroom	W1	Existing Proposed	33.16 32.96	0.99	YES	349°N				*North	*North		*North	*North						
									33.16 32.96	0.99	YES								*North	*North		*North	*North
	R2	Residential	Bedroom	W2	Existing Proposed	30.81 30.81	1.00	YES	349°N				*North	*North		*North	*North						
									30.81 30.81	1.00	YES								*North	*North		*North	*North
	R3	Residential	Bedroom	W3	Existing Proposed	34.38 29.91	0.87	YES	349°N				*North	*North		*North	*North						
									34.38 29.91	0.87	YES								*North	*North		*North	*North
	R4	Residential	Bedroom	W4	Existing Proposed	37.74 28.76	0.76	YES	349°N				*North	*North		*North	*North						
									37.74 28.76	0.76	YES								*North	*North		*North	*North
	R5	Residential	LK	W5	Existing Proposed	38.14 12.96	0.34	NO	259°			56.00 39.00	0.70	YES	19.00 17.00	0.89	YES						
				W6	Existing Proposed	22.41 22.41	1.00	YES	259°			47.00 47.00	1.00	YES	17.00 17.00	1.00	YES						
				W7	Existing Proposed	26.58 26.58	1.00	YES	169°			66.00 66.00	1.00	YES	25.00 25.00	1.00	YES						
				W8	Existing Proposed	14.80 14.80	1.00	YES	79°N			34.00 34.00	*North	*North	8.00 8.00	*North	*North						
				W9	Existing Proposed	32.63 32.63	1.00	YES	169°			73.00 73.00	1.00	YES	23.00 23.00	1.00	YES						
									29.47 23.13	0.78	NO							90.00 83.00			27.00 27.00		
	R6	Residential	LK	W10	Existing Proposed	32.24 32.24	1.00	YES	169°			75.00 75.00	1.00	YES	24.00 24.00	1.00	YES						
				W11	Existing Proposed	18.65 18.65	1.00	YES	259°			47.00 47.00	1.00	YES	18.00 18.00	1.00	YES						
				W12	Existing Proposed	23.68 23.68	1.00	YES	169°			60.00 60.00	1.00	YES	24.00 24.00	1.00	YES						
				W13	Existing Proposed	7.96 7.96	1.00	YES	79°N			22.00 22.00	*North	*North	6.00 6.00	*North	*North						
									23.85 23.85	1.00	YES							78.00 78.00	1.00	YES	26.00 26.00	1.00	YES

Project Name: Block E, St Matthews Court
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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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	
Second	R1	Residential	Bedroom	W1	Existing Proposed	35.63 35.52	1.00	YES	349°N	35.63 35.52	1.00	YES	*North	*North		*North	*North							
	R2	Residential	Bedroom	W2	Existing Proposed	32.45 32.45	1.00	YES	349°N	32.45 32.45	1.00	YES	*North	*North		*North	*North		*North	*North		*North	*North	
										32.45 32.45	1.00	YES	*North	*North		*North	*North		*North	*North				
										34.42 31.23	0.91	YES	*North	*North		*North	*North		*North	*North				
	R3	Residential	Bedroom	W3	Existing Proposed	34.42 31.23	0.91	YES	349°N	34.42 31.23	0.91	YES	*North	*North		*North	*North		*North	*North		*North	*North	
										38.23 30.89	0.81	YES	*North	*North		*North	*North		*North	*North				
	R4	Residential	Bedroom	W4	Existing Proposed	38.23 30.89	0.81	YES	349°N	38.23 30.89	0.81	YES	*North	*North		*North	*North		*North	*North		*North	*North	
										53.00 36.00	0.68	YES	17.00 15.00	0.88	YES	*North	*North		*North	*North				
	R5	Residential	LK	W5	Existing Proposed	38.68 15.02	0.39	NO	259°	36.80 29.66	0.81	YES	85.00 85.00	1.00	YES	29.00 29.00	1.00	YES	94.00 85.00	0.90	YES	29.00 29.00	1.00	YES
													82.00 82.00	1.00	YES	27.00 27.00	1.00	YES						
													81.00 81.00	1.00	YES	27.00 27.00	1.00	YES						
	R6	Residential	LK	W6	Existing Proposed	36.12 36.12	1.00	YES	169°	34.44 34.44	1.00	YES	77.00 77.00	1.00	YES	27.00 27.00	1.00	YES	81.00 81.00	1.00	YES	27.00 27.00	1.00	YES
77.00 77.00													1.00	YES	27.00 27.00	1.00	YES							
77.00 77.00													1.00	YES	27.00 27.00	1.00	YES							

Project Name: Block E, St Matthews Court Project No.: 3764 Report Title: Daylight Distribution Analysis - Proposed Scheme Only Date of Analysis: 16/06/2023									
Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
50 Creighton Avenue									
Ground	R1	Residential	Utility Room	Area m2	6.75	6.40	6.40		
				% of room		94.88%	94.88%	1.00	YES
	R2	Residential	Conservatory	Area m2	10.39	10.39	10.39		
Ground	R3	Residential	Kitchen Extension	Area m2	13.18	13.18	13.18		
				% of room		100.00%	100.00%	1.00	YES
	R3	Residential	Kitchen Extension	Area m2	13.18	13.18	13.18		
First	R1	Residential	Bathroom	Area m2	6.75	6.68	6.68		
				% of room		98.99%	98.99%	1.00	YES
	R2	Residential	Bedroom	Area m2	8.77	8.68	8.68		
				% of room		99.03%	99.03%	1.00	YES
	R3	Residential	Bedroom	Area m2	14.33	12.89	12.89		
First	R4	Residential	Bedroom	Area m2	14.33	12.89	12.89		
				% of room		89.98%	89.98%	1.00	YES
	R4	Residential	Bathroom	Area m2	6.62	6.43	6.43		
				% of room		97.05%	97.05%	1.00	YES
	R4	Residential	Bathroom	Area m2	6.62	6.43	6.43		
Second	R1	Residential	Bedroom	Area m2	22.33	19.45	19.45		
				% of room		87.10%	87.10%	1.00	YES
50a Creighton Avenue									
Ground	R1	Residential	Unknown	Area m2	44.35	44.12	44.06		
				% of room		99.48%	99.35%	1.00	YES
First	R1	Residential	Unknown	Area m2	15.41	14.55	14.55		
				% of room		94.45%	94.45%	1.00	YES
	R2	Residential	Unknown	Area m2	15.93	13.38	13.38		
				% of room		83.99%	83.99%	1.00	YES
50b Creighton Avenue									
Ground	R1	Residential	LKD	Area m2	31.36	24.21	24.21		
				% of room		77.18%	77.18%	1.00	YES
	R2	Residential	Utility Room	Area m2	5.58	3.92	3.92		
				% of room		70.24%	70.24%	1.00	YES
	R3	Residential	Living Room	Area m2	28.76	28.76	28.76		
Ground	R4	Residential	Living Room	Area m2	28.76	28.76	28.76		
				% of room		100.00%	100.00%	1.00	YES
	R4	Residential	Landing	Area m2	1.89	0.93	0.93		
				% of room		49.03%	49.03%	1.00	YES
	R5	Residential	WC	Area m2	2.60	1.94	1.94		
				% of room		74.33%	74.33%	1.00	YES
First	R1	Residential	Bathroom	Area m2	7.64	6.84	6.84		
				% of room		89.60%	89.60%	1.00	YES
	R2	Residential	Landing	Area m2	9.66	4.83	4.83		
				% of room		49.96%	49.96%	1.00	YES
First	R3	Residential	En Suite	Area m2	6.15	5.57	5.57		
				% of room		90.63%	90.63%	1.00	YES
	R3	Residential	En Suite	Area m2	6.15	5.57	5.57		
Second	R1	Residential	Landing	Area m2	2.46	0.90	0.90		
				% of room		36.42%	36.42%	1.00	YES
50c Creighton Avenue									
Ground	R1	Residential	Unknown	Area m2	13.34	13.29	13.29		
				% of room		99.67%	99.67%	1.00	YES
	R2	Residential	Unknown	Area m2	13.54	13.35	13.35		
				% of room		98.56%	98.56%	1.00	YES
First	R1	Residential	Unknown	Area m2	13.13	13.04	13.04		
				% of room		99.27%	99.27%	1.00	YES
	R2	Residential	Unknown	Area m2	13.13	13.01	13.01		
				% of room		99.07%	99.07%	1.00	YES

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Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
50d Creighton Avenue									
Ground	R1	Residential	Unknown	Area m2 % of room	6.12	5.32 87.02%	5.32 87.02%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	32.50	31.22 96.05%	29.15 89.70%	0.93	YES
First	R1	Residential	Unknown	Area m2 % of room	14.98	14.96 99.92%	14.96 99.92%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	14.98	14.96 99.92%	14.96 99.92%	1.00	YES
52 Creighton Avenue									
Ground	R1	Residential	Unknown	Area m2 % of room	19.29	19.23 99.65%	18.97 98.33%	0.99	YES
	R2	Residential	Unknown	Area m2 % of room	16.08	16.07 99.93%	16.07 99.93%	1.00	YES
First	R1	Residential	Unknown	Area m2 % of room	8.87	8.74 98.55%	8.74 98.55%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	16.42	16.31 99.35%	16.31 99.35%	1.00	YES
Second	R1	Residential	Unknown	Area m2 % of room	12.33	4.91 39.79%	4.64 37.62%	0.95	YES
	R2	Residential	Unknown	Area m2 % of room	17.64	16.81 95.31%	16.81 95.31%	1.00	YES
54 Creighton Avenue									
Ground	R1	Residential	Unknown	Area m2 % of room	16.08	16.07 99.92%	16.07 99.92%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	19.29	19.21 99.58%	19.21 99.58%	1.00	YES
First	R1	Residential	Unknown	Area m2 % of room	16.42	16.26 99.04%	16.26 99.04%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	8.87	8.81 99.39%	8.81 99.39%	1.00	YES
Second	R1	Residential	Unknown	Area m2 % of room	3.56	3.14 88.06%	3.14 88.06%	1.00	YES
56 Creighton Avenue									
Ground	R1	Residential	LKD	Area m2 % of room	38.93	38.93 100.00%	38.93 100.00%	1.00	YES
	R2	Residential	Living Room	Area m2 % of room	19.76	19.76 99.97%	19.76 99.97%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	8.87	8.82 99.47%	8.82 99.47%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	16.62	16.57 99.74%	16.57 99.74%	1.00	YES
Second	R1	Residential	En Suite	Area m2 % of room	12.79	10.67 83.41%	10.67 83.41%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	16.38	15.63 95.41%	15.63 95.41%	1.00	YES
4 Nelson Mandela Close									
Ground	R1	Residential	Dining Room	Area m2 % of room	7.96	7.82 98.32%	7.77 97.69%	0.99	YES
	R2	Residential	Living Room	Area m2 % of room	12.54	11.79 94.01%	11.76 93.80%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	10.56	9.90 93.69%	9.90 93.69%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	10.74	9.70 90.32%	9.70 90.32%	1.00	YES

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5 Nelson Mandela Close									
Ground	R1	Residential	Dining Room	Area m2 % of room	8.09	7.77 96.12%	7.70 95.20%	0.99	YES
	R2	Residential	Living Room	Area m2 % of room	12.14	11.83 97.47%	11.83 97.47%		
First	R1	Residential	Bedroom	Area m2 % of room	10.71	9.87 92.21%	9.87 92.21%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	10.34	9.68 93.55%	9.68 93.55%		
6 Nelson Mandela Close									
Ground	R1	Residential	Dining Room	Area m2 % of room	7.71	7.32 94.85%	7.32 94.85%	1.00	YES
	R2	Residential	Living Room	Area m2 % of room	12.11	11.69 96.48%	11.69 96.48%		
First	R1	Residential	Bedroom	Area m2 % of room	10.30	9.55 92.73%	9.55 92.73%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	10.31	9.37 90.85%	9.37 90.85%		
7 Nelson Mandela Close									
Ground	R1	Residential	LKD	Area m2 % of room	32.72	32.71 99.96%	32.71 99.96%	1.00	YES
First	R1	Residential	Bathroom	Area m2 % of room	4.51	4.33 96.15%	4.33 96.15%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	11.83	11.56 97.75%	11.56 97.75%		
Block A Flats 1-6									
Ground	R1	Residential	Living Room	Area m2 % of room	16.78	16.62 99.06%	16.62 99.06%	1.00	YES
	R2	Residential	Kitchen	Area m2 % of room	5.80	5.60 96.60%	5.60 96.60%		
	R3	Residential	Kitchen	Area m2 % of room	5.80	5.57 96.02%	5.57 96.02%	1.00	YES
	R4	Residential	Living Room	Area m2 % of room	16.78	16.55 98.61%	16.55 98.61%		
First	R1	Residential	Living Room	Area m2 % of room	16.78	16.57 98.73%	16.57 98.73%	1.00	YES
	R2	Residential	Kitchen	Area m2 % of room	5.80	0.00 0.00%	0.00 0.00%		
	R3	Residential	Kitchen	Area m2 % of room	5.80	5.64 97.27%	5.64 97.27%	1.00	YES
	R4	Residential	Living Room	Area m2 % of room	16.78	16.17 96.38%	16.17 96.38%		
Second	R1	Residential	Living Room	Area m2 % of room	16.78	16.68 99.39%	16.68 99.39%	1.00	YES
	R2	Residential	Kitchen	Area m2 % of room	5.80	0.00 0.00%	0.00 0.00%		
	R3	Residential	Kitchen	Area m2 % of room	5.80	5.70 98.25%	5.70 98.25%	1.00	YES
	R4	Residential	Living Room	Area m2 % of room	16.78	16.61 98.95%	16.61 98.95%		
Block B Flats 13-18									
Ground	R1	Residential	Bedroom	Area m2 % of room	10.91	8.97 82.23%	8.97 82.23%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	5.65	3.73 66.13%	3.73 66.13%		
	R3	Residential	Bedroom	Area m2 % of room	5.58	3.83 68.64%	3.82 68.41%	1.00	YES
	R4	Residential	Bedroom	Area m2 % of room	10.90	8.37 76.81%	7.28 66.78%		

Project Name: Block E, St Matthews Court Project No.: 3764 Report Title: Daylight Distribution Analysis - Proposed Scheme Only Date of Analysis: 16/06/2023									
Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
First	R1	Residential	Bedroom	Area m2 % of room	10.88	9.08 83.47%	9.08 83.47%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	5.65	3.84 67.96%	3.84 67.96%	1.00	YES
	R3	Residential	Bedroom	Area m2 % of room	5.58	3.89 69.70%	3.89 69.61%	1.00	YES
	R4	Residential	Bedroom	Area m2 % of room	10.90	8.53 78.33%	7.99 73.34%	0.94	YES
Second	R1	Residential	Bedroom	Area m2 % of room	10.88	9.54 87.62%	9.54 87.62%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	5.65	4.01 71.06%	4.01 71.06%	1.00	YES
	R3	Residential	Bedroom	Area m2 % of room	5.58	4.05 72.47%	4.04 72.31%	1.00	YES
	R4	Residential	Bedroom	Area m2 % of room	10.76	9.16 85.19%	9.12 84.80%	1.00	YES
Block C Flats 7-12									
Ground	R1	Residential	Living Room	Area m2 % of room	16.83	15.54 92.30%	13.08 77.69%	0.84	YES
	R2	Residential	Kitchen	Area m2 % of room	5.83	5.30 90.91%	5.15 88.31%	0.97	YES
	R3	Residential	Kitchen	Area m2 % of room	5.82	5.61 96.38%	5.61 96.38%	1.00	YES
	R4	Residential	Living Room	Area m2 % of room	15.97	15.86 99.31%	15.83 99.14%	1.00	YES
First	R1	Residential	Living Room	Area m2 % of room	16.83	15.07 89.51%	12.23 72.65%	0.81	YES
	R2	Residential	Kitchen	Area m2 % of room	5.83	5.64 96.70%	5.64 96.70%	1.00	YES
	R3	Residential	Kitchen	Area m2 % of room	5.82	5.68 97.69%	5.68 97.69%	1.00	YES
	R4	Residential	Living Room	Area m2 % of room	15.97	15.68 98.22%	15.55 97.36%	0.99	YES
Second	R1	Residential	Living Room	Area m2 % of room	16.83	16.51 98.06%	15.80 93.84%	0.96	YES
	R2	Residential	Kitchen	Area m2 % of room	5.83	5.66 97.02%	5.66 97.02%	1.00	YES
	R3	Residential	Kitchen	Area m2 % of room	5.82	5.70 98.08%	5.70 98.08%	1.00	YES
	R4	Residential	Living Room	Area m2 % of room	15.97	15.87 99.39%	15.87 99.39%	1.00	YES

Project Name: Block E, St Matthews Court Project No.: 3764 Report Title: Daylight Distribution Analysis - Proposed Scheme Only Date of Analysis: 16/06/2023									
Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Block D Flats 19-24									
Ground	R1	Residential	Bedroom	Area m2	11.53	10.87	10.87		
				% of room		94.30%	94.30%	1.00	YES
	R2	Residential	Bedroom	Area m2	5.67	5.59	5.59		
				% of room		98.66%	98.66%	1.00	YES
	R3	Residential	Bedroom	Area m2	5.67	5.60	5.34		
				% of room		98.69%	94.12%	0.95	YES
First	R4	Residential	Bedroom	Area m2	11.93	11.51	10.65		
				% of room		96.47%	89.25%	0.93	YES
	R5	Residential	LK	Area m2	21.83	21.75	21.55		
				% of room		99.64%	98.70%	0.99	YES
	R6	Residential	LK	Area m2	22.51	22.02	22.02		
				% of room		97.86%	97.86%	1.00	YES
Second	R1	Residential	Bedroom	Area m2	11.53	10.95	10.95		
				% of room		94.94%	94.93%	1.00	YES
	R2	Residential	Bedroom	Area m2	5.67	5.60	5.60		
				% of room		98.78%	98.78%	1.00	YES
	R3	Residential	Bedroom	Area m2	5.67	5.60	5.45		
				% of room		98.80%	96.20%	0.97	YES
Second	R4	Residential	Bedroom	Area m2	11.93	11.52	10.76		
				% of room		96.52%	90.17%	0.93	YES
	R5	Residential	LK	Area m2	21.83	21.75	21.54		
				% of room		99.59%	98.66%	0.99	YES
	R6	Residential	LK	Area m2	22.51	22.01	22.01		
				% of room		97.78%	97.78%	1.00	YES
Second	R1	Residential	Bedroom	Area m2	11.53	11.04	11.04		
				% of room		95.75%	95.74%	1.00	YES
	R2	Residential	Bedroom	Area m2	5.67	5.62	5.62		
				% of room		99.11%	99.11%	1.00	YES
	R3	Residential	Bedroom	Area m2	5.67	5.61	5.56		
				% of room		98.99%	98.11%	0.99	YES
Second	R4	Residential	Bedroom	Area m2	11.93	11.53	11.03		
				% of room		96.66%	92.46%	0.96	YES
	R5	Residential	LK	Area m2	21.83	21.77	21.71		
				% of room		99.73%	99.42%	1.00	YES
	R6	Residential	LK	Area m2	22.51	22.21	22.21		
				% of room		98.70%	98.70%	1.00	YES

Project Name: Block E, St Matthews Court
 Project No.: 3764
 Report Title: Two hours Sunlight to Amenity Analysis - Proposed Scheme Only
 Date of Analysis: 16/06/2023

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
50 Creighton Avenue						
Ground	Rear Garden	Area m2 Percentage	33.03 0.43 1%	0.43 1%	1.00	YES
50a Creighton Avenue						
Ground	Rear Garden	Area m2 Percentage	42.32 11.17 26%	11.17 26%	1.00	YES
50b Creighton Avenue						
Ground	Rear Garden	Area m2 Percentage	104.89 49.29 47%	49.29 47%	1.00	YES
50c Creighton Avenue						
Ground	Rear Garden	Area m2 Percentage	66.79 27.82 42%	27.82 42%	1.00	YES
50d Creighton Avenue						
Ground	Rear Garden	Area m2 Percentage	89.50 48.49 54%	48.49 54%	1.00	YES
52 Creighton Avenue						
Ground	Patio	Area m2 Percentage	25.39 0.00 0%	0.00 0%	1.00	YES
Ground	Rear Garden	Area m2 Percentage	296.60 257.12 87%	257.12 87%	1.00	YES

Project Name: Block E, St Matthews Court
 Project No.: 3764
 Report Title: Two hours Sunlight to Amenity Analysis - Proposed Scheme Only
 Date of Analysis: 16/06/2023

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
54 Creighton Avenue						
Ground	Patio	Area m2 Percentage	25.86 0.00 0%	0.00 0%	1.00	YES
Ground	Rear Garden	Area m2 Percentage	293.44 239.26 82%	239.26 82%	1.00	YES
56 Creighton Avenue						
Ground	Patio	Area m2 Percentage	16.24 0.00 0%	0.00 0%	1.00	YES
Ground	Rear Garden	Area m2 Percentage	444.41 397.12 89%	397.12 89%	1.00	YES
6 Nelson Mandela Close						
Ground	Rear Garden	Area m2 Percentage	49.95 18.63 37%	18.63 37%	1.00	YES
5 Nelson Mandela CI						
Ground	Rear Garden	Area m2 Percentage	51.67 24.30 47%	24.30 47%	1.00	YES
4 Nelson Mandela CI						
Ground	Rear Garden	Area m2 Percentage	46.10 19.88 43%	19.88 43%	1.00	YES

Appendix A.4 – Tabulated Results for Daylight & Sunlight Calculations (Proposed and Consented Scenario - Impact on Neighbours)

Project Name: Block E, St Matthews Court
Project No.: 3764
Report Title: Daylight & Sunlight Analysis - Cumulative Impact of Proposed and Consented Schemes
Date of Analysis: 19/06/2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		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
50 Creighton Avenue																								
Ground	R1	Residential	Utility Room	W1	Existing Proposed	26.05 26.05	1.00	YES	349°N	26.05 26.05	1.00	YES	*North	*North		*North	*North							
	R2	Residential	Conservatory	W2	Existing Proposed	30.92 30.92	1.00	YES	79°N				21.00 21.00	*North	*North	1.00 1.00	*North	*North				*North	*North	
				W3	Existing Proposed	36.74 36.18	0.98	YES	28°N	18.00 18.00	*North	*North	2.00 2.00	*North	*North									
				W4	Existing Proposed	35.28 33.72	0.96	YES	349°N	9.00 9.00	*North	*North	0.00 0.00	*North	*North									
				W5	Existing Proposed	34.05 32.46	0.95	YES	349°N	7.00 7.00	*North	*North	0.00 0.00	*North	*North									
				W6	Existing Proposed	34.31 32.64	0.95	YES	349°N	7.00 7.00	*North	*North	0.00 0.00	*North	*North									
				W8	Existing Proposed	68.79 68.75	1.00	YES	79°N Inc	18.00 18.00	*North	*North	0.00 0.00	*North	*North									
				W9	Existing Proposed	83.49 82.79	0.99	YES	28°N Inc	39.00 39.00	*North	*North	2.00 2.00	*North	*North									
				W10	Existing Proposed	77.40 76.08	0.98	YES	348°N Inc	34.00 34.00	*North	*North	0.00 0.00	*North	*North									
				W11	Existing Proposed	57.69 56.34	0.98	YES	305°N Inc	18.00 18.00	*North	*North	0.00 0.00	*North	*North									
				W12	Existing Proposed	33.21 32.90	0.99	YES	259° Inc	3.00 3.00	1.00	YES	0.00 0.00	1.00	YES									
										46.52 45.90	0.99	YES							49.00 49.00	1.00	YES	2.00 2.00	1.00	YES
	R3	Residential	Kitchen Extension	W7	Existing Proposed	30.23 30.23	1.00	YES	79°N	18.00 18.00	*North	*North	0.00 0.00	*North	*North									
				W8	Existing Proposed	89.14 85.99	0.96	YES	349°N Inc	75.00 75.00	*North	*North	8.00 8.00	*North	*North									
				W9	Existing Proposed	80.65 78.88	0.98	YES	259° Inc	52.00 52.00	1.00	YES	1.00 1.00	1.00	YES									
				W10	Existing Proposed	82.77 81.90	0.99	YES	79°N Inc	55.00 55.00	*North	*North	3.00 3.00	*North	*North									
				W11	Existing Proposed	54.76 54.69	1.00	YES	169° Inc	21.00 21.00	1.00	YES	0.00 0.00	1.00	YES									
										48.11 47.62	0.99	YES							75.00 75.00	1.00	YES	8.00 8.00	1.00	YES

[illegible]

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		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
50b Creighton Avenue																								
Ground	R1	Residential	LKD	W1	Existing	5.35	0.97	YES	80°N	32.14	0.94	YES	0.00	*North	*North	0.00	*North	*North	47.00	1.00	YES	5.00	1.00	YES
					Proposed	5.20							0.00			0.00								
				W2	Existing	33.76	0.88	YES	349°N				4.00	*North	*North	0.00	*North	*North						
					Proposed	29.72							4.00			0.00								
				W3	Existing	64.82	0.98	YES	90° Hz				47.00	1.00	YES	5.00	1.00	YES						
					Proposed	63.61										5.00								
	R2	Residential	Utility Room	W4	Existing	34.73	0.89	YES	349°N					*North	*North		*North	*North	47.00	1.00	YES	5.00	1.00	YES
				Proposed	30.89																			
										34.73	0.89	YES												
	R3	Residential	Living Room	W5	Existing	29.13	0.89	YES	38°N	51.41	0.97	YES	5.00	*North	*North	0.00	*North	*North	69.00	1.00	YES	5.00	1.00	YES
				Proposed	25.84				5.00						0.00									
				Existing	33.46	0.89	YES	350°N	6.00				*North	*North	0.00	*North	*North							
				Proposed	29.70				6.00						0.00									
				Existing	34.96	0.94	YES	305°N	16.00				*North	*North	0.00	*North	*North							
				Proposed	32.84				16.00						0.00									
				Existing	23.33	0.97	YES	260°	17.00				1.00	YES	0.00	1.00	YES							
				Proposed	22.74				17.00						0.00									
				Existing	28.71	0.91	YES	350°N	4.00				*North	*North	0.00	*North	*North							
				Proposed	26.18				4.00						0.00									
				Existing	33.09	0.91	YES	350°N	8.00				*North	*North	0.00	*North	*North							
				Proposed	30.05				8.00						0.00									
				Existing	60.37	0.98	YES	80°N Inc	17.00				*North	*North	0.00	*North	*North							
				Proposed	59.15				17.00						0.00									
				Existing	82.10	0.97	YES	38°N Inc	33.00				*North	*North	1.00	*North	*North							
				Proposed	79.62				33.00						1.00									
				Existing	86.90	0.97	YES	350°N Inc	27.00				*North	*North	3.00	*North	*North							
				Proposed	84.22				27.00						3.00									
				Existing	87.32	0.98	YES	305°N Inc	37.00				*North	*North	2.00	*North	*North							
	Proposed	85.58				37.00			2.00															
	Existing	81.42	0.99	YES	260° Inc	47.00	1.00	YES	1.00	1.00	YES													
	Proposed	80.92				47.00			1.00															
	Existing	86.15	0.98	YES	350°N Inc	41.00	*North	*North	2.00	*North	*North													
	Proposed	84.15				41.00			2.00															
	Existing	71.87	0.99	YES	260° Inc	31.00	1.00	YES	1.00	1.00	YES													
	Proposed	71.41				31.00			1.00															
	Existing	37.37	1.00	YES	170° Inc	8.00	1.00	YES	0.00	1.00	YES													
	Proposed	37.37				8.00			0.00															
	Existing	25.28	0.98	YES	260°	20.00	1.00	YES	0.00	1.00	YES													
	Proposed	24.81				20.00			0.00															
	R4	Residential	Landing	W21	Existing	25.68	0.94	YES	350°N					*North	*North		*North	*North	69.00	1.00	YES	5.00	1.00	YES
				Proposed	24.13																			
										25.68	0.94	YES												
	R5	Residential	WC	W20	Existing	22.79	0.93	YES	350°N					*North	*North		*North	*North		*North	*North		*North	*North
				Proposed	21.24																			
										22.79	0.93	YES												
										21.24														

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		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	
First	R1	Residential	Bathroom	W1	Existing	22.66	0.98	YES	260°			YES	17.00	1.00	YES	2.00	1.00	YES	17.00	1.00	YES	2.00	1.00	YES	
				W2	Proposed	22.28	0.93	YES	350°N				17.00	*North	*North	2.00	*North	*North							
		Existing	17.40				0.00						0.00												
		Proposed	16.26				0.00						0.00												
	R2	Residential	Landing	W3	Existing	37.14	0.94	YES	350°N	20.90	0.97	YES	*North	*North		*North	*North	17.00	1.00	YES	2.00	1.00	YES		
										20.26														17.00	
						Existing	37.14				37.14	0.94	YES												
						Proposed	35.04				35.04														
R3	Residential	En Suite	W4	Existing	38.04	0.94	YES	350°N	38.04	0.94	YES	*North	*North		*North	*North		*North	*North		*North	*North		*North	*North
									35.89																
					Existing	38.04				38.04	0.94	YES													
					Proposed	35.89				35.89															
Second	R1	Residential	Landing	W1	Existing	70.34	0.99	YES	350°N Inc				*North	*North		*North	*North		*North	*North		*North	*North		
										70.34	0.99	YES													
					Proposed	69.53				69.53															
50c Creighton Avenue																									
Ground	R1	Residential	Unknown	W1	Existing	34.63	0.93	YES	349°N				*North	*North		*North	*North		*North	*North		*North	*North		
				W2	Existing	33.09	0.93	YES	349°N															*North	*North
					Proposed	30.93					33.80	0.93	YES												
					Proposed	30.93					31.50														
R2	Residential	Unknown	W3	Existing	29.29	0.93	YES	349°N	29.29	0.93	YES	*North	*North		*North	*North		*North	*North		*North	*North			
									27.12														29.29		
					Existing	29.29				29.29	0.93	YES													
					Proposed	27.12				27.12															
First	R1	Residential	Unknown	W1	Existing	34.95	0.94	YES	349°N			YES	*North	*North		*North	*North		*North	*North		*North	*North		
																								Proposed	32.78
						Existing	33.42	0.94	YES				349°N	34.95	0.94	YES									
	R2	Residential	Unknown	W2	Existing	33.42	0.94	YES	349°N	32.78															
					Proposed	31.34				33.42	0.94	YES													
					Proposed	31.34				31.34															
50d Creighton Avenue																									
Ground	R1	Residential	Unknown	W1	Existing	34.39	0.91	YES	349°N			YES	*North	*North		*North	*North		*North	*North		*North	*North		
																								Proposed	31.28
						Existing	34.52	0.92	YES	349°N	34.39	0.91	YES												
	R2	Residential	Unknown	W2	Existing	34.52	0.92	YES	349°N			YES	*North	*North		*North	*North		*North	*North		*North	*North		
				W3	Existing	35.11	0.93	YES	349°N	34.52	0.92	YES													
					Proposed	32.59				34.96	0.93	YES													
					Proposed	32.59				32.36															
First	R1	Residential	Unknown	W1	Existing	36.86	0.94	YES	349°N			YES	*North	*North		*North	*North		*North	*North		*North	*North		
																								Proposed	34.72
						Existing	35.72	0.95	YES	349°N	36.86	0.94	YES												
	R2	Residential	Unknown	W2	Existing	35.72	0.95	YES	349°N			YES	*North	*North		*North	*North		*North	*North		*North	*North		
					Proposed	33.84				35.72	0.95	YES													
					Proposed	33.84				33.84															

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		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
52 Creighton Avenue																								
Ground	R1	Residential	Unknown	W1	Existing Proposed	36.67 35.00	0.95	YES	349°N	36.67 35.00	0.95	YES		*North	*North	*North	*North		*North	*North		*North	*North	
	R2	Residential	Unknown	W2	Existing Proposed	35.70 34.00	0.95	YES	349°N	35.70 34.00	0.95	YES		*North	*North	*North	*North		*North	*North		*North	*North	
First	R1	Residential	Unknown	W1	Existing Proposed	38.92 37.31	0.96	YES	349°N	38.92 37.31	0.96	YES		*North	*North	*North	*North		*North	*North		*North	*North	
	R2	Residential	Unknown	W2	Existing Proposed	36.48 35.38	0.97	YES	349°N	36.48 35.38	0.97	YES		*North	*North	*North	*North		*North	*North		*North	*North	
Second	R1	Residential	Unknown	W1	Existing Proposed	39.21 38.15	0.97	YES	349°N	39.21 38.15	0.97	YES		*North	*North	*North	*North		*North	*North		*North	*North	
	R2	Residential	Unknown	W2	Existing Proposed	39.48 38.82	0.98	YES	349°N	39.48 38.82	0.98	YES		*North	*North	*North	*North		*North	*North		*North	*North	
54 Creighton Avenue																								
Ground	R1	Residential	Unknown	W1	Existing Proposed	35.87 34.86	0.97	YES	349°N	35.87 34.86	0.97	YES		*North	*North	*North	*North		*North	*North		*North	*North	
	R2	Residential	Unknown	W2	Existing Proposed	38.04 36.81	0.97	YES	349°N	38.04 36.81	0.97	YES		*North	*North	*North	*North		*North	*North		*North	*North	
First	R1	Residential	Unknown	W1	Existing Proposed	35.28 34.23	0.97	YES	349°N	35.28 34.23	0.97	YES		*North	*North	*North	*North		*North	*North		*North	*North	
	R2	Residential	Unknown	W2	Existing Proposed	39.36 38.48	0.98	YES	349°N	39.36 38.48	0.98	YES		*North	*North	*North	*North		*North	*North		*North	*North	
Second	R1	Residential	Unknown	W1	Existing Proposed	39.56 38.99	0.99	YES	349°N	39.56 38.99	0.99	YES		*North	*North	*North	*North		*North	*North		*North	*North	

[illegible]

Project Name: Block E, St Matthews Court Project No.: 3764 Report Title: Daylight & Sunlight Analysis - Cumulative Impact of Proposed and Consented Schemes Date of Analysis: 19/06/2023																								
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		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 Nelson Mandela Close																								
Ground	R1	Residential	Dining Room	W1	Existing Proposed	27.16 24.81	0.91	YES	168°				71.00 67.00	0.94	YES	14.00 12.00	0.86	YES						
										27.16 24.81	0.91	YES							71.00 67.00	0.94	YES	14.00 12.00	0.86	YES
	R2	Residential	Living Room	W2	Existing Proposed	26.92 24.68	0.92	YES	168°				69.00 64.00	0.93	YES	13.00 10.00	0.77	YES						
										26.92 24.68	0.92	YES							69.00 64.00	0.93	YES	13.00 10.00	0.77	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	30.03 27.34	0.91	YES	168°				78.00 71.00	0.91	YES	24.00 17.00	0.71	YES						
										30.03 27.34	0.91	YES							78.00 71.00	0.91	YES	24.00 17.00	0.71	YES
	R2	Residential	Bedroom	W2	Existing Proposed	29.99 27.55	0.92	YES	168°				77.00 72.00	0.94	YES	23.00 18.00	0.78	YES						
										29.99 27.55	0.92	YES							77.00 72.00	0.94	YES	23.00 18.00	0.78	YES
6 Nelson Mandela Close																								
Ground	R1	Residential	Dining Room	W1	Existing Proposed	26.03 24.50	0.94	YES	168°				71.00 68.00	0.96	YES	14.00 12.00	0.86	YES						
										26.03 24.50	0.94	YES							71.00 68.00	0.96	YES	14.00 12.00	0.86	YES
	R2	Residential	Living Room	W2	Existing Proposed	27.28 25.55	0.94	YES	168°				69.00 65.00	0.94	YES	13.00 10.00	0.77	YES						
										27.28 25.55	0.94	YES							69.00 65.00	0.94	YES	13.00 10.00	0.77	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	30.26 28.06	0.93	YES	168°				76.00 71.00	0.93	YES	22.00 17.00	0.77	YES						
										30.26 28.06	0.93	YES							76.00 71.00	0.93	YES	22.00 17.00	0.77	YES
	R2	Residential	Bedroom	W2	Existing Proposed	30.76 28.83	0.94	YES	168°				79.00 75.00	0.95	YES	24.00 20.00	0.83	YES						
										30.76 28.83	0.94	YES							79.00 75.00	0.95	YES	24.00 20.00	0.83	YES
7 Nelson Mandela Close																								
Ground	R1	Residential	LKD	W1	Existing Proposed	24.79 24.67	1.00	YES	258°				35.00 33.00	0.94	YES	11.00 9.00	0.82	YES						
				W2	Existing Proposed	17.17 17.02	0.99	YES	258°				23.00 21.00	0.91	YES	8.00 6.00	0.75	YES						
				W3	Existing Proposed	25.29 24.61	0.97	YES	258°				43.00 36.00	0.84	YES	16.00 9.00	0.56	YES						
				W5	Existing Proposed	30.42 29.61	0.97	YES	78°N				32.00 31.00	*North	*North	3.00 2.00	*North	*North						
													24.65 24.22	0.98	YES							75.00 67.00	0.89	YES
First	R1	Residential	Bathroom	W1	Existing Proposed	33.49 32.27	0.96	YES	78°N					*North	*North		*North	*North						
										33.49 32.27	0.96	YES								*North	*North		*North	*North
	R2	Residential	Bedroom	W2	Existing Proposed	33.92 32.95	0.97	YES	78°N					*North	*North		*North	*North					*North	*North
										33.92 32.95	0.97	YES								*North	*North		*North	*North

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		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	
Block A Flats 1-6																									
Ground	R1	Residential	Living Room	W1	Existing Proposed	31.57 30.11	0.95	YES	259°	31.57 30.11	0.95	YES	45.00 45.00	1.00	YES	10.00 10.00	1.00	YES	45.00 45.00	1.00	YES	10.00 10.00	1.00	YES	
	R2	Residential	Kitchen	W2	Existing Proposed	31.97 30.23	0.95	YES	259°	31.97 30.23	0.95	YES	42.00 42.00	1.00	YES	11.00 11.00	1.00	YES	42.00 42.00	1.00	YES	11.00 11.00	1.00	YES	
	R3	Residential	Kitchen	W3	Existing Proposed	30.26 28.44	0.94	YES	259°	30.26 28.44	0.94	YES	46.00 45.00	0.98	YES	12.00 12.00	1.00	YES	46.00 45.00	0.98	YES	12.00 12.00	1.00	YES	
	R4	Residential	Living Room	W4	Existing Proposed	24.72 23.41	0.95	YES	259°	24.72 23.41	0.95	YES	44.00 44.00	1.00	YES	14.00 14.00	1.00	YES	44.00 44.00	1.00	YES	14.00 14.00	1.00	YES	
	First	R1	Residential	Living Room	W1	Existing Proposed	19.10 19.22	1.01	YES	169°	19.10 19.22	1.01	YES	50.00 50.00	1.00	YES	18.00 18.00	1.00	YES	50.00 50.00	1.00	YES	18.00 18.00	1.00	YES
First	R1	Residential	Living Room	W2	Existing Proposed	30.30 29.06	0.96	YES	259°	30.30 29.06	0.96	YES	44.00 43.00	0.98	YES	16.00 16.00	1.00	YES	44.00 43.00	0.98	YES	16.00 16.00	1.00	YES	
				W3	Existing Proposed	16.18 13.50	0.83	YES	349°N	16.18 13.50	0.83	YES	8.00 8.00	*North	*North	0.00 0.00	*North	*North	8.00 8.00	*North	*North	0.00 0.00	*North	*North	
				W4	Existing Proposed	34.84 33.21	0.95	YES	259°	34.84 33.21	0.95	YES	47.00 47.00	1.00	YES	13.00 13.00	1.00	YES	47.00 47.00	1.00	YES	13.00 13.00	1.00	YES	
	R2	Residential	Kitchen	W4	Existing Proposed	34.84 33.21	0.95	YES	259°	34.84 33.21	0.95	YES	47.00 47.00	1.00	YES	13.00 13.00	1.00	YES	47.00 47.00	1.00	YES	13.00 13.00	1.00	YES	
	R3	Residential	Kitchen	W5	Existing Proposed	34.14 31.67	0.93	YES	259°	34.14 31.67	0.93	YES	50.00 50.00	1.00	YES	16.00 17.00	1.06	YES	50.00 50.00	1.00	YES	16.00 17.00	1.06	YES	
	R4	Residential	Living Room	W6	Existing Proposed	17.29 17.35	1.00	YES	169°	17.29 17.35	1.00	YES	45.00 45.00	1.00	YES	18.00 18.00	1.00	YES	45.00 45.00	1.00	YES	18.00 18.00	1.00	YES	
				W7	Existing Proposed	25.93 23.72	0.91	YES	259°	25.93 23.72	0.91	YES	42.00 39.00	0.93	YES	17.00 17.00	1.00	YES	42.00 39.00	0.93	YES	17.00 17.00	1.00	YES	
				W8	Existing Proposed	2.06 1.21	0.59	NO	349°N	2.06 1.21	0.59	NO	3.00 3.00	*North	*North	0.00 0.00	*North	*North	3.00 3.00	*North	*North	0.00 0.00	*North	*North	
				W9	Existing Proposed	21.88 20.12	0.92	YES	259°	21.88 20.12	0.92	YES	51.00 48.00	0.94	YES	18.00 18.00	1.00	YES	51.00 48.00	0.94	YES	18.00 18.00	1.00	YES	
	Second	R1	Residential	Living Room	W1	Existing Proposed	32.16 36.43	1.13	YES	259°	32.16 36.43	1.13	YES	44.00 55.00	1.25	YES	16.00 19.00	1.19	YES	44.00 55.00	1.25	YES	16.00 19.00	1.19	YES
	R2	Residential	Kitchen	W2	Existing Proposed	30.86 36.00	1.17	YES	259°	30.86 36.00	1.17	YES	41.00 52.00	1.27	YES	14.00 18.00	1.29	YES	41.00 52.00	1.27	YES	14.00 18.00	1.29	YES	
	R3	Residential	Kitchen	W3	Existing Proposed	30.61 34.90	1.14	YES	259°	30.61 34.90	1.14	YES	41.00 52.00	1.27	YES	14.00 18.00	1.29	YES	41.00 52.00	1.27	YES	14.00 18.00	1.29	YES	
R4	Residential	Living Room	W4	Existing Proposed	30.85 30.33	0.98	YES	259°	30.85 30.33	0.98	YES	43.00 50.00	1.16	YES	15.00 18.00	1.20	YES	43.00 50.00	1.16	YES	15.00 18.00	1.20	YES		

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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	
Block B Flats 13-18																								
Ground	R1	Residential	Bedroom	W1	Existing Proposed	19.60 18.59	0.95	YES	259°	19.60 18.59	0.95	YES	41.00 41.00	1.00	YES	15.00 15.00	1.00	YES	41.00 41.00	1.00	YES	15.00 15.00	1.00	YES
	R2	Residential	Bedroom	W2	Existing Proposed	10.69 9.67	0.90	YES	259°	10.69 9.67	0.90	YES	33.00 34.00	1.03	YES	16.00 16.00	1.00	YES	33.00 34.00	1.03	YES	16.00 16.00	1.00	YES
	R3	Residential	Bedroom	W3	Existing Proposed	12.19 11.16	0.92	YES	259°	12.19 11.16	0.92	YES	2.00 2.00	1.00	YES	0.00 0.00	1.00	YES	2.00 2.00	1.00	YES	0.00 0.00	1.00	YES
	R4	Residential	Bedroom	W4	Existing Proposed	20.45 18.26	0.89	YES	259°	20.45 18.26	0.89	YES	14.00 12.00	0.86	YES	1.00 1.00	1.00	YES	14.00 12.00	0.86	YES	1.00 1.00	1.00	YES
	First	R1	Residential	Bedroom	W1	Existing Proposed	23.91 21.24	0.89	YES	259°	23.91 21.24	0.89	YES	43.00 44.00	1.02	YES	16.00 16.00	1.00	YES	43.00 44.00	1.02	YES	16.00 16.00	1.00
First	R2	Residential	Bedroom	W2	Existing Proposed	14.21 11.19	0.79	NO	259°	14.21 11.19	0.79	NO	33.00 33.00	1.00	YES	16.00 16.00	1.00	YES	33.00 33.00	1.00	YES	16.00 16.00	1.00	YES
	R3	Residential	Bedroom	W3	Existing Proposed	15.26 12.29	0.81	YES	259°	15.26 12.29	0.81	YES	4.00 2.00	0.50	YES	0.00 0.00	1.00	YES	4.00 2.00	0.50	YES	0.00 0.00	1.00	YES
	R4	Residential	Bedroom	W4	Existing Proposed	24.83 20.63	0.83	YES	259°	24.83 20.63	0.83	YES	22.00 14.00	0.64	NO	1.00 2.00	2.00	YES	22.00 14.00	0.64	NO	1.00 2.00	2.00	YES
	Second	R1	Residential	Bedroom	W1	Existing Proposed	26.89 25.06	0.93	YES	259°	26.89 25.06	0.93	YES	38.00 45.00	1.18	YES	16.00 17.00	1.06	YES	38.00 45.00	1.18	YES	16.00 17.00	1.06
Second	R2	Residential	Bedroom	W2	Existing Proposed	20.73 14.40	0.69	NO	259°	20.73 14.40	0.69	NO	32.00 35.00	1.09	YES	13.00 17.00	1.31	YES	32.00 35.00	1.09	YES	13.00 17.00	1.31	YES
	R3	Residential	Bedroom	W3	Existing Proposed	20.85 14.99	0.72	NO	259°	20.85 14.99	0.72	NO	26.00 4.00	0.15	NO	6.00 0.00	0.00	NO	26.00 4.00	0.15	NO	6.00 0.00	0.00	NO
	R4	Residential	Bedroom	W4	Existing Proposed	27.14 24.48	0.90	YES	259°	27.14 24.48	0.90	YES	36.00 20.00	0.56	NO	8.00 1.00	0.13	NO	36.00 20.00	0.56	NO	8.00 1.00	0.13	NO

Project Name: Block E, St Matthews Court Project No.: 3764 Report Title: Daylight & Sunlight Analysis - Cumulative Impact of Proposed and Consented Schemes Date of Analysis: 19/06/2023																								
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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	
Block C Flats 7-12																								
Ground	R1	Residential	Living Room	W1	Existing Proposed	25.07 22.27	0.89	YES	259°	25.07 22.27	0.89	YES	20.00 15.00	0.75	NO	1.00 0.00	0.00	NO	20.00 15.00	0.75	NO	1.00 0.00	0.00	NO
	R2	Residential	Kitchen	W2	Existing Proposed	31.07 27.51	0.89	YES	259°				33.00 25.00	0.76	YES	2.00 0.00	0.00	NO	33.00 25.00	0.76	YES	2.00 0.00	0.00	NO
	R3	Residential	Kitchen	W3	Existing Proposed	33.35 29.85	0.90	YES	259°				42.00 35.00	0.83	YES	6.00 1.00	0.17	NO	42.00 35.00	0.83	YES	6.00 1.00	0.17	NO
	R4	Residential	Living Room	W4	Existing Proposed	33.77 30.71	0.91	YES	259°				44.00 40.00	0.91	YES	9.00 5.00	0.56	YES	44.00 40.00	0.91	YES	9.00 5.00	0.56	YES
				W6	Existing Proposed	37.62 37.62	1.00	YES	349°N				11.00 11.00	*North	*North	0.00 0.00	*North	*North	11.00 11.00	*North	*North	0.00 0.00	*North	*North
									35.31 33.47	0.95	YES							46.00 42.00	0.91	YES	9.00 5.00	0.56	YES	
First	R1	Residential	Living Room	W1	Existing Proposed	1.37 0.83	0.61	NO	169°	21.91 19.07	0.87	YES	8.00 5.00	0.63	YES	0.00 0.00	1.00	YES	8.00 5.00	0.63	YES	0.00 0.00	1.00	YES
				W2	Existing Proposed	25.62 21.93	0.86	YES	259°				27.00 19.00	0.70	NO	2.00 0.00	0.00	NO	27.00 19.00	0.70	NO	2.00 0.00	0.00	NO
				W3	Existing Proposed	19.40 19.56	1.01	YES	349°N				9.00 9.00	*North	*North	0.00 0.00	*North	*North	9.00 9.00	*North	*North	0.00 0.00	*North	*North
	R2	Residential	Kitchen	W4	Existing Proposed	34.38 30.47	0.89	YES	259°				42.00 31.00	0.74	YES	7.00 0.00	0.00	NO	42.00 31.00	0.74	YES	7.00 0.00	0.00	NO
	R3	Residential	Kitchen	W5	Existing Proposed	35.79 32.53	0.91	YES	259°				46.00 39.00	0.85	YES	11.00 4.00	0.36	NO	46.00 39.00	0.85	YES	11.00 4.00	0.36	NO
	R4	Residential	Living Room	W6	Existing Proposed	14.83 11.63	0.78	NO	169°	32.62 31.07	0.95	YES	41.00 35.00	0.85	YES	14.00 8.00	0.57	YES	41.00 35.00	0.85	YES	14.00 8.00	0.57	YES
				W7	Existing Proposed	32.04 29.36	0.92	YES	259°				41.00 36.00	0.88	YES	13.00 8.00	0.62	YES	41.00 36.00	0.88	YES	13.00 8.00	0.62	YES
				W8	Existing Proposed	23.12 23.27	1.01	YES	349°N				9.00 9.00	*North	*North	0.00 0.00	*North	*North	9.00 9.00	*North	*North	0.00 0.00	*North	*North
				W9	Existing Proposed	39.38 39.38	1.00	YES	349°N				12.00 12.00	*North	*North	0.00 0.00	*North	*North	12.00 12.00	*North	*North	0.00 0.00	*North	*North
													32.62 31.07	0.95	YES							54.00 47.00	0.87	YES

Project Name: Block E, St Matthews Court Project No.: 3764 Report Title: Daylight & Sunlight Analysis - Cumulative Impact of Proposed and Consented Schemes Date of Analysis: 19/06/2023																							
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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
Second	R1	Residential	Living Room	W1	Existing Proposed	29.05 28.19	0.97	YES	259°			33.00 24.00	0.73	NO	5.00 0.00	0.00	NO						
									29.05 28.19	0.97	YES							33.00 24.00	0.73	NO	5.00 0.00	0.00	NO
	R2	Residential	Kitchen	W2	Existing Proposed	30.98 33.31	1.08	YES	259°			38.00 40.00	1.05	YES	11.00 6.00	0.55	YES						
									30.98 33.31	1.08	YES							38.00 40.00	1.05	YES	11.00 6.00	0.55	YES
	R3	Residential	Kitchen	W3	Existing Proposed	31.63 35.24	1.11	YES	259°			41.00 45.00	1.10	YES	14.00 10.00	0.71	YES						
									31.63 35.24	1.11	YES							41.00 45.00	1.10	YES	14.00 10.00	0.71	YES
	R4	Residential	Living Room	W4	Existing Proposed	33.18 36.24	1.09	YES	259°			43.00 48.00	1.12	YES	15.00 13.00	0.87	YES						
				W5	Existing Proposed	39.57 39.57	1.00	YES	349°N			12.00 12.00	*North	*North	0.00 0.00	*North	*North						
									35.74 37.57	1.05	YES							46.00 51.00	1.11	YES	15.00 13.00	0.87	YES
Block D Flats 19-24																							
Ground	R1	Residential	Bedroom	W1	Existing Proposed	31.51 29.63	0.94	YES	349°N					*North	*North		*North	*North					
									31.51 29.63	0.94	YES												
	R2	Residential	Bedroom	W2	Existing Proposed	26.43 24.97	0.94	YES	349°N					*North	*North		*North	*North		*North	*North		
									26.43 24.97	0.94	YES												
	R3	Residential	Bedroom	W3	Existing Proposed	29.79 24.77	0.83	YES	349°N					*North	*North		*North	*North		*North	*North		
									29.79 24.77	0.83	YES												
	R4	Residential	Bedroom	W4	Existing Proposed	36.67 27.11	0.74	YES	349°N					*North	*North		*North	*North		*North	*North		
									36.67 27.11	0.74	YES												
	R5	Residential	LK	W5	Existing Proposed	36.21 11.94	0.33	NO	259°			53.00 37.00	0.70	YES	16.00 15.00	0.94	YES						
				W6	Existing Proposed	30.16 29.57	0.98	YES	169°			78.00 76.00	0.97	YES	24.00 24.00	1.00	YES						
				W7	Existing Proposed	30.63 29.87	0.98	YES	169°			73.00 70.00	0.96	YES	23.00 23.00	1.00	YES						
									32.10 24.35	0.76	NO							87.00 76.00	0.87	YES	24.00 24.00	1.00	YES
	R6	Residential	LK	W8	Existing Proposed	29.85 28.83	0.97	YES	169°			73.00 67.00	0.92	YES	23.00 23.00	1.00	YES						
				W9	Existing Proposed	27.24 25.74	0.94	YES	169°			67.00 65.00	0.97	YES	22.00 22.00	1.00	YES						
									28.19 26.86	0.95	YES							75.00 69.00	0.92	YES	24.00 24.00	1.00	YES

Project Name: Block E, St Matthews Court
Project No.: 3764
Report Title: Daylight & Sunlight Analysis - Cumulative Impact of Proposed and Consented Schemes
Date of Analysis: 19/06/2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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
First	R1	Residential	Bedroom	W1	Existing 35.53 Proposed 32.96	0.93	YES	349°N	35.53 32.96	0.93	YES		*North	*North		*North	*North						
	R2	Residential	Bedroom	W2	Existing 32.22 Proposed 30.81	0.96	YES	349°N	32.22 30.81	0.96	YES		*North	*North		*North	*North		*North	*North		*North	*North
	R3	Residential	Bedroom	W3	Existing 34.25 Proposed 29.91	0.87	YES	349°N	34.25 29.91	0.87	YES		*North	*North		*North	*North		*North	*North		*North	*North
	R4	Residential	Bedroom	W4	Existing 37.94 Proposed 28.76	0.76	YES	349°N	37.94 28.76	0.76	YES		*North	*North		*North	*North		*North	*North		*North	*North
	R5	Residential	LK	W5	Existing 38.24 Proposed 12.96	0.34	NO	259°	29.85 23.13	0.77	NO	56.00 39.00	0.70	YES	19.00 17.00	0.89	YES	94.00 83.00	0.88	YES	28.00 27.00	0.96	YES
				W6	Existing 22.21 Proposed 22.41	1.01	YES	259°				47.00 47.00	1.00	YES	17.00 17.00	1.00	YES						
				W7	Existing 27.06 Proposed 26.58	0.98	YES	169°				70.00 66.00	0.94	YES	26.00 25.00	0.96	YES						
				W8	Existing 15.71 Proposed 14.80	0.94	YES	79°N				38.00 34.00	*North	*North	9.00 8.00	*North	*North						
				W9	Existing 33.20 Proposed 32.63	0.98	YES	169°				76.00 73.00	0.96	YES	23.00 23.00	1.00	YES						
	R6	Residential	LK	W10	Existing 33.10 Proposed 32.24	0.97	YES	169°				77.00 75.00	0.97	YES	24.00 24.00	1.00	YES						
				W11	Existing 17.87 Proposed 18.65	1.04	YES	259°				46.00 47.00	1.02	YES	18.00 18.00	1.00	YES						
				W12	Existing 25.35 Proposed 23.68	0.93	YES	169°				67.00 60.00	0.90	YES	26.00 24.00	0.92	YES						
				W13	Existing 12.82 Proposed 7.96	0.62	NO	79°N				30.00 22.00	*North	*North	8.00 6.00	*North	*North						
									25.37 23.85	0.94	YES							80.00 78.00	0.98	YES	26.00 26.00	1.00	YES

Project Name: Block E, St Matthews Court
 Project No.: 3764
 Report Title: Daylight & Sunlight Analysis - Cumulative Impact of Proposed and Consented Schemes
 Date of Analysis: 19/06/2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	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
Second	R1	Residential	Bedroom	W1	Existing Proposed	31.30 35.52	1.13	YES	349°N				*North	*North		*North	*North						
									31.30 35.52	1.13	YES								*North	*North		*North	*North
	R2	Residential	Bedroom	W2	Existing Proposed	29.56 32.45	1.10	YES	349°N				*North	*North		*North	*North						
									29.56 32.45	1.10	YES								*North	*North		*North	*North
	R3	Residential	Bedroom	W3	Existing Proposed	29.16 31.23	1.07	YES	349°N				*North	*North		*North	*North						
									29.16 31.23	1.07	YES								*North	*North		*North	*North
	R4	Residential	Bedroom	W4	Existing Proposed	31.31 30.89	0.99	YES	349°N				*North	*North		*North	*North						
									31.31 30.89	0.99	YES								*North	*North		*North	*North
	R5	Residential	LK	W5	Existing Proposed	38.83 15.02	0.39	NO	259°			56.00 36.00	0.64	YES	19.00 15.00	0.79	YES						
				W6	Existing Proposed	33.10 36.12	1.09	YES	169°			81.00 85.00	1.05	YES	30.00 29.00	0.97	YES						
				W7	Existing Proposed	32.33 35.77	1.11	YES	169°			79.00 82.00	1.04	YES	29.00 27.00	0.93	YES						
									34.63 29.66	0.86	YES							95.00 85.00	0.89	YES	30.00 29.00	0.97	YES
	R6	Residential	LK	W8	Existing Proposed	32.11 35.24	1.10	YES	169°			78.00 81.00	1.04	YES	28.00 27.00	0.96	YES						
				W9	Existing Proposed	32.35 33.98	1.05	YES	169°			80.00 77.00	0.96	YES	28.00 27.00	0.96	YES						
									32.26 34.44	1.07	YES							80.00 81.00	1.01	YES	28.00 27.00	0.96	YES

Project Name: Block E, St Matthews Court Project No.: 3764 Report Title: Daylight Distribution Analysis - Cumulative impact of Proposed and Consented Schemes Date of Analysis: 19/06/2023									
Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
50 Creighton Avenue									
Ground	R1	Residential	Utility Room	Area m2	6.75	6.40	6.40	1.00	YES
			% of room			94.88%	94.88%		
	R2	Residential	Conservatory	Area m2	10.39	10.39	10.39		
			% of room			100.00%	100.00%	1.00	YES
	R3	Residential	Kitchen Extension	Area m2	13.18	13.18	13.18	1.00	YES
			% of room			100.00%	100.00%		
First	R1	Residential	Bathroom	Area m2	6.75	6.68	6.68	1.00	YES
			% of room			98.99%	98.99%		
	R2	Residential	Bedroom	Area m2	8.77	8.68	8.68		
			% of room			99.03%	99.03%		
	R3	Residential	Bedroom	Area m2	14.33	14.21	12.89	0.91	YES
			% of room			99.16%	89.98%		
	R4	Residential	Bathroom	Area m2	6.62	6.43	6.43	1.00	YES
			% of room			97.05%	97.05%		
Second	R1	Residential	Bedroom	Area m2	22.33	19.45	19.45	1.00	YES
			% of room			87.10%	87.10%		
50a Creighton Avenue									
Ground	R1	Residential	Unknown	Area m2	44.35	44.12	44.06	1.00	YES
			% of room			99.48%	99.35%		
First	R1	Residential	Unknown	Area m2	15.41	15.31	14.55	0.95	YES
			% of room			99.35%	94.45%		
	R2	Residential	Unknown	Area m2	15.93	15.58	13.38	0.86	YES
			% of room			97.80%	83.99%		
50b Creighton Avenue									
Ground	R1	Residential	LKD	Area m2	31.36	24.92	24.21	0.97	YES
			% of room			79.44%	77.18%		
	R2	Residential	Utility Room	Area m2	5.58	3.92	3.92	1.00	YES
			% of room			70.24%	70.24%		
	R3	Residential	Living Room	Area m2	28.76	28.76	28.76	1.00	YES
			% of room			100.00%	100.00%		
	R4	Residential	Landing	Area m2	1.89	0.93	0.93	1.00	YES
			% of room			49.03%	49.03%		
	R5	Residential	WC	Area m2	2.60	1.94	1.94	1.00	YES
			% of room			74.34%	74.33%		
First	R1	Residential	Bathroom	Area m2	7.64	6.84	6.84	1.00	YES
			% of room			89.60%	89.60%		
	R2	Residential	Landing	Area m2	9.66	4.83	4.83		
			% of room			49.96%	49.96%	1.00	YES
	R3	Residential	En Suite	Area m2	6.15	5.57	5.57	1.00	YES
			% of room			90.63%	90.63%		
Second	R1	Residential	Landing	Area m2	2.46	0.90	0.90	1.00	YES
			% of room			36.42%	36.42%		

Project Name: Block E, St Matthews Court
Project No.: 3764
Report Title: Daylight Distribution Analysis - Cumulative impact of Proposed and Consented Schemes
Date of Analysis: 19/06/2023

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
50c Creighton Avenue									
Ground	R1	Residential	Unknown	Area m2 % of room	13.34	13.29 99.67%	13.29 99.67%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	13.54	13.35 98.56%	13.35 98.56%		
First	R1	Residential	Unknown	Area m2 % of room	13.13	13.04 99.27%	13.04 99.27%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	13.13	13.01 99.07%	13.01 99.07%		
50d Creighton Avenue									
Ground	R1	Residential	Unknown	Area m2 % of room	6.12	5.32 87.02%	5.32 87.02%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	32.50	31.22 96.06%	29.15 89.70%		
First	R1	Residential	Unknown	Area m2 % of room	14.98	14.96 99.92%	14.96 99.92%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	14.98	14.96 99.92%	14.96 99.92%		
52 Creighton Avenue									
Ground	R1	Residential	Unknown	Area m2 % of room	19.29	19.23 99.65%	18.97 98.33%	0.99	YES
	R2	Residential	Unknown	Area m2 % of room	16.08	16.07 99.93%	16.07 99.93%		
First	R1	Residential	Unknown	Area m2 % of room	8.87	8.74 98.55%	8.74 98.55%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	16.42	16.31 99.35%	16.31 99.35%		
Second	R1	Residential	Unknown	Area m2 % of room	12.33	4.91 39.79%	4.64 37.62%	0.95	YES
	R2	Residential	Unknown	Area m2 % of room	17.64	16.81 95.31%	16.81 95.31%		
54 Creighton Avenue									
Ground	R1	Residential	Unknown	Area m2 % of room	16.08	16.07 99.92%	16.07 99.92%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	19.29	19.21 99.58%	19.21 99.58%		
First	R1	Residential	Unknown	Area m2 % of room	16.42	16.26 99.04%	16.26 99.04%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	8.87	8.81 99.40%	8.81 99.39%		
Second	R1	Residential	Unknown	Area m2 % of room	3.56	3.14 88.06%	3.14 88.06%	1.00	YES

Project Name: Block E, St Matthews Court
Project No.: 3764
Report Title: Daylight Distribution Analysis - Cumulative impact of Proposed and Consented Schemes
Date of Analysis: 19/06/2023

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
56 Creighton Avenue									
Ground	R1	Residential	LKD	Area m2	38.93	38.93	38.93		
			% of room			100.00%	100.00%	1.00	YES
	R2	Residential	Living Room	Area m2	19.76	19.76	19.76		
			% of room			99.97%	99.97%	1.00	YES
First	R1	Residential	Bedroom	Area m2	8.87	8.82	8.82		
			% of room			99.47%	99.47%	1.00	YES
	R2	Residential	Bedroom	Area m2	16.62	16.57	16.57		
			% of room			99.74%	99.74%	1.00	YES
Second	R1	Residential	En Suite	Area m2	12.79	10.67	10.67		
			% of room			83.41%	83.41%	1.00	YES
	R2	Residential	Bedroom	Area m2	16.38	15.63	15.63		
			% of room			95.41%	95.41%	1.00	YES
4 Nelson Mandela Close									
Ground	R1	Residential	Dining Room	Area m2	7.96	7.87	7.77		
			% of room			98.89%	97.69%	0.99	YES
	R2	Residential	Living Room	Area m2	12.54	12.00	11.76		
			% of room			95.71%	93.80%	0.98	YES
First	R1	Residential	Bedroom	Area m2	10.56	10.32	9.90		
			% of room			97.73%	93.69%	0.96	YES
	R2	Residential	Bedroom	Area m2	10.74	10.20	9.70		
			% of room			94.95%	90.32%	0.95	YES
5 Nelson Mandela Close									
Ground	R1	Residential	Dining Room	Area m2	8.09	7.89	7.70		
			% of room			97.53%	95.20%	0.98	YES
	R2	Residential	Living Room	Area m2	12.14	11.83	11.83		
			% of room			97.47%	97.47%	1.00	YES
First	R1	Residential	Bedroom	Area m2	10.71	10.08	9.87		
			% of room			94.17%	92.21%	0.98	YES
	R2	Residential	Bedroom	Area m2	10.34	9.82	9.68		
			% of room			94.92%	93.55%	0.99	YES
6 Nelson Mandela Close									
Ground	R1	Residential	Dining Room	Area m2	7.71	7.58	7.32		
			% of room			98.32%	94.85%	0.96	YES
	R2	Residential	Living Room	Area m2	12.11	11.71	11.69		
			% of room			96.65%	96.48%	1.00	YES
First	R1	Residential	Bedroom	Area m2	10.30	9.77	9.55		
			% of room			94.84%	92.73%	0.98	YES
	R2	Residential	Bedroom	Area m2	10.31	9.70	9.37		
			% of room			94.00%	90.85%	0.97	YES

Project Name: Block E, St Matthews Court
Project No.: 3764
Report Title: Daylight Distribution Analysis - Cumulative impact of Proposed and Consented Schemes
Date of Analysis: 19/06/2023

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
7 Nelson Mandela Close									
Ground	R1	Residential	LKD	Area m2 % of room	32.72	32.71 99.96%	32.71 99.96%	1.00	YES
First	R1	Residential	Bathroom	Area m2 % of room	4.51	4.33 96.17%	4.33 96.15%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	11.83	11.56 97.76%	11.56 97.75%	1.00	YES
Block A Flats 1-6									
Ground	R1	Residential	Living Room	Area m2 % of room	16.78	16.63 99.12%	16.62 99.06%	1.00	YES
	R2	Residential	Kitchen	Area m2 % of room	5.80	5.63 96.97%	5.60 96.60%	1.00	YES
	R3	Residential	Kitchen	Area m2 % of room	5.80	5.58 96.18%	5.57 96.02%	1.00	YES
	R4	Residential	Living Room	Area m2 % of room	16.78	16.56 98.71%	16.55 98.61%	1.00	YES
First	R1	Residential	Living Room	Area m2 % of room	16.78	16.62 99.05%	16.57 98.73%	1.00	YES
	R2	Residential	Kitchen	Area m2 % of room	5.80	5.69 98.12%	5.68 97.96%	1.00	YES
	R3	Residential	Kitchen	Area m2 % of room	5.80	5.70 98.27%	5.64 97.27%	0.99	YES
	R4	Residential	Living Room	Area m2 % of room	16.78	16.50 98.30%	16.17 96.38%	0.98	YES
Second	R1	Residential	Living Room	Area m2 % of room	16.78	16.67 99.36%	16.68 99.39%	1.00	YES
	R2	Residential	Kitchen	Area m2 % of room	5.80	5.70 98.29%	5.71 98.41%	1.00	YES
	R3	Residential	Kitchen	Area m2 % of room	5.80	5.71 98.46%	5.70 98.25%	1.00	YES
	R4	Residential	Living Room	Area m2 % of room	16.78	16.65 99.24%	16.61 98.95%	1.00	YES

Project Name: Block E, St Matthews Court Project No.: 3764 Report Title: Daylight Distribution Analysis - Cumulative impact of Proposed and Consented Schemes Date of Analysis: 19/06/2023									
Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Block B Flats 13-18									
Ground	R1	Residential	Bedroom	Area m2	10.91	9.02	8.97	0.99	YES
			% of room			82.68%	82.23%		
	R2	Residential	Bedroom	Area m2	5.65	3.80	3.73		
			% of room			67.29%	66.13%		
	R3	Residential	Bedroom	Area m2	5.58	3.90	3.82	0.98	YES
			% of room			69.82%	68.41%		
	R4	Residential	Bedroom	Area m2	10.90	8.55	7.28		
			% of room			78.46%	66.78%		
First	R1	Residential	Bedroom	Area m2	10.88	9.54	9.08	0.95	YES
			% of room			87.66%	83.47%		
	R2	Residential	Bedroom	Area m2	5.65	4.07	3.84		
			% of room			72.08%	67.96%		
	R3	Residential	Bedroom	Area m2	5.58	4.11	3.89	0.95	YES
			% of room			73.53%	69.61%		
	R4	Residential	Bedroom	Area m2	10.90	9.29	7.99		
			% of room			85.25%	73.34%		
Second	R1	Residential	Bedroom	Area m2	10.88	10.76	9.54	0.89	YES
			% of room			98.89%	87.62%		
	R2	Residential	Bedroom	Area m2	5.65	5.53	4.01		
			% of room			98.02%	71.06%		
	R3	Residential	Bedroom	Area m2	5.58	5.48	4.04	0.74	NO
			% of room			98.09%	72.31%		
	R4	Residential	Bedroom	Area m2	10.76	10.62	9.12		
			% of room			98.78%	84.80%		
Block C Flats 7-12									
Ground	R1	Residential	Living Room	Area m2	16.83	15.94	13.08	0.82	YES
			% of room			94.69%	77.69%		
	R2	Residential	Kitchen	Area m2	5.83	5.56	5.15		
			% of room			95.28%	88.31%		
	R3	Residential	Kitchen	Area m2	5.82	5.61	5.61	1.00	YES
			% of room			96.39%	96.38%		
	R4	Residential	Living Room	Area m2	15.97	15.86	15.83		
			% of room			99.33%	99.14%		
First	R1	Residential	Living Room	Area m2	16.83	15.63	12.23	0.78	NO
			% of room			92.83%	72.65%		
	R2	Residential	Kitchen	Area m2	5.83	5.67	5.64		
			% of room			97.24%	96.70%		
	R3	Residential	Kitchen	Area m2	5.82	5.71	5.68	1.00	YES
			% of room			98.17%	97.69%		
	R4	Residential	Living Room	Area m2	15.97	15.84	15.55		
			% of room			99.22%	97.36%		
Second	R1	Residential	Living Room	Area m2	16.83	16.58	15.80	0.95	YES
			% of room			98.47%	93.84%		
	R2	Residential	Kitchen	Area m2	5.83	5.70	5.66		
			% of room			97.70%	97.02%		
	R3	Residential	Kitchen	Area m2	5.82	5.71	5.70	1.00	YES
			% of room			98.17%	98.08%		
	R4	Residential	Living Room	Area m2	15.97	15.88	15.87		
			% of room			99.43%	99.39%		

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Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Block D Flats 19-24									
Ground	R1	Residential	Bedroom	Area m2	11.53	10.95	10.87		
				% of room		95.00%	94.30%	0.99	YES
	R2	Residential	Bedroom	Area m2	5.67	5.60	5.59		
				% of room		98.78%	98.66%	1.00	YES
	R3	Residential	Bedroom	Area m2	5.67	5.60	5.34		
				% of room		98.69%	94.12%	0.95	YES
	R4	Residential	Bedroom	Area m2	11.93	11.51	10.65		
				% of room		96.47%	89.25%	0.93	YES
	R5	Residential	LK	Area m2	21.83	21.77	21.55		
				% of room		99.72%	98.70%	0.99	YES
	R6	Residential	LK	Area m2	22.51	22.06	22.02		
				% of room		98.04%	97.86%	1.00	YES
First	R1	Residential	Bedroom	Area m2	11.53	11.07	10.95		
				% of room		95.99%	94.93%	0.99	YES
	R2	Residential	Bedroom	Area m2	5.67	5.62	5.60		
				% of room		99.05%	98.78%	1.00	YES
	R3	Residential	Bedroom	Area m2	5.67	5.60	5.45		
				% of room		98.80%	96.20%	0.97	YES
	R4	Residential	Bedroom	Area m2	11.93	11.53	10.76		
				% of room		96.62%	90.17%	0.93	YES
	R5	Residential	LK	Area m2	21.83	21.76	21.54		
				% of room		99.64%	98.66%	0.99	YES
	R6	Residential	LK	Area m2	22.51	22.04	22.01		
				% of room		97.93%	97.78%	1.00	YES
Second	R1	Residential	Bedroom	Area m2	11.53	11.10	11.04		
				% of room		96.28%	95.74%	0.99	YES
	R2	Residential	Bedroom	Area m2	5.67	5.62	5.62		
				% of room		99.10%	99.11%	1.00	YES
	R3	Residential	Bedroom	Area m2	5.67	5.61	5.56		
				% of room		98.92%	98.11%	0.99	YES
	R4	Residential	Bedroom	Area m2	11.93	11.53	11.03		
				% of room		96.65%	92.46%	0.96	YES
	R5	Residential	LK	Area m2	21.83	21.77	21.71		
				% of room		99.71%	99.42%	1.00	YES
	R6	Residential	LK	Area m2	22.51	22.17	22.21		
				% of room		98.49%	98.70%	1.00	YES

Project Name: Block E, St Matthews Court
Project No.: 3764
Report Title: Two hours Sunlight to Amenity Analysis - Cumulative Impact of Proposed and Consented Schemes
Date of Analysis: 19/06/2023

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
50 Creighton Avenue						
Ground	Rear Garden	Area m2 Percentage	33.03 0.43 1%	0.43 1%	1.00	YES
50a Creighton Avenue						
Ground	Rear Garden	Area m2 Percentage	42.32 11.17 26%	11.17 26%	1.00	YES
50b Creighton Avenue						
Ground	Rear Garden	Area m2 Percentage	104.89 49.29 47%	49.29 47%	1.00	YES
50c Creighton Avenue						
Ground	Rear Garden	Area m2 Percentage	66.79 27.82 42%	27.82 42%	1.00	YES
50d Creighton Avenue						
Ground	Rear Garden	Area m2 Percentage	89.50 48.49 54%	48.49 54%	1.00	YES
52 Creighton Avenue						
Ground	Patio	Area m2 Percentage	25.39 0.00 0%	0.00 0%	1.00	YES
Ground	Rear Garden	Area m2 Percentage	296.60 257.12 87%	257.12 87%	1.00	YES
54 Creighton Avenue						
Ground	Patio	Area m2 Percentage	25.86 0.00 0%	0.00 0%	1.00	YES
Ground	Rear Garden	Area m2 Percentage	293.44 239.26 82%	239.26 82%	1.00	YES

Project Name: Block E, St Matthews Court
 Project No.: 3764
 Report Title: Two hours Sunlight to Amenity Analysis - Cumulative Impact of Proposed and Consented Schemes
 Date of Analysis: 19/06/2023

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
56 Creighton Avenue						
Ground	Patio	Area m2 Percentage	16.24 0.00 0%	0.00 0%	1.00	YES
Ground	Rear Garden	Area m2 Percentage	444.41 397.12 89%	397.12 89%	1.00	YES
6 Nelson Mandela Close						
Ground	Rear Garden	Area m2 Percentage	49.95 18.90 38%	18.63 37%	0.99	YES
5 Nelson Mandela CI						
Ground	Rear Garden	Area m2 Percentage	51.67 24.38 47%	24.30 47%	1.00	YES
4 Nelson Mandela CI						
Ground	Rear Garden	Area m2 Percentage	46.10 20.63 45%	19.88 43%	0.96	YES

Appendix A.5 – Tabulated Results for Daylight & Sunlight Calculations (Provision to New Development)

Project Name: Block E, St Matthews Court,
Project No.: 3764
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 04/07/2023

									Criteria				
Floor Ref	Room Ref	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Flat 1													
Ground	R1	Residential	Bedroom	12.05	8.22	249	8.22	100%	100	50%	50%	4380	YES
	R2	Residential	LKD	24.53	18.42	466	18.42	100%	200	50%	50%	4380	YES
Flat 2													
Ground	R1	Residential	Bedroom	11.77	7.89	352	7.89	100%	100	50%	50%	4380	YES
	R2	Residential	LKD	24.77	18.68	609	18.68	100%	200	50%	50%	4380	YES
Flat 3													
First	R1	Residential	Bedroom	12.05	8.22	360	8.22	100%	100	50%	50%	4380	YES
	R2	Residential	LKD	24.53	18.42	740	18.42	100%	200	50%	50%	4380	YES
Flat 4													
First	R1	Residential	Bedroom	11.77	7.89	364	7.89	100%	100	50%	50%	4380	YES
	R2	Residential	LKD	24.77	18.68	742	18.68	100%	200	50%	50%	4380	YES
Flat 5													
Second	R1	Residential	Bedroom	12.05	8.22	452	8.22	100%	100	50%	50%	4380	YES
	R2	Residential	LKD	24.53	18.42	994	18.42	100%	200	50%	50%	4380	YES
Flat 6													
Second	R1	Residential	Bedroom	11.77	7.89	374	7.89	100%	100	50%	50%	4380	YES
	R2	Residential	LKD	24.77	18.68	766	18.68	100%	200	50%	50%	4380	YES

Project Name: Block E, St Matthews Court
Project No.: 3764
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 04/07/2023

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating	Property Meets BRE Criteria
Flat 1								
Ground	R1	Residential	Bedroom	W1	169°	5	High	YES
						5		
Ground	R2	Residential	LKD	W2	169°	3.2		
				W3	259°	0.5		
				W4	349°N	0		
				W5	259°	4.3		
						7.5	High	
Flat 2								
Ground	R1	Residential	Bedroom	W1	349°N	0		YES
						0	Failed	
Ground	R2	Residential	LKD	W2	349°N	0		
				W3	259°	0.7		
				W4	349°N	0		
				W5	259°	4.3		
						4.3	High	
Flat 3								
First	R1	Residential	Bedroom	W1	169°	7.8		YES
						7.8	High	
First	R2	Residential	LKD	W2	169°	8.2		
				W3	259°	2.1		
				W4	349°N	0		
				W5	259°	4.3		
						9.5	High	
Flat 4								
First	R1	Residential	Bedroom	W1	349°N	0		YES
						0	Failed	
First	R2	Residential	LKD	W2	349°N	0		
				W3	259°	0.7		
				W4	349°N	0		
				W5	259°	4.3		
						4.3	High	

Project Name: Block E, St Matthews Court
 Project No.: 3764
 Report Title: Sunlight Exposure Analysis - Proposed Scheme
 Date: 04/07/2023

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating	Property Meets BRE Criteria
Flat 5								
Second	R1	Residential	Bedroom	W1	169°	7.9		YES
						7.9	High	
Second	R2	Residential	LKD	W2	169°	8.2		
				W3	259°	0.4		
				W4	349°N	0		
				W5	259°	4.3		
						9.5	High	
Flat 6								
Second	R1	Residential	Bedroom	W1	349°N	0		YES
						0	Failed	
Second	R2	Residential	LKD	W2	349°N	0		
				W3	259°	0.4		
				W4	349°N	0		
				W5	259°	4.3		
						4.3	High	