

109 FORTIS GREEN, LONDON, N2 9HR

DAYLIGHT, SUNLIGHT & OVERSHADOWING REPORT

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CLIENT: K A INVESTMENTS

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- Appendix 1:** Site Plan & 3D Drawings
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1 Executive Summary

- 1.1 This report has been prepared to support the proposed development on behalf of the Applicant, K A Investments and Development Company for the proposed scheme for 109 Fortis Green, London, N2 9HR (the “Proposed Development”) and report on the potential daylight and sunlight changes to the surrounding residential properties. A separate overshadowing assessment has also been undertaken.
- 1.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment report entitled ‘Site layout planning for daylight and sunlight: A guide to good practice’, more commonly known as “the BRE Guidelines”.
- 1.3 The site is located within the London Borough of Haringay. A planning application was submitted in 2015 (planning reference HGY/2015/3813) for which Point 2 provided a comprehensive amenity report. Whilst it is understood that the 2015 planning permission has now lapsed, it is noted that the local were minded to accept the position by reference to the light effects to neighbouring properties. Appendix F of the BRE Guidelines advises that extant planning permissions are of material consideration when determining the change in amenity for new development. As such, this historic planning permission (the ‘2015 Consent’) has also been adopted as a second baseline condition against which any changes in light have been considered.
- 1.4 The following scenarios have been considered within this report:
 - True existing site condition v the potential light effects reduced by the implementation of the proposed scheme; and
 - 2015 Consent (planning reference HGY/2015/3813) v the potential light effects produced by the implementation of the proposed scheme.
- 1.5 In summary, the Proposed Development will relate well to the neighbouring residential properties and achieves a high degree of strict compliance with the BRE Guidelines. When compared to the 2015 Consent, in many instances an improvement in neighbouring amenity is observed.

2 Introduction

- 2.1 Point 2 Surveyors have been appointed to review the amenity position associated with the proposed redevelopment of the 109 Fortis Green site, located in the London Borough of Haringey.
- 2.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment Guidelines, entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "The BRE Guidelines".
- 2.3 A planning application was submitted in 2015 (planning reference HGY/2015/3813) for which Point 2 provided a comprehensive amenity report. Whilst it is understood that the 2015 planning permission has now lapsed, it is noted that the local were minded to accept the position by reference to the light effects to neighbouring properties. Appendix F of the BRE Guidelines advises that extant planning permissions are of material consideration when determining the change in amenity for new development. As such, this historic planning permission (the '2015 Consent') has also been adopted as a second baseline condition against which any changes in light have been considered.
- 2.4 The first baseline condition considers a comparison of the scheme against the existing building located on the development site today and can be seen on drawings P406/13-15. The extents of the of the planning permission pertaining to the site (the 2015 Consent) can be found on drawings P406/19-21 within Appendix 1. The Proposed Development under assessment (designed by Robinson Kenning & Gallagher Architects) can also be seen on drawings P406/16-18 within Appendix 1.

3 Guidance

NATIONAL PLANNING POLICY NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2019

3.1 Page 37 of the NPPF states:

“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances: ...

...c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

REGIONAL PLANNING POLICY THE MAYOR OF LONDON; HOUSING; SUPPLEMENTARY PLANNING GUIDANCE (SPG) DOCUMENT, MARCH 2016

3.2 Paragraphs 1.3.45 and 1.3.46 state that:

(1.3.45) *“Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large site and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.”*

(1.3.45) *“Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.”*

BUILDING RESEARCH ESTABLISHMENT (BRE) GUIDELINES 2011 - SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT, A GUIDE TO GOOD PRACTICE

3.3 Appendix F of the BRE Guidelines provides advice on setting alternative targets for access to daylight and sunlight. In relation to the default targets, it says:

“These values are purely advisory and different targets may be used... for example, in a mews in a historic city centre, a typical obstruction angle might be close to 40 degrees.”

- 3.4 In relation to considering alternative targets, Appendix F of the BRE Guidelines states that:

“In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because VSC depends only on obstruction, and is therefore a measure of the daylight environment as a whole”

- 3.5 In accordance with this, primary consideration is given to the VSC figures.
- 3.6 In recent years, the need to make best use of available land means that the redevelopment of previously comparatively low rise, low density sites has required an increase in density, with corresponding increases in typical development angles and reductions in daylight.
- 3.7 Taking into consideration the intention of the NPPF, the flexibility encouraged within the BRE Guidelines (in relation to the urban context) and the recent Whitechapel appeal decision in relation to other major permitted developments, **it is considered that a general VSC target of 15% is appropriate for the site context, with a smaller proportion in bands below 15%.**

4 Methodology

- 4.1 When assessing any potential effects on the surrounding properties, the BRE guidelines suggest that only those windows that have a reasonable expectation of daylight or sunlight need to be assessed. In particular the BRE guidelines at paragraph 2.2.2 state:

“The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices.”

- 4.2 Further to the above statement, it is considered that most commercial properties do not have a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on artificial electric lighting rather than natural light.
- 4.3 If a property is considered to have a reasonable expectation of daylight or sunlight the following methodology to assess the impacts has been used:

DAYLIGHTING

- 4.4 It is usual to assess daylight and sunlight in relation to the guidelines set out in the 2011 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is most widely accepted by planning authorities as the means by which to judge the acceptability of a scheme. One of the primary sources for the BRE Report is the more detailed guidance contained within 'British Standard 8206 Part 2:2008'.
- 4.5 The BRE Guidelines are not mandatory, and they explicitly state that the numerical target values should be interpreted flexibly. While local planning authorities will consider the acceptability of a proposed scheme in relation to BRE guidance, consideration will be given to the context within which a scheme is located, and daylight and sunlight will be one of several planning considerations.
- 4.6 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties.
- 4.7 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25° from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.

- 4.8 The BRE guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL). They also detail a third measure of daylight which is primarily used for assessing amenity within proposed accommodation, namely Average Daylight Factor (ADF).
- 4.9 In terms of sunlight we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.

- 4.10 These measures of daylight and sunlight are discussed in the following paragraphs -

DIFFUSE DAYLIGHT

- 4.11 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.
- 4.12 For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.
- 4.13 The BRE Guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.
- 4.14 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.
- 4.15 The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).
- 4.16 **Average Daylight Factor (ADF)** - ADF is a measure of the overall amount of diffuse daylight within a room. It is the average of the daylight factors across the working plane within a room. This equates to the ratio of the average illuminance across the working plane, to the illuminance due to an unobstructed sky.
- 4.17 In addition to accounting for external obstructions, the ADF accounts for the number of windows and their size in relation to the size of the room, the window transmittance and the reflectance of the internal walls, floor and ceiling.

- 4.18 While the ADF can be calculated from first principles using a lighting simulation software suite such as Radiance, in simple situations it can be approximated using the empirical formula detailed in both British Standard 8206 Part 2:2008 and Appendix C of the BRE Report.
- 4.19 Both the BRE Report and BS 8206 Part 2:2008 provide guidance for acceptable ADF values in the presence of supplementary electric lighting, depending on the room use. These are 1.0% for a bedroom, 1.5% for a living room and 2.0% for a kitchen.

SUNLIGHT

- 4.20 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.
- 4.21 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).
- 4.22 The BRE Guidelines state that ‘...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun’.
- 4.23 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room-based figures.

APPENDIX F – ALTERNATIVE TARGET VALUES

- 4.24 The introduction in the 2011 Guidelines makes reference to setting alternative target values. This is described in Appendix F of the 2011 Guidelines (paragraph 1.6) as follows:
- “Sections 2.1, 2.2 and 2.3 (of the Guide) give numerical target values in assessing how much light from the Sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its locations. (Para F1)”
- 4.25 In order to ensure consistency in respect of alternative target value assessments, the 2011 Guidelines state:

“Sometimes there may be an extant planning permission for a site but the developer wants to change the design. In assessing the loss of light to existing windows nearby, a local authority may allow the vertical sky component (VSC) and annual probable sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks. However, since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building, and for the developer to set 0.8 times the values for the permitted scheme as benchmarks (Para F2, appendix F).”

SOURCES OF INFORMATION

In the process of compiling this report, the following sources of information have been used:

APR Services

Site Survey

Point 2 Surveyors

Site Photography

Robinson Kenning & Gallagher

Proposed Scheme Information (received 26/11/20)

5 Existing Site & Proposals

- 5.1 The development site is known as 109 Fortis Green and is situated in the London Borough of Haringay.
- 5.2 The site includes an existing building (see Plate 01 & drawings P406/13-15) which will be used to establish the potential changes in light when comparing the scheme against the true existing baseline condition.



Plate 01 – True Existing Baseline Condition

- 5.3 The site further benefits from an extant planning permission (planning permission: HGY/2015/3813) which has been used as the baseline condition against which any changes in light will be assessed. This follows guidance within Appendix F of the BRE Guidelines.
- 5.4 The extent of the 2015 Consent is depicted in drawings P406/19-21 which can be found within Appendix 1 of this report and on Plate 02 below.



Plate 02 - 2015 Consented Scheme

5.5 Our understanding of the massing of the Proposed Development is shown on drawings P406/16-18 in Appendix 1. A further 3D view of the Proposed Development is included for ease of reference on Plate 03 below.



Plate 03 -Proposed Robinson Kenning & Gallagher Architects Scheme

6 Site Context and Scope of Assessment

6.1 It is understood that the following properties are registered with a residential usage or include a residential component which in turn could experience a change in light as a result of the implementation of the proposed scheme:

- | | |
|--|----------------------------------|
| 1. 94 Fortis Green | 7. 111A Fortis Green |
| 2. 6 & 7 Fortis Green Cottages | 8. 2 A,B & C Fortis Green Avenue |
| 3. The Alexandra Public House (residential conversion) | 9. 2-4 Fortis Green Avenue |
| 4. 1-3 Fortis Green Cottages | 10. 2-8 Annington Road |
| 5. 111-113 Fortis Green | 11. Tuscany House |
| 6. Police Station (residential conversion) | |

6.2 A site plan illustrating the above surrounding properties is shown below. The BRE Guidelines mainly focuses on residential properties in terms of daylight and thus this review concentrates on those specific buildings. Those residential receptors (highlighted in aqua) and commercial buildings (highlighted in dark blue) in vicinity of the site (as shown in orange) with a clear view of the proposed massing are shown on Plate 04.



Plate 04 – Plan showing residential (aqua) and commercial (dark blue) properties surrounding the 109 Fortis Green Road (orange)

6.3 Information on the internal subdivision of neighbouring 2A, B & C Fortis Green Avenue has been secured from the London Borough of Haringay under planning permission HGY/2018/1553.

7 Assessment for Daylighting & Sunlighting to Neighbouring Buildings

7.1 A number of key assessments have been undertaken in order to establish the potential changes in light to the neighbouring buildings. As the site benefits from an extant planning consent, the following scenarios have been considered:

- True existing site condition v the potential light effects produced by the implementation of the proposed scheme; and
- The 2015 consented scheme v the potential light effects produced by the implementation of the proposed scheme.

7.2 The tabulated daylight and sunlight results are enclosed within Appendix 2 of this report. The headline results (VSC, NSL & APSH) are shown on the tables below – 01-06.

Existing Site vs Proposed Robinson Kenning & Gallagher Scheme

7.3 In this scenario, consideration is given to the potential changes in light produced by the implementation of the proposed scheme (see Plate 05) against the true existing site condition (see Plate 01).



Plate 05 Proposed Robinson Kenning & Gallagher Architects Scheme

- 7.4 Following the identification of those properties that are considered to have a reasonable expectation for daylight and sunlight, VSC, NSL, and where appropriate, APSH, tests have been undertaken.
- 7.5 The tabulated daylight and sunlight results for each window and room can be found in Appendix 2.

DAYLIGHT

- 7.6 A summary of the VSC impacts has been provided in Table 01 below.

Table 01 -VSC Summary

VSC SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Windows
		20 - 29 % Loss	30- 39. 9% Loss	>=4 0% Loss	Total	
94 FORTIS GREEN	4	0	0	0	0	4
6 & 7 FORTIS GREEN COTTAGES	6	0	0	0	0	6
THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)	10	4	0	0	4	14
1-3 FORTIS GREEN COTTAGES	8	0	0	0	0	8
111-113 FORTIS GREEN POLICE STATION (RESIDENTIAL CONVERSION)	12	0	3	2	5	17
111A FORTIS GREEN	14	0	0	0	0	35
2 A,B,C FORTIS GREEN AVENUE	14	0	1	0	1	15
2 FORTIS GREEN AVENUE	5	0	0	0	0	14
4 FORTIS GREEN AVENUE	6	0	0	0	0	5
2 ANNINGTON ROAD	6	0	0	0	0	6
4 ANNINGTON ROAD	11	0	0	0	0	11
6 ANNINGTON ROAD	10	1	0	0	1	11
8 ANNINGTON ROAD	7	0	0	0	0	7
TUSCANY HOUSE	6	0	0	0	0	6
Total	154	5	4	2	11	165

- 7.7 The results of the VSC assessment indicate a compliance rate of 93% with 154 of 165 tested windows meeting the strict application of the BRE.

Table 02 – NSL Summary

NSL SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms
		20 - 29 % Loss	30- 39.9 % Loss	>=40% Loss	Total	
94 FORTIS GREEN	1	0	0	0	0	1
6 & 7 FORTIS GREEN COTTAGES	6	0	0	0	0	6
THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)	4	0	0	0	0	4
1-3 FORTIS GREEN COTTAGES	7	0	0	0	0	7
111-113 FORTIS GREEN	8	1	0	0	1	9
POLICE STATION (RESIDENTIAL CONVERSION)	15	0	0	0	0	15
111A FORTIS GREEN	11	0	0	0	0	11
2 A,B,C FORTIS GREEN AVENUE	9	0	0	0	0	9
2 FORTIS GREEN AVENUE	4	0	0	0	0	4
4 FORTIS GREEN AVENUE	4	0	0	0	0	4
2 ANNINGTON ROAD	4	0	0	0	0	4
4 ANNINGTON ROAD	4	0	0	0	0	4
6 ANNINGTON ROAD	4	0	0	0	0	4
8 ANNINGTON ROAD	5	0	0	0	0	5
TUSCANY HOUSE	5	0	0	0	0	5
Total	91	1	0	0	1	92

7.8 The results of the NSL method of daylight assessment indicate a compliance rate of 99% with only one room (R3/63) experiencing a change beyond the strict application of the BRE Guidelines. The alteration to this one room is not considered significant given that the recorded change equates to 0.7% beyond the permissible 20% suggested by the BRE. The room is also used as a bedroom which the BRE acknowledge do not carry the same expectation for natural lighting when compared to main living rooms.

7.9 There are an isolated number of windows and rooms within neighbouring properties that are not able to meet the strict application of the BRE Guidelines. These properties are discussed in more detail below.

The Alexandra Public House (residential conversion)

- 7.9.1 The Alexandra House is located directly north of the development site and has undergone development in recent years to include two new residential dwellings (original planning ref: HGY/2014/1543. Planning appeal ref: APP/Y5420/W/14/3001921).
- 7.9.2 The results of the technical assessment demonstrate that when tested against the existing site conditions, 10 out of 14 windows will meet the strict application of the BRE Guidelines. The 4 windows that are not able to meet the BRE record alterations within 2% of the suggested level of 20% former value.
- 7.9.3 In respect of the NSL method of assessment, full BRE compliance has been recorded.

111-113 Fortis Green

- 7.9.4 111-113 Fortis Green adjoins the eastern site boundary and contains a number of windows/rooms within close proximity to the Proposed Development.
- 7.9.5 In terms of the VSC methodology, 12 out of 17 windows will meet the strict application of the BRE Guidelines.
- 7.9.6 With regards to the NSL method of assessment, it can be seen that 8 out of 9 rooms will achieve BRE compliance. There is one bedroom (room reference: R3/61) that will record an alteration within 1% of the BRE's suggested target of 20% former value.

111A/B Fortis Green

- 7.9.7 111 Fortis Green is located to the east of the Proposed Development and in the absence of accurate information as to how this property is internally subdivided, reasonable assumptions have been made.
- 7.9.8 In terms of VSC test, 14 out of 15 windows will meet the strict application of the BRE Guidelines. There is 1 window located on the ground floor (room ref: R5/70) that will experience a reduction of 39.56% former value although will record a retained VSC value of 14.82% which is not uncommon for an urban setting such as Haringay.
- 7.9.9 For the NSL method of assessment, full BRE compliance has been observed.

6 Annington Road

- 7.10 6 Annington Road is a residential dwelling that is located directly south of the Proposed Development.
- 7.11 With regards to the VSC test, 10 out of 11 windows tested will achieve BRE compliance. There is one ground-floor window (window ref: R1/510) which will experience a change within 1% of the BRE's suggested 20% former value.
- 7.12 When considering the NSL method of assessment, full BRE compliance has been achieved.

SUNLIGHT

Table 03 – APSH Summary

APSH ROOM SUMMARY										
Address	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines								Total No. Rooms
		Below Threshold for Winter APSH				Below Threshold for Total APSH				
		20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total	
94 FORTIS GREEN	1	0	0	0	0	0	0	0	0	1
6 & 7 FORTIS GREEN COTTAGES	6	0	0	0	0	0	0	0	0	6
THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)	4	0	0	0	0	0	0	0	0	4
1-3 FORTIS GREEN COTTAGES	7	0	0	0	0	0	0	0	0	7
111-113 FORTIS GREEN	7	0	0	0	0	0	0	0	0	7
POLICE STATION (RESIDENTIAL CONVERSION)	15	0	0	0	0	0	0	0	0	15
111A FORTIS GREEN	2	0	0	0	0	0	0	0	0	2
2 A,B,C FORTIS GREEN AVENUE	9	0	0	0	0	0	0	0	0	9
2 FORTIS GREEN AVENUE	4	0	0	0	0	0	0	0	0	4
4 FORTIS GREEN AVENUE	4	0	0	0	0	0	0	0	0	4
4 ANNINGTON ROAD	2	0	0	0	0	0	0	0	0	2
6 ANNINGTON ROAD	1	0	0	0	0	0	0	0	0	1
Total	62	0	0	0	0	0	0	0	0	62

- 7.13 The results of the sunlight assessment indicate full BRE compliance with every room tested meeting the BRE Guidelines.

2015 Consented Scheme V Proposed Scheme

- 7.14 In this scenario, consideration is given to the potential changes in light produced by the implementation of the proposed scheme (see Plate 05) when compared to the consented scheme pertaining to the site (planning reference: HGY/2015/3813) which is also shown on Plate 06 below.



Plate 06 – Consented 2015 Scheme

DAYLIGHT

7.15 A summary of the VSC impacts has been provided in Table 04 below:

Table 04 – VSC Summary

VSC SUMMARY							
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Windows	Gains
		20 - 29 % Loss	30-39.9% Loss	>=40% Loss	Total		
94 FORTIS GREEN	4	0	0	0	0	4	4
6 & 7 FORTIS GREEN COTTAGES	6	0	0	0	0	6	6
THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)	14	0	0	0	0	14	6
1-3 FORTIS GREEN COTTAGES	8	0	0	0	0	8	1
111-113 FORTIS GREEN	17	0	0	0	0	17	0
POLICE STATION (RESIDENTIAL CONVERSION)	35	0	0	0	0	35	0

111A FORTIS GREEN	15	0	0	0	0	15	0
2 A,B,C FORTIS GREEN AVENUE	14	0	0	0	0	14	0
2 FORTIS GREEN AVENUE	5	0	0	0	0	5	0
4 FORTIS GREEN AVENUE	6	0	0	0	0	6	0
2 ANNINGTON ROAD	6	0	0	0	0	6	0
4 ANNINGTON ROAD	11	0	0	0	0	11	0
6 ANNINGTON ROAD	11	0	0	0	0	11	0
8 ANNINGTON ROAD	7	0	0	0	0	7	0
TUSCANY HOUSE	6	0	0	0	0	6	1
Total	165	0	0	0	0	165	18

7.16 The VSC results demonstrate that 165 out of 165 windows (100%) exceed the recommendations of the BRE Guidelines. In fact, 18 windows (11%) will experience an improvement in daylight when compared to the 2015 Consent. Where there are reductions in light, these are limited to less than 12% of the former VSC value in every instance – well within the BRE suggestion of 20%.

7.17 A summary of the NSL effects has been provided in Table 05 below:

Table 05 – NSL Summary

NSL SUMMARY							
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms	Gains
		20 - 29 % Loss	30-39.9% Loss	>=40% Loss	Total		
94 FORTIS GREEN	1	0	0	0	0	1	0
6 & 7 FORTIS GREEN COTTAGES	6	0	0	0	0	6	1
THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)	4	0	0	0	0	4	0
1-3 FORTIS GREEN COTTAGES	7	0	0	0	0	7	0
111-113 FORTIS GREEN	9	0	0	0	0	9	0
POLICE STATION (RESIDENTIAL CONVERSION)	15	0	0	0	0	15	0
111A FORTIS GREEN	11	0	0	0	0	11	0
2 A,B,C FORTIS GREEN AVENUE	9	0	0	0	0	9	0

2 FORTIS GREEN AVENUE	4	0	0	0	0	4	0
4 FORTIS GREEN AVENUE	4	0	0	0	0	4	0
2 ANNINGTON ROAD	4	0	0	0	0	4	0
4 ANNINGTON ROAD	4	0	0	0	0	4	0
6 ANNINGTON ROAD	4	0	0	0	0	4	0
8 ANNINGTON ROAD	5	0	0	0	0	5	0
TUSCANY HOUSE	5	0	0	0	0	5	0
Total	92	0	0	0	0	92	1

- 7.18 The results of the second daylight test, the NSL, demonstrate that 92 out of 92 rooms (100%) meet the strict application of the BRE Guidelines. 130 rooms tested (40%) will actually experience an improvement when compared to the consented scheme for the development site.

SUNLIGHT

7.19 A summary of the APSH effects has been provided in Table 06 below:

Table 06 -APSH Summary

APSH ROOM SUMMARY												
Address	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines								Total No. Rooms	Winter Gains	Total Gains
		Below Threshold for Winter APSH				Below Threshold for Total APSH						
		20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total			
94 FORTIS GREEN	1	0	0	0	0	0	0	0	0	1	0	0
6 & 7 FORTIS GREEN COTTAGES	6	0	0	0	0	0	0	0	0	6	1	1
THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)	4	0	0	0	0	0	0	0	0	4	2	2
1-3 FORTIS GREEN COTTAGES	7	0	0	0	0	0	0	0	0	7	0	0
111-113 FORTIS GREEN POLICE STATION (RESIDENTIAL CONVERSION)	7	0	0	0	0	0	0	0	0	7	0	0

- 7.20 In terms of sunlight, all 62 rooms (100%) within 90 degrees of due south of the development site will meet the BRE Guidelines. 3 rooms surrounding the site (which warrant sunlight consideration) will actually experience an improvement in total APSH when compared to the 2015 Consent.

8 2 Hours in Sun Overshadowing

- 8.1 An assessment of the sun-on-ground overshadowing to the neighbouring existing amenity spaces outside of the site boundary has been undertaken together with the amenity spaces within the Amended Proposed Development. The results are highlighted on drawings numbered P406/TS/02-03 in Appendix 3.
- 8.2 It is common practice to undertake the assessment to understand the existing sunlight availability for the defined area and compare this against the proposed position. The target criteria is to determine the potential reduction (for which the BRE allow for a 20% change) and or the amount of sun availability by reference to the area for the desired time (50% of the area achieving at least 2 hours of sunlight).
- 8.3 The results of the detailed computer assessment show that the implementation of the proposed scheme will not reduce to the amount of direct sunlight reaching the ground surface for the amenity areas surrounding the site. In fact, two spaces surrounding the site will actually experience improvements which is a consequence of the relocation of massing away from the southern site boundary towards the centre of the site.
- 8.4 In respect of the amenity spaces within the proposed scheme, the results show that neither will meet the BRE's ideal target of achieving at least 2 hours of direct sunlight on 21st March to 50% of the surface area. It follows that the sunlight potential will improve during the summer months, when the spaces will be predominantly used and enjoyed.



9 Summary

- 9.1 Point 2 Surveyors have been appointed to review the amenity position in relation to the Proposed Development of 109 Fortis Green, located within the London Borough of Haringay.
- 9.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "the BRE Guidelines".
- 9.3 For daylight, the results demonstrate that the Proposed Development will perform well against the True Existing baseline condition and will be fully BRE compliant when compared to the historic 2015 consent. A number of windows and rooms will actually experience an improvement in light (VSC & NSL methodologies) when compared to the 2015 consented scheme.
- 9.4 For sunlight, the Proposed Development records full BRE compliance.
- 9.5 A full overshadowing has also been undertaken in relation to the amenity spaces surrounding the site and the proposed spaces within the development. The results show that there will be no negative effects in terms of overshadowing to neighbouring gardens and two spaces will experience improvements in direct sunlight amenity.
- 9.6 In summary, the Proposed Development will relate extremely well to neighbouring residential properties and will fall within the practical application of the BRE Guidelines. In many instances, the Proposed Development will result in an improvement in neighbouring amenity when compared to the 2015 Consent.

Appendix 1: Site Plan & 3D Drawings



Sources: APR Services
Site Survey

Point 2 Surveyors
Site Photo

Robinson Kenning & Gallagher
Proposed Info (received 26/11/20)
Fortis Green planning 2000 19-10-20.dwg

Key:  Existing Buildings
 Proposed Scheme

Project: 109 Fortis Green Road
London

Title: Site Plan
Existing Buildings
Cumulative Scenario

Scheme Confirmed:
RKG PARTNERSHIP

Date:
15/12/20

Drawn By:
HE

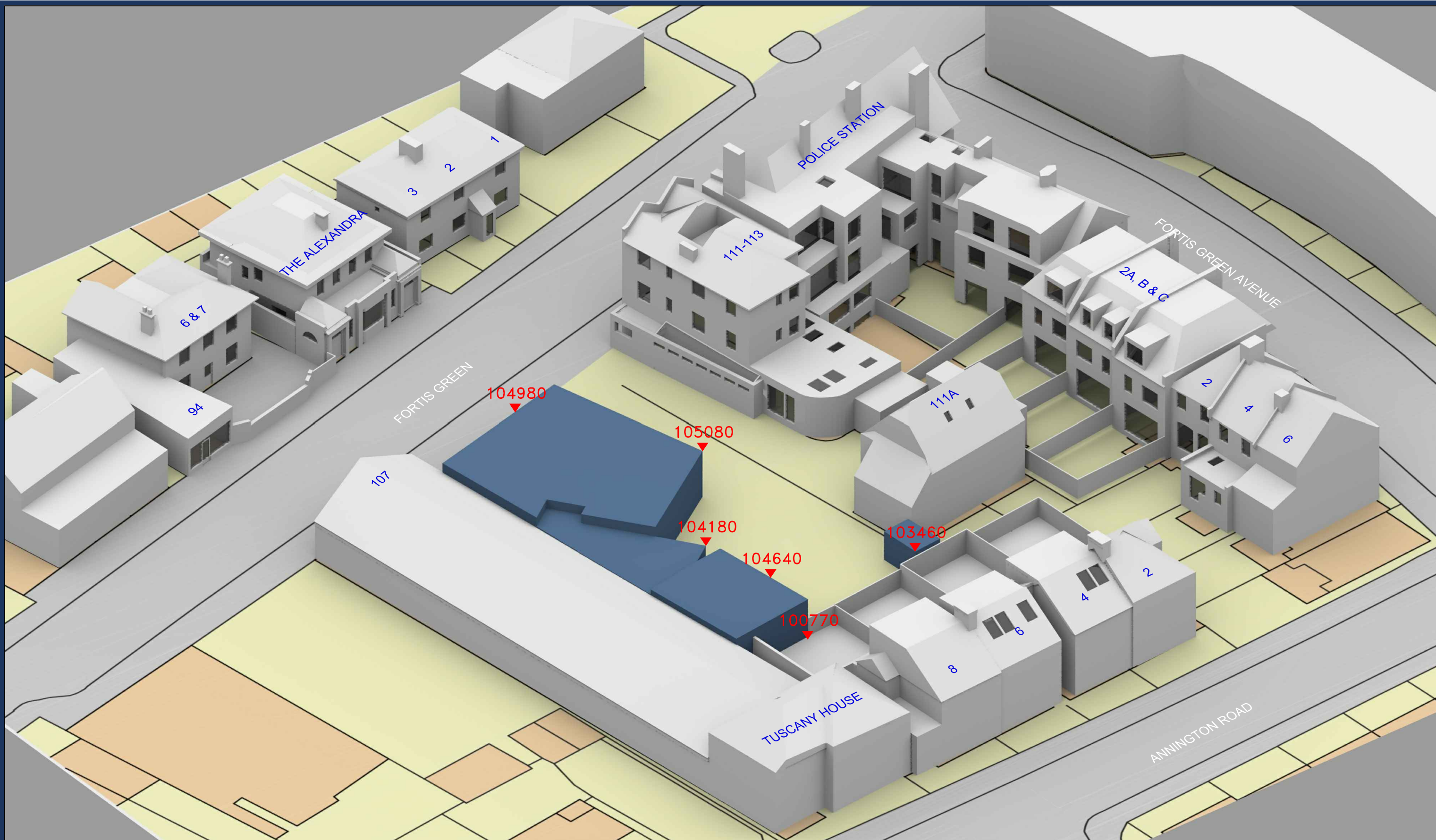
Scale:
1:400

Date:
JAN 2021

Dwg No:
P406/13

Rel:
05





Sources: APR Services
Site Survey

Point 2 Surveyors
Site Photo

Robinson Kenning & Gallagher
Proposed Info (received 26/11/20)
Fortis Green planning 2000 19-10-20.dwg

Key:  Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Scheme Confirmed:
RKG PARTNERSHIP

Date:
15/12/20

Project: 109 Fortis Green Road
London

Drawn By:
HE

Scale:
NTS

Date:
JAN 2021

Title: 3D View
Existing Buildings
Cumulative Scenario

Dwg No:
P406/14

Rel:
05





Sources: APR Services
Site Survey

Point 2 Surveyors
Site Photo

Robinson Kenning & Gallagher
Proposed Info (received 26/11/20)
Fortis Green planning 2000 19-10-20.dwg

Key:  Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Scheme Confirmed:
RKG PARTNERSHIP

Date:
15/12/20

Project: 109 Fortis Green Road
London

Drawn By:
HE

Scale:
NTS

Date:
JAN 2021

Title: 3D View
Existing Buildings
Cumulative Scenario

Dwg No:
P406/15

Rel:
05





Sources: APR Services
Site Survey

Point 2 Surveyors
Site Photo

Robinson Kenning & Gallagher
Proposed Info (received 26/11/20)
Fortis Green planning 2000 19-10-20.dwg

Key:  Existing Buildings
 Proposed Scheme

Project: 109 Fortis Green Road
London

Title: Site Plan
Proposed Scheme 26/11/20
Cumulative Scenario

Scheme Confirmed:
RKG PARTNERSHIP

Date:
15/12/20

Drawn By:
HE

Scale:
1:400

Date:
JAN 2021

Dwg No:
P406/16

Rel:
05





Sources: APR Services
Site Survey

Point 2 Surveyors
Site Photo

Robinson Kenning & Gallagher
Proposed Info (received 26/11/20)
Fortis Green planning 2000 19-10-20.dwg

Key:

- Existing Buildings
- Proposed Scheme

All Heights in mm AOD

Scheme Confirmed:
RKG PARTNERSHIP

Date:
15/12/20

Project: 109 Fortis Green Road
London

Drawn By:
HE

Scale:

Date:
JAN 2021

Title: 3D View
Proposed Scheme 26/11/20
Cumulative Scenario

Dwg No:
P406/17

Rel:
05





Sources: APR Services Site Survey Point 2 Surveyors Site Photo Robinson Kenning & Gallagher Proposed Info (received 26/11/20) Fortis Green planning 2000 19-10-20.dwg		Key: Existing Buildings Proposed Scheme All Heights in mm AOD		Project: 109 Fortis Green Road London		Title: 3D View Proposed Scheme 26/11/20 Cumulative Scenario	
Scheme Confirmed: RKG PARTNERSHIP		Date: 15/12/20		Drawn By: HE		Scale: NTS	
		Date: JAN 2021		Dwg No: P406/18		Rel: 05	





Sources: APR Services
Site Survey

Point 2 Surveyors
Site Photo

Robinson Kenning & Gallagher
Proposed Info (received 26/11/20)
Fortis Green planning 2000 19-10-20.dwg

Key:

- Existing Buildings
- Proposed Scheme
- Consented Scheme

Scheme Confirmed:

RKG PARTNERSHIP

Date:

15/12/20

Project: 109 Fortis Green Road
London

Drawn By:

HE

Scale:

1:400

Date:

JAN 2021

Title: Site Plan
Proposed Scheme 03/11/15

Dwg No:

P406/19

Rel:

05





Sources: APR Services Site Survey		Key: Existing Buildings Proposed Scheme Consented Scheme		Project: 109 Fortis Green Road London		Title: 3D View Proposed Scheme 03/11/15	
Point 2 Surveyors Site Photo							
Robinson Kenning & Gallagher Proposed Info (received 26/11/20) Fortis Green planning 2000 19-10-20.dwg							
		All Heights in mm AOD					
Scheme Confirmed: RKG PARTNERSHIP		Date: 15/12/20	Drawn By: HE	Scale: NTS	Date: JAN 2021	Dwg No: P406/20	Rel: 05





Sources: APR Services
Site Survey

Point 2 Surveyors
Site Photo

Robinson Kenning & Gallagher
Proposed Info (received 26/11/20)
Fortis Green planning 2000 19-10-20.dwg

Key:
 Existing Buildings
 Proposed Scheme
 Consented Scheme

All Heights in mm AOD

Scheme Confirmed:
RKG PARTNERSHIP

Date:
15/12/20

Project: 109 Fortis Green Road
London

Drawn By:
HE

Scale:
NTS

Date:
JAN 2021

Title: 3D View
Proposed Scheme 03/11/15

Dwg No:
P406/21

Rel:
05



Appendix 2: Daylight & Sunlight Results



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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94 FORTIS GREEN

R1/10	ASSUMED	W1/10	35.44	33.05	2.39	6.74
R1/10	ASSUMED	W2/10	34.95	32.25	2.70	7.73
R1/10	ASSUMED	W3/10	36.16	33.55	2.61	7.22
R1/10	ASSUMED	W4/10	34.88	31.74	3.14	9.00

6 & 7 FORTIS GREEN COTTAGES

R1/20		W1/20	28.67	25.99	2.68	9.35
R2/20		W2/20	32.77	29.72	3.05	9.31
R3/20		W3/20	33.11	29.77	3.34	10.09
R1/21		W1/21	34.19	32.21	1.98	5.79
R2/21		W2/21	33.95	31.70	2.25	6.63
R3/21		W3/21	33.49	31.01	2.48	7.41

THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)

R1/29	KITCHEN	W1/29	12.61	12.61	0.00	0.00
R1/29	KITCHEN	W7/30	30.41	24.19	6.22	20.45
R1/29	KITCHEN	W8/30	20.65	15.12	5.53	26.78
R1/29	KITCHEN	W9/30	33.83	27.69	6.14	18.15
R1/29	KITCHEN	W10/30	19.70	15.86	3.84	19.49
R3/30	LIVINGROOM	W1/30	47.54	47.48	0.06	0.13
R3/30	LIVINGROOM	W7/30	30.41	24.19	6.22	20.45
R3/30	LIVINGROOM	W8/30	20.65	15.12	5.53	26.78
R3/30	LIVINGROOM	W9/30	33.83	27.69	6.14	18.15
R3/30	LIVINGROOM	W10/30	19.70	15.86	3.84	19.49
R2/31	BEDROOM	W2/31	32.39	28.89	3.50	10.81
R2/31	BEDROOM	W3/31	32.15	28.67	3.48	10.82
R3/31	BEDROOM	W4/31	31.89	28.52	3.37	10.57
R3/31	BEDROOM	W5/31	31.61	28.45	3.16	10.00

1-3 FORTIS GREEN COTTAGES



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/50		W1/50	30.09	27.02	3.07	10.20
R2/50		W2/50	26.47	23.87	2.60	9.82
R3/50		W3/50	29.02	26.40	2.62	9.03
R4/50		W4/50	27.73	25.73	2.00	7.21
R1/51		W1/51	23.50	22.79	0.71	3.02
R1/51		W2/51	31.48	29.12	2.36	7.50
R2/51		W3/51	30.63	28.63	2.00	6.53
R3/51		W4/51	29.50	27.95	1.55	5.25

111-113 FORTIS GREEN

R4/60	KITCHEN	W13/60	46.10	46.06	0.04	0.09
R5/60	LKD	W16/60	33.98	23.30	10.68	31.43
R5/60	LKD	W17/60	90.56	87.91	2.65	2.93
R5/60	LKD	W18/60	89.55	87.55	2.00	2.23
R5/60	LKD	W19/60	81.07	80.31	0.76	0.94
R5/60	LKD	W20/60	90.29	89.25	1.04	1.15
R6/60	BEDROOM	W15/60	31.54	21.76	9.78	31.01
R1/61	BEDROOM	W1/61	37.74	37.74	0.00	0.00
R2/61	LKD	W2/61	37.50	37.50	0.00	0.00
R2/61	LKD	W3/61	38.27	26.65	11.62	30.36
R2/61	LKD	W4/61	38.37	21.28	17.09	44.54
R3/61	BEDROOM	W5/61	38.31	19.23	19.08	49.80
R1/62	BEDROOM	W1/62	39.59	39.59	0.00	0.00
R2/62	LKD	W2/62	39.58	39.58	0.00	0.00
R2/62	LKD	W3/62	36.20	31.58	4.62	12.76
R2/62	LKD	W4/62	35.08	28.07	7.01	19.98



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R3/62	BEDROOM	W5/62	35.99	27.43	8.56	23.78
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POLICE STATION (RESIDENTIAL CONVERSION)

R1/200	BEDROOM	W1/200	13.40	13.40	0.00	0.00
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R2/200	BEDROOM	W2/200	15.01	14.69	0.32	2.13
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R3/200	LKD	W3/200	12.68	12.45	0.23	1.81
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R3/200	LKD	W4/200	26.07	25.47	0.60	2.30
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R3/200	LKD	W6/200	5.89	5.88	0.01	0.17
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R3/200	LKD	W7/200	27.58	27.58	0.00	0.00
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R3/200	LKD	W8/200	27.52	27.52	0.00	0.00
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R4/200	LKD	W5/200	23.87	23.17	0.70	2.93
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R4/200	LKD	W9/200	27.03	27.03	0.00	0.00
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R4/200	LKD	W10/200	26.91	26.91	0.00	0.00
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R1/201	LKD	W1/201	7.88	7.88	0.00	0.00
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R1/201	LKD	W2/201	22.78	22.59	0.19	0.83
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R1/201	LKD	W3/201	19.97	19.51	0.46	2.30
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R1/201	LKD	W4/201	29.80	29.80	0.00	0.00
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R1/201	LKD	W5/201	32.49	32.49	0.00	0.00
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R3/201	BEDROOM	W7/201	32.33	31.53	0.80	2.47
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R4/201	BEDROOM	W8/201	30.84	29.96	0.88	2.85
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R1/202	LIVINGROOM	W3/202	25.71	25.49	0.22	0.86
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R1/202	LIVINGROOM	W4/202	22.21	22.09	0.12	0.54
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R1/202	LIVINGROOM	W5/202	75.91	75.91	0.00	0.00
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R1/202	LIVINGROOM	W6/202	78.25	78.25	0.00	0.00
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R1/202	LIVINGROOM	W7/202	86.61	86.61	0.00	0.00
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R1/202	LIVINGROOM	W8/202	93.37	93.37	0.00	0.00
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R2/202	BEDROOM	W2/202	36.11	35.64	0.47	1.30
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R3/202	BEDROOM	W1/202	36.32	35.78	0.54	1.49
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R1/210	STUDIO	W1/210	19.50	19.50	0.00	0.00
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R1/210	STUDIO	W2/210	20.81	20.81	0.00	0.00
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DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/211	BEDROOM	W1/211	28.89	28.89	0.00	0.00
R2/211	BEDROOM	W2/211	28.32	28.10	0.22	0.78
R1/212	LKD	W1/212	32.29	31.92	0.37	1.15
R1/212	LKD	W2/212	32.65	32.30	0.35	1.07
R1/213	LKD	W1/213	37.77	37.66	0.11	0.29
R1/213	LKD	W2/213	21.94	21.80	0.14	0.64
R1/213	LKD	W3/213	31.76	31.70	0.06	0.19
R1/213	LKD	W4/213	93.14	93.14	0.00	0.00

111A FORTIS GREEN

R1/70		W1/70	27.48	25.44	2.04	7.42
R2/70		W2/70	25.27	22.90	2.37	9.38
R3/70		W3/70	27.28	23.59	3.69	13.53
R4/70		W4/70	31.18	26.76	4.42	14.18
R5/70		W5/70	24.52	14.82	9.70	39.56
R1/71		W1/71	32.49	30.70	1.79	5.51
R2/71		W2/71	32.89	30.85	2.04	6.20
R3/71		W3/71	34.15	31.24	2.91	8.52
R4/71		W4/71	34.63	31.03	3.60	10.40
R1/72		W1/72	75.75	74.95	0.80	1.06
R1/72		W2/72	76.39	76.37	0.02	0.03
R1/72		W3/72	76.00	75.01	0.99	1.30
R2/72		W4/72	76.44	76.41	0.03	0.04
R2/72		W5/72	76.26	75.04	1.22	1.60
R2/72		W6/72	76.54	74.94	1.60	2.09

2 A,B,C FORTIS GREEN AVENUE



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/230	KD	W1/230	30.70	30.52	0.18	0.59
R1/231	BEDROOM	W1/231	35.51	35.17	0.34	0.96
R1/231	BEDROOM	W2/231	35.24	34.80	0.44	1.25
R1/232	BEDROOM	W1/232	38.61	38.18	0.43	1.11
R1/240	KD	W1/240	28.06	27.90	0.16	0.57
R1/241	BEDROOM	W1/241	33.67	33.02	0.65	1.93
R1/241	BEDROOM	W2/241	34.42	33.63	0.79	2.30
R1/242	BEDROOM	W1/242	38.55	37.99	0.56	1.45
R1/242	BEDROOM	W2/242	38.39	37.87	0.52	1.35
R1/250	KD	W1/250	28.05	27.60	0.45	1.60
R1/251	BEDROOM	W1/251	33.07	32.06	1.01	3.05
R1/251	BEDROOM	W2/251	34.56	33.38	1.18	3.41
R1/252	BEDROOM_ASSUMED_V	W1/252	38.13	37.48	0.65	1.70
R1/252	BEDROOM_ASSUMED_V	W2/252	63.51	63.38	0.13	0.20

2 FORTIS GREEN AVENUE

R2/100		W3/100	30.01	29.66	0.35	1.17
R3/100		W4/100	27.08	26.71	0.37	1.37
R3/100		W5/100	20.26	19.88	0.38	1.88
R1/101		W1/101	34.92	34.57	0.35	1.00
R2/101		W2/101	33.79	33.45	0.34	1.01

4 FORTIS GREEN AVENUE

R1/110		W1/110	66.36	66.31	0.05	0.08
R1/110		W2/110	33.01	32.36	0.65	1.97
R1/110		W3/110	33.66	33.03	0.63	1.87
R2/110		W4/110	33.85	33.22	0.63	1.86



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R1/111		W1/111	37.43	37.06	0.37	0.99
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R2/111		W2/111	37.60	37.22	0.38	1.01
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2 ANNINGTON ROAD

R1/80		W1/80	25.85	25.13	0.72	2.79
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R2/80		W2/80	31.28	29.51	1.77	5.66
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R2/80		W3/80	30.31	28.68	1.63	5.38
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R2/80		W4/80	31.04	29.52	1.52	4.90
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R1/81		W1/81	35.97	34.40	1.57	4.36
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R2/81		W2/81	35.31	34.07	1.24	3.51
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4 ANNINGTON ROAD

R1/520	LKD	W1/520	25.42	22.24	3.18	12.51
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R1/520	LKD	W2/520	64.78	64.04	0.74	1.14
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R1/520	LKD	W3/520	64.14	63.49	0.65	1.01
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R1/520	LKD	W4/520	28.92	25.04	3.88	13.42
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R1/520	LKD	W5/520	65.65	65.10	0.55	0.84
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R1/521	BEDROOM	W1/521	36.17	33.63	2.54	7.02
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R2/521	BEDROOM	W2/521	35.83	33.77	2.06	5.75
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R1/522	BEDROOM	W1/522	38.44	37.50	0.94	2.45
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R1/522	BEDROOM	W2/522	85.52	85.52	0.00	0.00
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R1/522	BEDROOM	W3/522	38.15	37.14	1.01	2.65
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R1/522	BEDROOM	W4/522	81.18	81.18	0.00	0.00
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6 ANNINGTON ROAD

R1/510	LKD	W1/510	32.73	26.39	6.34	19.37
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R1/510	LKD	W2/510	70.38	69.09	1.29	1.83
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R1/510	LKD	W3/510	30.81	24.49	6.32	20.51
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R1/510	LKD	W4/510	70.91	69.68	1.23	1.73
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R1/511	BEDROOM	W1/511	36.59	33.67	2.92	7.98
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DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO

EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/511	BEDROOM	W2/511	36.31	33.48	2.83	7.79
R1/512	BEDROOM	W1/512	84.51	84.51	0.00	0.00
R1/512	BEDROOM	W2/512	38.37	37.18	1.19	3.10
R1/512	BEDROOM	W3/512	86.21	86.21	0.00	0.00
R1/512	BEDROOM	W4/512	38.48	37.38	1.10	2.86
R1/512	BEDROOM	W5/512	86.90	86.90	0.00	0.00

8 ANNINGTON ROAD

R1/500	PLAYROOM	W1/500	27.00	23.74	3.26	12.07
R1/500	PLAYROOM	W2/500	74.41	73.43	0.98	1.32
R2/500	KD	W3/500	32.17	27.20	4.97	15.45
R2/500	KD	W4/500	68.70	67.55	1.15	1.67
R1/501	BEDROOM	W1/501	36.75	34.55	2.20	5.99
R2/501	BEDROOM	W2/501	36.91	34.52	2.39	6.48
R1/502	ASSUMED_RESI	W1/502	38.77	37.76	1.01	2.61

TUSCANY HOUSE

R1/90		W1/90	23.85	22.53	1.32	5.53
R1/91		W1/91	36.42	34.56	1.86	5.11
R2/91		W2/91	35.58	34.08	1.50	4.22
R3/91		W3/91	36.44	36.33	0.11	0.30
R3/91		W4/91	37.02	36.82	0.20	0.54
R4/91		W5/91	87.63	87.11	0.52	0.59



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

94 FORTIS GREEN

R1/10	ASSUMED	W1/10	1.54		1.45			
R1/10	ASSUMED	W2/10	0.63		0.59			
R1/10	ASSUMED	W3/10	0.07		0.06			
R1/10	ASSUMED	W4/10	2.50	4.74	2.31	4.41	0.33	7.02

6 & 7 FORTIS GREEN COTTAGES

R1/20		W1/20	1.61	1.61	1.50	1.50	0.12	7.14
R2/20		W2/20	0.58	0.58	0.53	0.53	0.05	7.96
R3/20		W3/20	1.75	1.75	1.61	1.61	0.14	8.22
R1/21		W1/21	1.59	1.59	1.51	1.51	0.08	5.04
R2/21		W2/21	1.69	1.69	1.60	1.60	0.10	5.73
R3/21		W3/21	1.53	1.53	1.43	1.43	0.10	6.35

THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)

R1/29	KITCHEN	W1/29	2.26		2.23			
R1/29	KITCHEN	W7/30	0.27		0.22			
R1/29	KITCHEN	W8/30	0.20		0.16			
R1/29	KITCHEN	W9/30	1.44		1.23			
R1/29	KITCHEN	W10/30	0.17	4.34	0.15	3.99	0.35	8.13
R3/30	LIVINGROOM	W1/30	2.55		2.55			
R3/30	LIVINGROOM	W7/30	0.35		0.29			
R3/30	LIVINGROOM	W8/30	0.26		0.21			
R3/30	LIVINGROOM	W9/30	1.86		1.59			
R3/30	LIVINGROOM	W10/30	0.22	5.24	0.19	4.83	0.42	7.92
R2/31	BEDROOM	W2/31	0.90		0.81			
R2/31	BEDROOM	W3/31	0.89	1.79	0.81	1.62	0.17	9.35
R3/31	BEDROOM	W4/31	0.90		0.82			
R3/31	BEDROOM	W5/31	0.89	1.78	0.81	1.63	0.16	8.80

1-3 FORTIS GREEN COTTAGES



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/50		W1/50	1.33	1.33	1.22	1.22	0.11	8.30
R2/50		W2/50	1.11	1.11	1.03	1.03	0.09	7.65
R3/50		W3/50	2.72	2.72	2.52	2.52	0.19	7.11
R4/50		W4/50	1.19	1.19	1.12	1.12	0.07	5.55
R1/51		W1/51	0.07		0.07			
R1/51		W2/51	0.97	1.04	0.91	0.97	0.06	6.17
R2/51		W3/51	0.81	0.81	0.76	0.76	0.05	5.84
R3/51		W4/51	0.82	0.82	0.78	0.78	0.04	4.62

111-113 FORTIS GREEN

R4/60	KITCHEN	W13/60	4.29	4.29	4.28	4.28	0.00	0.07
R5/60	LKD	W16/60	0.64		0.49			
R5/60	LKD	W17/60	1.23		1.18			
R5/60	LKD	W18/60	1.21		1.18			
R5/60	LKD	W19/60	0.68		0.68			
R5/60	LKD	W20/60	0.76	4.52	0.75	4.28	0.24	5.27
R6/60	BEDROOM	W15/60	3.00	3.00	2.31	2.31	0.69	23.03
R1/61	BEDROOM	W1/61	1.72	1.72	1.72	1.72	0.00	0.00
R2/61	LKD	W2/61	1.50		1.50			
R2/61	LKD	W3/61	1.21		0.90			
R2/61	LKD	W4/61	0.38	3.09	0.23	2.63	0.47	15.04
R3/61	BEDROOM	W5/61	2.37	2.37	1.40	1.40	0.96	40.73
R1/62	BEDROOM	W1/62	1.14	1.14	1.14	1.14	0.00	0.00
R2/62	LKD	W2/62	1.00		1.00			
R2/62	LKD	W3/62	1.08		0.96			
R2/62	LKD	W4/62	0.37	2.45	0.30	2.26	0.19	7.76



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R3/62	BEDROOM	W5/62	2.09	2.09	1.68	1.68	0.42	19.84
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POLICE STATION (RESIDENTIAL CONVERSION)

R1/200	BEDROOM	W1/200	1.48	1.48	1.48	1.48	0.00	0.00
R2/200	BEDROOM	W2/200	0.69	0.69	0.68	0.68	0.01	1.89
R3/200	LKD	W3/200	0.48		0.47			
R3/200	LKD	W4/200	1.01		0.99			
R3/200	LKD	W6/200	0.20		0.20			
R3/200	LKD	W7/200	0.27		0.27			
R3/200	LKD	W8/200	0.27	2.23	0.27	2.20	0.03	1.17
R4/200	LKD	W5/200	1.59		1.55			
R4/200	LKD	W9/200	0.30		0.30			
R4/200	LKD	W10/200	0.30	2.20	0.30	2.16	0.04	1.64
R1/201	LKD	W1/201	0.41		0.41			
R1/201	LKD	W2/201	0.51		0.51			
R1/201	LKD	W3/201	0.25		0.24			
R1/201	LKD	W4/201	0.53		0.53			
R1/201	LKD	W5/201	0.57	2.27	0.57	2.26	0.01	0.31
R3/201	BEDROOM	W7/201	1.74	1.74	1.70	1.70	0.04	2.01
R4/201	BEDROOM	W8/201	2.31	2.31	2.26	2.26	0.05	2.30
R1/202	LIVINGROOM	W3/202	0.51		0.51			
R1/202	LIVINGROOM	W4/202	1.36		1.36			
R1/202	LIVINGROOM	W5/202	0.66		0.66			
R1/202	LIVINGROOM	W6/202	0.69		0.69			
R1/202	LIVINGROOM	W7/202	0.87		0.87			
R1/202	LIVINGROOM	W8/202	0.63	4.71	0.63	4.70	0.01	0.17
R2/202	BEDROOM	W2/202	3.00	3.00	2.97	2.97	0.03	1.13
R3/202	BEDROOM	W1/202	3.02	3.02	2.98	2.98	0.04	1.29
R1/210	STUDIO	W1/210	0.99		0.99			
R1/210	STUDIO	W2/210	0.85	1.84	0.85	1.84	0.00	0.00



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/211	BEDROOM	W1/211	2.54	2.54	2.54	2.54	0.00	0.00
R2/211	BEDROOM	W2/211	1.87	1.87	1.86	1.86	0.01	0.64
R1/212	LKD	W1/212	2.38		2.36			
R1/212	LKD	W2/212	1.13	3.51	1.12	3.48	0.03	0.77
R1/213	LKD	W1/213	1.17		1.17			
R1/213	LKD	W2/213	0.59		0.59			
R1/213	LKD	W3/213	2.03		2.02			
R1/213	LKD	W4/213	1.09	4.88	1.09	4.87	0.01	0.16

111A FORTIS GREEN

R1/70		W1/70	0.52	0.52	0.49	0.49	0.03	4.83
R2/70		W2/70	0.67	0.67	0.62	0.62	0.05	7.35
R3/70		W3/70	0.71	0.71	0.64	0.64	0.07	10.17
R4/70		W4/70	0.50	0.50	0.45	0.45	0.05	9.49
R5/70		W5/70	0.78	0.78	0.59	0.59	0.19	24.74
R1/71		W1/71	1.32	1.32	1.26	1.26	0.06	4.68
R2/71		W2/71	0.59	0.59	0.56	0.56	0.02	4.08
R3/71		W3/71	0.62	0.62	0.58	0.58	0.04	5.97
R4/71		W4/71	1.22	1.22	1.13	1.13	0.09	7.52
R1/72		W1/72	1.02		1.01			
R1/72		W2/72	0.30		0.30			
R1/72		W3/72	0.29	1.61	0.29	1.60	0.01	0.87
R2/72		W4/72	0.29		0.29			
R2/72		W5/72	0.29		0.29			
R2/72		W6/72	1.03	1.62	1.01	1.59	0.03	1.55

2 A,B,C FORTIS GREEN AVENUE



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/230	KD	W1/230	7.04	7.04	7.00	7.00	0.04	0.57
R1/231	BEDROOM	W1/231	2.49		2.47			
R1/231	BEDROOM	W2/231	1.14	3.63	1.13	3.60	0.04	0.96
R1/232	BEDROOM	W1/232	2.93	2.93	2.89	2.89	0.03	1.13
R1/240	KD	W1/240	6.67	6.67	6.62	6.62	0.06	0.84
R1/241	BEDROOM	W1/241	1.15		1.13			
R1/241	BEDROOM	W2/241	2.45	3.60	2.40	3.53	0.07	1.95
R1/242	BEDROOM	W1/242	1.40		1.38			
R1/242	BEDROOM	W2/242	1.40	2.80	1.38	2.76	0.04	1.39
R1/250	KD	W1/250	6.61	6.61	6.50	6.50	0.11	1.69
R1/251	BEDROOM	W1/251	2.35		2.29			
R1/251	BEDROOM	W2/251	1.14	3.49	1.11	3.39	0.10	2.75
R1/252	BEDROOM_ASSUMED_V	W1/252	2.85		2.80			
R1/252	BEDROOM_ASSUMED_V	W2/252	2.27	5.12	2.27	5.08	0.05	0.94

2 FORTIS GREEN AVENUE

R2/100		W3/100	3.09	3.09	3.07	3.07	0.03	0.87
R3/100		W4/100	1.80		1.78			
R3/100		W5/100	0.10	1.90	0.10	1.88	0.02	1.05
R1/101		W1/101	1.30	1.30	1.30	1.30	0.01	0.69
R2/101		W2/101	1.29	1.29	1.28	1.28	0.01	0.86

4 FORTIS GREEN AVENUE

R1/110		W1/110	1.22		1.22			
R1/110		W2/110	1.50		1.48			
R1/110		W3/110	0.71	3.43	0.70	3.39	0.04	1.08
R2/110		W4/110	0.87	0.87	0.86	0.86	0.02	1.72



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R1/111		W1/111	1.63	1.63	1.61	1.61	0.02	0.92
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R2/111		W2/111	1.67	1.67	1.66	1.66	0.02	0.90
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2 ANNINGTON ROAD

R1/80		W1/80	2.29	2.29	2.25	2.25	0.04	1.79
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R2/80		W2/80	0.87		0.84			
R2/80		W3/80	2.09		2.00			
R2/80		W4/80	0.88	3.84	0.85	3.68	0.16	4.21

R1/81		W1/81	1.79	1.79	1.72	1.72	0.07	3.85
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R2/81		W2/81	3.03	3.03	2.93	2.93	0.09	3.11
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4 ANNINGTON ROAD

R1/520	LKD	W1/520	0.47		0.43			
R1/520	LKD	W2/520	0.53		0.53			
R1/520	LKD	W3/520	0.53		0.53			
R1/520	LKD	W4/520	1.89		1.69			
R1/520	LKD	W5/520	0.54	3.95	0.54	3.71	0.24	6.18

R1/521	BEDROOM	W1/521	3.83	3.83	3.59	3.59	0.24	6.17
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R2/521	BEDROOM	W2/521	2.82	2.82	2.68	2.68	0.14	5.07
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R1/522	BEDROOM	W1/522	0.68		0.66			
R1/522	BEDROOM	W2/522	1.26		1.26			
R1/522	BEDROOM	W3/522	1.85		1.80			
R1/522	BEDROOM	W4/522	1.15	4.94	1.15	4.87	0.06	1.30

6 ANNINGTON ROAD

R1/510	LKD	W1/510	2.40		2.03			
R1/510	LKD	W2/510	2.19		2.17			
R1/510	LKD	W3/510	0.60		0.49			
R1/510	LKD	W4/510	0.60	5.80	0.60	5.30	0.50	8.64

R1/511	BEDROOM	W1/511	1.93	1.93	1.79	1.79	0.14	7.01
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DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO

EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/511	BEDROOM	W2/511	3.16	3.16	2.94	2.94	0.21	6.78
R1/512	BEDROOM	W1/512	1.41		1.41			
R1/512	BEDROOM	W2/512	1.47		1.43			
R1/512	BEDROOM	W3/512	1.44		1.44			
R1/512	BEDROOM	W4/512	0.66		0.64			
R1/512	BEDROOM	W5/512	1.49	6.47	1.49	6.41	0.06	0.93

8 ANNINGTON ROAD

R1/500	PLAYROOM	W1/500	2.84		2.58			
R1/500	PLAYROOM	W2/500	7.50	10.34	7.42	10.00	0.33	3.22
R2/500	KD	W3/500	3.46		3.04			
R2/500	KD	W4/500	7.63	11.08	7.54	10.57	0.51	4.60
R1/501	BEDROOM	W1/501	2.30	2.30	2.18	2.18	0.12	5.27
R2/501	BEDROOM	W2/501	1.81	1.81	1.71	1.71	0.11	5.80
R1/502	ASSUMED_RESI	W1/502	4.64	4.64	4.53	4.53	0.11	2.46

TUSCANY HOUSE

R1/90		W1/90	0.29	0.29	0.26	0.26	0.02	8.39
R1/91		W1/91	1.20	1.20	1.14	1.14	0.06	4.91
R2/91		W2/91	0.13	0.13	0.13	0.13	0.01	6.72
R3/91		W3/91	0.10		0.10			
R3/91		W4/91	0.94	1.04	0.94	1.03	0.01	0.58
R4/91		W5/91	0.31	0.31	0.31	0.31	0.00	0.32



NSL ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO

EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss

94 FORTIS GREEN

R1/10	ASSUMED	263.0	263.0	263.0	0.0	0.0
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6 & 7 FORTIS GREEN COTTAGES

R1/20		144.7	142.1	142.1	0.0	0.0
R2/20		129.8	127.0	116.9	10.1	8.0
R3/20		150.4	145.5	145.5	0.0	0.0
R1/21		144.7	142.0	142.0	0.0	0.0
R2/21		129.8	127.7	127.7	0.0	0.0
R3/21		150.4	144.9	144.9	0.0	0.0

THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)

R1/29	KITCHEN	378.5	371.1	371.1	0.0	0.0
R3/30	LIVINGROOM	251.2	251.2	250.8	0.4	0.2
R2/31	BEDROOM	129.8	122.4	122.4	0.0	0.0
R3/31	BEDROOM	136.0	132.6	132.6	0.0	0.0

1-3 FORTIS GREEN COTTAGES

R1/50		137.9	127.0	122.9	4.0	3.1
R2/50		156.8	139.7	136.8	2.9	2.1
R3/50		21.0	21.0	21.0	0.0	0.0
R4/50		146.5	118.5	118.5	0.0	0.0
R1/51		137.9	132.1	132.1	0.0	0.0
R2/51		156.8	147.7	147.7	0.0	0.0
R3/51		146.5	139.0	139.0	0.0	0.0

111-113 FORTIS GREEN

R4/60	KITCHEN	27.9	27.6	27.6	0.0	0.0
R5/60	LKD	401.7	399.1	399.1	0.0	0.0
R6/60	BEDROOM	120.4	119.0	119.0	0.0	0.0
R1/61	BEDROOM	202.2	199.3	199.3	0.0	0.0
R2/61	LKD	260.5	259.8	258.7	1.1	0.4
R3/61	BEDROOM	106.7	104.0	82.4	21.5	20.7
R1/62	BEDROOM	202.2	196.5	196.5	0.0	0.0
R2/62	LKD	260.5	259.1	259.1	0.0	0.0
R3/62	BEDROOM	106.7	103.5	103.5	0.0	0.0



NSL ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss

POLICE STATION (RESIDENTIAL CONVERSION)

R1/200	BEDROOM	147.9	126.7	126.7	0.0	0.0
R2/200	BEDROOM	117.6	74.1	74.1	0.0	0.0
R3/200	LKD	384.4	378.5	378.5	0.0	0.0
R4/200	LKD	333.3	329.6	329.6	0.0	0.0
R1/201	LKD	483.1	478.7	478.7	0.0	0.0
R3/201	BEDROOM	160.4	157.0	157.0	0.0	0.0
R4/201	BEDROOM	184.2	182.2	182.2	0.0	0.0
R1/202	LIVINGROOM	341.9	338.3	338.3	0.0	0.0
R2/202	BEDROOM	129.3	128.2	128.2	0.0	0.0
R3/202	BEDROOM	129.7	128.7	128.7	0.0	0.0
R1/210	STUDIO	504.0	478.9	478.9	0.0	0.0
R1/211	BEDROOM	161.0	160.6	160.6	0.0	0.0
R2/211	BEDROOM	169.4	146.8	146.8	0.0	0.0
R1/212	LKD	343.2	336.8	336.8	0.0	0.0
R1/213	LKD	318.6	312.1	312.1	0.0	0.0

111A FORTIS GREEN

R1/70		81.8	69.1	69.1	0.0	0.0
R2/70		67.5	54.0	54.0	0.0	0.0
R3/70		67.5	63.3	62.4	0.8	1.3
R4/70		101.1	86.0	86.0	0.0	0.0
R5/70		74.9	68.7	68.2	0.5	0.7
R1/71		81.8	80.9	80.9	0.0	0.0
R2/71		87.9	80.7	80.7	0.0	0.0
R3/71		87.9	79.9	79.6	0.4	0.5
R4/71		101.1	98.8	98.8	0.0	0.0
R1/72		277.5	198.7	198.7	0.0	0.0
R2/72		279.0	199.2	199.2	0.0	0.0

2 A,B,C FORTIS GREEN AVENUE

R1/230	KD	223.3	222.7	222.7	0.0	0.0
R1/231	BEDROOM	223.3	220.6	220.6	0.0	0.0
R1/232	BEDROOM	223.3	182.3	182.3	0.0	0.0
R1/240	KD	221.5	220.8	220.8	0.0	0.0
R1/241	BEDROOM	221.5	219.2	219.2	0.0	0.0
R1/242	BEDROOM	221.5	185.0	185.0	0.0	0.0
R1/250	KD	223.2	221.8	221.8	0.0	0.0
R1/251	BEDROOM	223.2	219.9	219.9	0.0	0.0



NSL ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO

EXISTING v PROPOSED SCHEME 26/11/20

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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/252	BEDROOM_ASSUMED_WIN	227.6	201.0	201.0	0.0	0.0
2 FORTIS GREEN AVENUE						
R2/100		110.3	109.8	109.8	0.0	0.0
R3/100		108.9	105.5	105.5	0.0	0.0
R1/101		110.3	107.2	107.2	0.0	0.0
R2/101		108.9	105.6	105.6	0.0	0.0
4 FORTIS GREEN AVENUE						
R1/110		126.7	126.1	126.1	0.0	0.0
R2/110		85.4	80.8	80.8	0.0	0.0
R1/111		97.0	95.2	95.2	0.0	0.0
R2/111		93.2	91.5	91.5	0.0	0.0
2 ANNINGTON ROAD						
R1/80		195.4	191.1	191.1	0.0	0.0
R2/80		79.8	78.7	78.7	0.0	0.0
R1/81		172.5	167.7	167.7	0.0	0.0
R2/81		78.8	77.4	77.4	0.0	0.0
4 ANNINGTON ROAD						
R1/520	LKD	415.3	413.5	413.5	0.0	0.0
R1/521	BEDROOM	93.7	92.2	92.2	0.0	0.0
R2/521	BEDROOM	135.3	132.4	132.4	0.0	0.0
R1/522	BEDROOM	378.0	377.8	377.8	0.0	0.0
6 ANNINGTON ROAD						
R1/510	LKD	394.9	394.6	394.6	0.0	0.0
R1/511	BEDROOM	130.5	128.7	128.7	0.0	0.0
R2/511	BEDROOM	98.0	97.2	97.2	0.0	0.0
R1/512	BEDROOM	331.7	329.4	329.4	0.0	0.0
8 ANNINGTON ROAD						
R1/500	PLAYROOM	174.0	174.0	174.0	0.0	0.0
R2/500	KD	307.1	307.1	307.1	0.0	0.0
R1/501	BEDROOM	109.1	107.5	107.5	0.0	0.0



NSL ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R2/501	BEDROOM	146.4	143.6	143.6	0.0	0.0
R1/502	ASSUMED_RESI	224.6	224.1	224.1	0.0	0.0

TUSCANY HOUSE

R1/90		55.8	33.1	33.1	0.0	0.0
R1/91		55.8	54.2	54.2	0.0	0.0
R2/91		48.6	36.9	36.9	0.0	0.0
R3/91		82.0	69.4	69.4	0.0	0.0
R4/91		80.7	80.7	80.7	0.0	0.0



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

94 FORTIS GREEN

R1/10	W1/10	ASSUMED	27	86	24	83	11.1	3.5						
R1/10	W2/10	ASSUMED	26	85	23	81	11.5	4.7						
R1/10	W3/10	ASSUMED	29	88	25	84	13.8	4.5						
R1/10	W4/10	ASSUMED	27	86	22	81	18.5	5.8	29	88	25	84	13.8	4.5

6 & 7 FORTIS GREEN COTTAGES

R1/20	W1/20		16	61	13	58	18.8	4.9	16	61	13	58	18.8	4.9
R2/20	W2/20		22	76	18	72	18.2	5.3	22	76	18	72	18.2	5.3
R3/20	W3/20		24	71	20	67	16.7	5.6	24	71	20	67	16.7	5.6
R1/21	W1/21		27	78	26	77	3.7	1.3	27	78	26	77	3.7	1.3
R2/21	W2/21		27	77	27	77	0.0	0.0	27	77	27	77	0.0	0.0
R3/21	W3/21		28	78	26	76	7.1	2.6	28	78	26	76	7.1	2.6

THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)

R1/29	W1/29	KITCHEN	0	41	0	41	-	0.0						
R1/29	W7/30	KITCHEN	23	62	16	55	30.4	11.3						
R1/29	W8/30	KITCHEN	20	49	10	39	50.0	20.4						



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/29	W9/30	KITCHEN	27	85	17	75	37.0	11.8						
R1/29	W10/30	KITCHEN	21	51	12	42	42.9	17.6	27	85	21	79	22.2	7.1
R3/30	W1/30	LIVINGROOM	17	41	17	41	0.0	0.0						
R3/30	W7/30	LIVINGROOM	23	62	16	55	30.4	11.3						
R3/30	W8/30	LIVINGROOM	20	49	10	39	50.0	20.4						
R3/30	W9/30	LIVINGROOM	27	85	17	75	37.0	11.8						
R3/30	W10/30	LIVINGROOM	21	51	12	42	42.9	17.6	27	85	24	82	11.1	3.5
R2/31	W2/31	BEDROOM	28	78	26	76	7.1	2.6						
R2/31	W3/31	BEDROOM	28	76	26	74	7.1	2.6	28	79	27	78	3.6	1.3
R3/31	W4/31	BEDROOM	28	77	25	74	10.7	3.9						
R3/31	W5/31	BEDROOM	28	77	26	75	7.1	2.6	28	78	26	76	7.1	2.6

1-3 FORTIS GREEN COTTAGES

R1/50	W1/50		18	70	13	65	27.8	7.1	18	70	13	65	27.8	7.1
R2/50	W2/50		18	59	14	55	22.2	6.8	18	59	14	55	22.2	6.8
R3/50	W3/50		16	75	12	71	25.0	5.3	16	75	12	71	25.0	5.3
R4/50	W4/50		17	71	13	67	23.5	5.6	17	71	13	67	23.5	5.6
R1/51	W1/51		9	30	9	30	0.0	0.0						



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

R1/51	W2/51		25	75	25	75	0.0	0.0	25	79	25	79	0.0	0.0
R2/51	W3/51		24	75	23	74	4.2	1.3	24	75	23	74	4.2	1.3
R3/51	W4/51		24	77	23	76	4.2	1.3	24	77	23	76	4.2	1.3

111-113 FORTIS GREEN

R4/60	W13/60	KITCHEN	19	59	19	59	0.0	0.0	19	59	19	59	0.0	0.0
R5/60	W16/60	LKD	13	47	5	35	61.5	25.5						
R5/60	W17/60	LKD	20	88	14	77	30.0	12.5						
R5/60	W18/60	LKD	20	87	14	76	30.0	12.6						
R5/60	W19/60	LKD	24	87	21	81	12.5	6.9						
R5/60	W20/60	LKD	20	85	18	78	10.0	8.2	25	93	21	85	16.0	8.6
R6/60	W15/60	BEDROOM	14	48	8	36	42.9	25.0	14	48	8	36	42.9	25.0
R2/61	W2/61	LKD	0	11	0	11	-	0.0						
R2/61	W3/61	LKD	16	51	7	32	56.3	37.3						
R2/61	W4/61	LKD	16	51	9	25	43.8	51.0	16	52	9	38	43.8	26.9
R3/61	W5/61	BEDROOM	17	52	11	29	35.3	44.2	17	52	11	29	35.3	44.2
R2/62	W2/62	LKD	0	11	0	11	-	0.0						
R2/62	W3/62	LKD	15	43	9	37	40.0	14.0						



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R2/62	W4/62	LKD	14	42	10	35	28.6	16.7	15	44	11	40	26.7	9.1
R3/62	W5/62	BEDROOM	15	43	12	31	20.0	27.9	15	43	12	31	20.0	27.9

POLICE STATION (RESIDENTIAL CONVERSION)

R1/200	W1/200	BEDROOM	8	21	8	21	0.0	0.0	8	21	8	21	0.0	0.0
R2/200	W2/200	BEDROOM	7	27	7	27	0.0	0.0	7	27	7	27	0.0	0.0
R3/200	W3/200	LKD	1	11	1	11	0.0	0.0						
R3/200	W4/200	LKD	8	38	8	38	0.0	0.0						
R3/200	W6/200	LKD	0	3	0	3	-	0.0						
R3/200	W7/200	LKD	7	31	7	31	0.0	0.0						
R3/200	W8/200	LKD	7	31	7	31	0.0	0.0	15	69	15	69	0.0	0.0
R4/200	W5/200	LKD	2	24	1	22	50.0	8.3						
R4/200	W9/200	LKD	7	32	7	32	0.0	0.0						
R4/200	W10/200	LKD	7	33	7	33	0.0	0.0	9	57	8	55	11.1	3.5
R1/201	W1/201	LKD	14	26	14	26	0.0	0.0						
R1/201	W2/201	LKD	17	55	16	54	5.9	1.8						
R1/201	W3/201	LKD	10	33	9	32	10.0	3.0						
R1/201	W4/201	LKD	8	37	8	37	0.0	0.0						
R1/201	W5/201	LKD	8	36	8	36	0.0	0.0	28	87	27	86	3.6	1.1



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/201	W7/201	BEDROOM	14	47	13	46	7.1	2.1	14	47	13	46	7.1	2.1
R4/201	W8/201	BEDROOM	6	40	5	38	16.7	5.0	6	40	5	38	16.7	5.0
R1/202	W3/202	LIVINGROOM	15	46	15	46	0.0	0.0						
R1/202	W4/202	LIVINGROOM	17	41	17	41	0.0	0.0						
R1/202	W5/202	LIVINGROOM	16	70	16	70	0.0	0.0						
R1/202	W6/202	LIVINGROOM	13	66	13	66	0.0	0.0						
R1/202	W7/202	LIVINGROOM	30	95	30	95	0.0	0.0						
R1/202	W8/202	LIVINGROOM	22	90	22	90	0.0	0.0	30	98	30	98	0.0	0.0
R2/202	W2/202	BEDROOM	20	56	20	56	0.0	0.0	20	56	20	56	0.0	0.0
R3/202	W1/202	BEDROOM	15	50	15	50	0.0	0.0	15	50	15	50	0.0	0.0
R1/210	W1/210	STUDIO	10	39	10	39	0.0	0.0						
R1/210	W2/210	STUDIO	11	45	11	45	0.0	0.0	12	50	12	50	0.0	0.0
R1/211	W1/211	BEDROOM	18	65	18	65	0.0	0.0	18	65	18	65	0.0	0.0
R2/211	W2/211	BEDROOM	18	60	18	60	0.0	0.0	18	60	18	60	0.0	0.0
R1/212	W1/212	LKD	25	72	24	71	4.0	1.4						
R1/212	W2/212	LKD	25	76	24	75	4.0	1.3	25	77	24	76	4.0	1.3
R1/213	W1/213	LKD	28	87	28	87	0.0	0.0						



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/213	W2/213	LKD	17	46	17	46	0.0	0.0						
R1/213	W3/213	LKD	23	63	23	63	0.0	0.0						
R1/213	W4/213	LKD	29	97	29	97	0.0	0.0	29	97	29	97	0.0	0.0

111A FORTIS GREEN

R1/72	W1/72		0	58	0	58	-	0.0						
R1/72	W2/72		29	94	29	94	0.0	0.0						
R1/72	W3/72		0	58	0	58	-	0.0	29	99	29	99	0.0	0.0
R2/72	W4/72		29	94	29	94	0.0	0.0						
R2/72	W5/72		0	58	0	58	-	0.0						
R2/72	W6/72		0	58	0	57	-	1.7	29	99	29	99	0.0	0.0

2 A,B,C FORTIS GREEN AVENUE

R1/230	W1/230	KD	11	42	11	42	0.0	0.0	11	42	11	42	0.0	0.0
R1/231	W1/231	BEDROOM	14	48	14	48	0.0	0.0						
R1/231	W2/231	BEDROOM	15	48	15	47	0.0	2.1	15	49	15	49	0.0	0.0
R1/232	W1/232	BEDROOM	16	51	16	51	0.0	0.0	16	51	16	51	0.0	0.0
R1/240	W1/240	KD	11	33	11	33	0.0	0.0	11	33	11	33	0.0	0.0
R1/241	W1/241	BEDROOM	9	36	9	35	0.0	2.8						



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/241	W2/241	BEDROOM	13	47	13	46	0.0	2.1	14	48	14	47	0.0	2.1
R1/242	W1/242	BEDROOM	16	51	16	51	0.0	0.0						
R1/242	W2/242	BEDROOM	14	49	14	49	0.0	0.0	16	51	16	51	0.0	0.0
R1/250	W1/250	KD	8	35	8	33	0.0	5.7	8	35	8	33	0.0	5.7
R1/251	W1/251	BEDROOM	8	38	8	37	0.0	2.6						
R1/251	W2/251	BEDROOM	13	47	13	47	0.0	0.0	14	49	14	48	0.0	2.0
R1/252	W1/252	EDROOM_ASSUMED_WI	16	51	16	51	0.0	0.0						
R1/252	W2/252	EDROOM_ASSUMED_WI	0	41	0	41	-	0.0	16	69	16	69	0.0	0.0

2 FORTIS GREEN AVENUE

R2/100	W3/100		7	39	7	39	0.0	0.0	7	39	7	39	0.0	0.0
R3/100	W4/100		0	24	0	24	-	0.0						
R3/100	W5/100		0	11	0	11	-	0.0	0	24	0	24	-	0.0
R1/101	W1/101		13	48	13	48	0.0	0.0	13	48	13	48	0.0	0.0
R2/101	W2/101		5	33	5	33	0.0	0.0	5	33	5	33	0.0	0.0

4 FORTIS GREEN AVENUE



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/110	W1/110		15	55	15	54	0.0	1.8						
R1/110	W2/110		13	47	13	46	0.0	2.1						
R1/110	W3/110		13	48	13	47	0.0	2.1	15	55	15	54	0.0	1.8
R2/110	W4/110		13	47	13	46	0.0	2.1	13	47	13	46	0.0	2.1
R1/111	W1/111		15	50	15	50	0.0	0.0	15	50	15	50	0.0	0.0
R2/111	W2/111		15	48	15	48	0.0	0.0	15	48	15	48	0.0	0.0

4 ANNINGTON ROAD

R1/520	W1/520	LKD	0	2	0	2	-	0.0						
R1/520	W2/520	LKD	0	17	0	17	-	0.0						
R1/520	W3/520	LKD	0	17	0	17	-	0.0						
R1/520	W4/520	LKD	0	4	0	4	-	0.0						
R1/520	W5/520	LKD	0	17	0	17	-	0.0	0	18	0	18	-	0.0
R1/522	W1/522	BEDROOM	0	13	0	13	-	0.0						
R1/522	W2/522	BEDROOM	30	93	30	93	0.0	0.0						
R1/522	W3/522	BEDROOM	0	13	0	13	-	0.0						
R1/522	W4/522	BEDROOM	30	91	30	91	0.0	0.0	30	100	30	100	0.0	0.0

6 ANNINGTON ROAD

R1/512	W1/512	BEDROOM	30	96	30	96	0.0	0.0						
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SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
EXISTING v PROPOSED SCHEME 26/11/20

P406 - rel5

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/512	W2/512	BEDROOM	0	9	0	9	-	0.0						
R1/512	W3/512	BEDROOM	30	94	30	94	0.0	0.0						
R1/512	W4/512	BEDROOM	0	11	0	11	-	0.0						
R1/512	W5/512	BEDROOM	30	92	30	92	0.0	0.0	30	100	30	100	0.0	0.0



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20
P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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94 FORTIS GREEN

R1/10	ASSUMED	W1/10	32.91	33.05	-0.14	-0.43
R1/10	ASSUMED	W2/10	32.09	32.25	-0.16	-0.50
R1/10	ASSUMED	W3/10	33.38	33.55	-0.17	-0.51
R1/10	ASSUMED	W4/10	31.55	31.74	-0.19	-0.60

6 & 7 FORTIS GREEN COTTAGES

R1/20		W1/20	25.89	25.99	-0.10	-0.39
R2/20		W2/20	29.61	29.72	-0.11	-0.37
R3/20		W3/20	29.58	29.77	-0.19	-0.64
R1/21		W1/21	32.16	32.21	-0.05	-0.16
R2/21		W2/21	31.64	31.70	-0.06	-0.19
R3/21		W3/21	30.90	31.01	-0.11	-0.36

THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)

R1/29	KITCHEN	W1/29	12.61	12.61	0.00	0.00
R1/29	KITCHEN	W7/30	24.14	24.19	-0.05	-0.21
R1/29	KITCHEN	W8/30	15.06	15.12	-0.06	-0.40
R1/29	KITCHEN	W9/30	27.76	27.69	0.07	0.25
R1/29	KITCHEN	W10/30	16.00	15.86	0.14	0.88
R3/30	LIVINGROOM	W1/30	47.43	47.48	-0.05	-0.11
R3/30	LIVINGROOM	W7/30	24.14	24.19	-0.05	-0.21
R3/30	LIVINGROOM	W8/30	15.06	15.12	-0.06	-0.40
R3/30	LIVINGROOM	W9/30	27.76	27.69	0.07	0.25
R3/30	LIVINGROOM	W10/30	16.00	15.86	0.14	0.88
R2/31	BEDROOM	W2/31	28.87	28.89	-0.02	-0.07
R2/31	BEDROOM	W3/31	28.70	28.67	0.03	0.10
R3/31	BEDROOM	W4/31	28.60	28.52	0.08	0.28
R3/31	BEDROOM	W5/31	28.54	28.45	0.09	0.32

1-3 FORTIS GREEN COTTAGES



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
 PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20
 P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/50		W1/50	27.16	27.02	0.14	0.52
R2/50		W2/50	24.01	23.87	0.14	0.58
R3/50		W3/50	26.58	26.40	0.18	0.68
R4/50		W4/50	25.88	25.73	0.15	0.58
R1/51		W1/51	22.77	22.79	-0.02	-0.09
R1/51		W2/51	29.23	29.12	0.11	0.38
R2/51		W3/51	28.75	28.63	0.12	0.42
R3/51		W4/51	28.06	27.95	0.11	0.39

111-113 FORTIS GREEN

R4/60	KITCHEN	W13/60	46.07	46.06	0.01	0.02
R5/60	LKD	W16/60	24.49	23.30	1.19	4.86
R5/60	LKD	W17/60	88.33	87.91	0.42	0.48
R5/60	LKD	W18/60	87.82	87.55	0.27	0.31
R5/60	LKD	W19/60	80.42	80.31	0.11	0.14
R5/60	LKD	W20/60	89.36	89.25	0.11	0.12
R6/60	BEDROOM	W15/60	23.06	21.76	1.30	5.64
R1/61	BEDROOM	W1/61	37.74	37.74	0.00	0.00
R2/61	LKD	W2/61	37.50	37.50	0.00	0.00
R2/61	LKD	W3/61	28.19	26.65	1.54	5.46
R2/61	LKD	W4/61	24.19	21.28	2.91	12.03
R3/61	BEDROOM	W5/61	22.85	19.23	3.62	15.84
R1/62	BEDROOM	W1/62	39.59	39.59	0.00	0.00
R2/62	LKD	W2/62	39.58	39.58	0.00	0.00
R2/62	LKD	W3/62	32.40	31.58	0.82	2.53
R2/62	LKD	W4/62	29.85	28.07	1.78	5.96



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
 PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20
 P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R3/62	BEDROOM	W5/62	29.86	27.43	2.43	8.14
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POLICE STATION (RESIDENTIAL CONVERSION)

R1/200	BEDROOM	W1/200	13.40	13.40	0.00	0.00
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R2/200	BEDROOM	W2/200	14.75	14.69	0.06	0.41
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R3/200	LKD	W3/200	12.50	12.45	0.05	0.40
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R3/200	LKD	W4/200	25.57	25.47	0.10	0.39
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R3/200	LKD	W6/200	5.88	5.88	0.00	0.00
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R3/200	LKD	W7/200	27.58	27.58	0.00	0.00
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R3/200	LKD	W8/200	27.52	27.52	0.00	0.00
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R4/200	LKD	W5/200	23.25	23.17	0.08	0.34
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R4/200	LKD	W9/200	27.03	27.03	0.00	0.00
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R4/200	LKD	W10/200	26.91	26.91	0.00	0.00
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R1/201	LKD	W1/201	7.88	7.88	0.00	0.00
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R1/201	LKD	W2/201	22.62	22.59	0.03	0.13
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R1/201	LKD	W3/201	19.57	19.51	0.06	0.31
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R1/201	LKD	W4/201	29.80	29.80	0.00	0.00
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R1/201	LKD	W5/201	32.49	32.49	0.00	0.00
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R3/201	BEDROOM	W7/201	31.65	31.53	0.12	0.38
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R4/201	BEDROOM	W8/201	30.05	29.96	0.09	0.30
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R1/202	LIVINGROOM	W3/202	25.55	25.49	0.06	0.23
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R1/202	LIVINGROOM	W4/202	22.13	22.09	0.04	0.18
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R1/202	LIVINGROOM	W5/202	75.91	75.91	0.00	0.00
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R1/202	LIVINGROOM	W6/202	78.25	78.25	0.00	0.00
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R1/202	LIVINGROOM	W7/202	86.61	86.61	0.00	0.00
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R1/202	LIVINGROOM	W8/202	93.37	93.37	0.00	0.00
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R2/202	BEDROOM	W2/202	35.75	35.64	0.11	0.31
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R3/202	BEDROOM	W1/202	35.88	35.78	0.10	0.28
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R1/210	STUDIO	W1/210	19.50	19.50	0.00	0.00
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R1/210	STUDIO	W2/210	20.81	20.81	0.00	0.00
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DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/211	BEDROOM	W1/211	28.89	28.89	0.00	0.00
R2/211	BEDROOM	W2/211	28.15	28.10	0.05	0.18
R1/212	LKD	W1/212	31.98	31.92	0.06	0.19
R1/212	LKD	W2/212	32.36	32.30	0.06	0.19
R1/213	LKD	W1/213	37.71	37.66	0.05	0.13
R1/213	LKD	W2/213	21.86	21.80	0.06	0.27
R1/213	LKD	W3/213	31.73	31.70	0.03	0.09
R1/213	LKD	W4/213	93.14	93.14	0.00	0.00

111A FORTIS GREEN

R1/70		W1/70	25.60	25.44	0.16	0.63
R2/70		W2/70	23.05	22.90	0.15	0.65
R3/70		W3/70	23.79	23.59	0.20	0.84
R4/70		W4/70	26.88	26.76	0.12	0.45
R5/70		W5/70	15.32	14.82	0.50	3.26
R1/71		W1/71	30.84	30.70	0.14	0.45
R2/71		W2/71	31.01	30.85	0.16	0.52
R3/71		W3/71	31.42	31.24	0.18	0.57
R4/71		W4/71	31.21	31.03	0.18	0.58
R1/72		W1/72	75.05	74.95	0.10	0.13
R1/72		W2/72	76.38	76.37	0.01	0.01
R1/72		W3/72	75.14	75.01	0.13	0.17
R2/72		W4/72	76.43	76.41	0.02	0.03
R2/72		W5/72	75.22	75.04	0.18	0.24
R2/72		W6/72	75.20	74.94	0.26	0.35

2 A,B,C FORTIS GREEN AVENUE



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
 PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20
 P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/230	KD	W1/230	30.58	30.52	0.06	0.20
R1/231	BEDROOM	W1/231	35.22	35.17	0.05	0.14
R1/231	BEDROOM	W2/231	34.87	34.80	0.07	0.20
R1/232	BEDROOM	W1/232	38.25	38.18	0.07	0.18
R1/240	KD	W1/240	27.94	27.90	0.04	0.14
R1/241	BEDROOM	W1/241	33.06	33.02	0.04	0.12
R1/241	BEDROOM	W2/241	33.67	33.63	0.04	0.12
R1/242	BEDROOM	W1/242	38.06	37.99	0.07	0.18
R1/242	BEDROOM	W2/242	37.94	37.87	0.07	0.18
R1/250	KD	W1/250	27.66	27.60	0.06	0.22
R1/251	BEDROOM	W1/251	32.13	32.06	0.07	0.22
R1/251	BEDROOM	W2/251	33.48	33.38	0.10	0.30
R1/252	BEDROOM_ASSUMED_V	W1/252	37.59	37.48	0.11	0.29
R1/252	BEDROOM_ASSUMED_V	W2/252	63.40	63.38	0.02	0.03

2 FORTIS GREEN AVENUE

R2/100		W3/100	29.72	29.66	0.06	0.20
R3/100		W4/100	26.77	26.71	0.06	0.22
R3/100		W5/100	19.94	19.88	0.06	0.30
R1/101		W1/101	34.64	34.57	0.07	0.20
R2/101		W2/101	33.52	33.45	0.07	0.21

4 FORTIS GREEN AVENUE

R1/110		W1/110	66.32	66.31	0.01	0.02
R1/110		W2/110	32.46	32.36	0.10	0.31
R1/110		W3/110	33.12	33.03	0.09	0.27
R2/110		W4/110	33.30	33.22	0.08	0.24



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R1/111		W1/111	37.13	37.06	0.07	0.19
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R2/111		W2/111	37.29	37.22	0.07	0.19
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2 ANNINGTON ROAD

R1/80		W1/80	25.26	25.13	0.13	0.51
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R2/80		W2/80	29.70	29.51	0.19	0.64
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R2/80		W3/80	28.86	28.68	0.18	0.62
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R2/80		W4/80	29.68	29.52	0.16	0.54
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R1/81		W1/81	34.63	34.40	0.23	0.66
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R2/81		W2/81	34.23	34.07	0.16	0.47
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4 ANNINGTON ROAD

R1/520	LKD	W1/520	22.83	22.24	0.59	2.58
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R1/520	LKD	W2/520	64.21	64.04	0.17	0.26
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R1/520	LKD	W3/520	63.64	63.49	0.15	0.24
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R1/520	LKD	W4/520	25.62	25.04	0.58	2.26
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R1/520	LKD	W5/520	65.22	65.10	0.12	0.18
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R1/521	BEDROOM	W1/521	34.07	33.63	0.44	1.29
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R2/521	BEDROOM	W2/521	34.10	33.77	0.33	0.97
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R1/522	BEDROOM	W1/522	37.65	37.50	0.15	0.40
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R1/522	BEDROOM	W2/522	85.52	85.52	0.00	0.00
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R1/522	BEDROOM	W3/522	37.31	37.14	0.17	0.46
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R1/522	BEDROOM	W4/522	81.18	81.18	0.00	0.00
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6 ANNINGTON ROAD

R1/510	LKD	W1/510	27.32	26.39	0.93	3.40
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R1/510	LKD	W2/510	69.39	69.09	0.30	0.43
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R1/510	LKD	W3/510	25.33	24.49	0.84	3.32
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R1/510	LKD	W4/510	69.95	69.68	0.27	0.39
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R1/511	BEDROOM	W1/511	34.22	33.67	0.55	1.61
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DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/511	BEDROOM	W2/511	33.99	33.48	0.51	1.50
R1/512	BEDROOM	W1/512	84.51	84.51	0.00	0.00
R1/512	BEDROOM	W2/512	37.40	37.18	0.22	0.59
R1/512	BEDROOM	W3/512	86.21	86.21	0.00	0.00
R1/512	BEDROOM	W4/512	37.55	37.38	0.17	0.45
R1/512	BEDROOM	W5/512	86.90	86.90	0.00	0.00

8 ANNINGTON ROAD

R1/500	PLAYROOM	W1/500	24.44	23.74	0.70	2.86
R1/500	PLAYROOM	W2/500	73.64	73.43	0.21	0.29
R2/500	KD	W3/500	28.05	27.20	0.85	3.03
R2/500	KD	W4/500	67.82	67.55	0.27	0.40
R1/501	BEDROOM	W1/501	34.97	34.55	0.42	1.20
R2/501	BEDROOM	W2/501	35.03	34.52	0.51	1.46
R1/502	ASSUMED_RESI	W1/502	37.91	37.76	0.15	0.40

TUSCANY HOUSE

R1/90		W1/90	22.79	22.53	0.26	1.14
R1/91		W1/91	34.88	34.56	0.32	0.92
R2/91		W2/91	34.29	34.08	0.21	0.61
R3/91		W3/91	36.32	36.33	-0.01	-0.03
R3/91		W4/91	36.82	36.82	0.00	0.00
R4/91		W5/91	87.18	87.11	0.07	0.08



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20
P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

94 FORTIS GREEN

R1/10	ASSUMED	W1/10	1.44		1.45			
R1/10	ASSUMED	W2/10	0.59		0.59			
R1/10	ASSUMED	W3/10	0.06		0.06			
R1/10	ASSUMED	W4/10	2.30	4.39	2.31	4.41	-0.02	-0.41

6 & 7 FORTIS GREEN COTTAGES

R1/20		W1/20	1.49	1.49	1.50	1.50	0.00	-0.27
R2/20		W2/20	0.53	0.53	0.53	0.53	0.00	-0.38
R3/20		W3/20	1.60	1.60	1.61	1.61	-0.01	-0.50
R1/21		W1/21	1.50	1.50	1.51	1.51	0.00	-0.13
R2/21		W2/21	1.59	1.59	1.60	1.60	0.00	-0.19
R3/21		W3/21	1.43	1.43	1.43	1.43	-0.01	-0.35

THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)

R1/29	KITCHEN	W1/29	2.23		2.23			
R1/29	KITCHEN	W7/30	0.22		0.22			
R1/29	KITCHEN	W8/30	0.16		0.16			
R1/29	KITCHEN	W9/30	1.23		1.23			
R1/29	KITCHEN	W10/30	0.15	3.99	0.15	3.99	0.00	0.10
R3/30	LIVINGROOM	W1/30	2.55		2.55			
R3/30	LIVINGROOM	W7/30	0.29		0.29			
R3/30	LIVINGROOM	W8/30	0.20		0.21			
R3/30	LIVINGROOM	W9/30	1.59		1.59			
R3/30	LIVINGROOM	W10/30	0.20	4.83	0.19	4.83	0.00	0.04
R2/31	BEDROOM	W2/31	0.81		0.81			
R2/31	BEDROOM	W3/31	0.81	1.62	0.81	1.62	0.00	0.06
R3/31	BEDROOM	W4/31	0.82		0.82			
R3/31	BEDROOM	W5/31	0.81	1.63	0.81	1.63	0.00	0.25

1-3 FORTIS GREEN COTTAGES



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
 PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20
 P406 - rel5

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/50		W1/50	1.22	1.22	1.22	1.22	0.01	0.41
R2/50		W2/50	1.03	1.03	1.03	1.03	0.00	0.39
R3/50		W3/50	2.53	2.53	2.52	2.52	0.01	0.43
R4/50		W4/50	1.13	1.13	1.12	1.12	0.01	0.53
R1/51		W1/51	0.07		0.07			
R1/51		W2/51	0.91	0.98	0.91	0.97	0.00	0.31
R2/51		W3/51	0.76	0.76	0.76	0.76	0.00	0.39
R3/51		W4/51	0.79	0.79	0.78	0.78	0.00	0.38

111-113 FORTIS GREEN

R4/60	KITCHEN	W13/60	4.28	4.28	4.28	4.28	0.00	0.02
R5/60	LKD	W16/60	0.51		0.49			
R5/60	LKD	W17/60	1.19		1.18			
R5/60	LKD	W18/60	1.18		1.18			
R5/60	LKD	W19/60	0.68		0.68			
R5/60	LKD	W20/60	0.75	4.30	0.75	4.28	0.03	0.63
R6/60	BEDROOM	W15/60	2.40	2.40	2.31	2.31	0.10	4.08
R1/61	BEDROOM	W1/61	1.72	1.72	1.72	1.72	0.00	0.00
R2/61	LKD	W2/61	1.50		1.50			
R2/61	LKD	W3/61	0.94		0.90			
R2/61	LKD	W4/61	0.25	2.69	0.23	2.63	0.06	2.38
R3/61	BEDROOM	W5/61	1.59	1.59	1.40	1.40	0.18	11.48
R1/62	BEDROOM	W1/62	1.14	1.14	1.14	1.14	0.00	0.00
R2/62	LKD	W2/62	1.00		1.00			
R2/62	LKD	W3/62	0.98		0.96			
R2/62	LKD	W4/62	0.31	2.30	0.30	2.26	0.04	1.66



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20
P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R3/62	BEDROOM	W5/62	1.79	1.79	1.68	1.68	0.11	6.37
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POLICE STATION (RESIDENTIAL CONVERSION)

R1/200	BEDROOM	W1/200	1.48	1.48	1.48	1.48	0.00	0.00
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R2/200	BEDROOM	W2/200	0.68	0.68	0.68	0.68	0.00	0.30
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R3/200	LKD	W3/200	0.47		0.47			
R3/200	LKD	W4/200	0.99		0.99			
R3/200	LKD	W6/200	0.20		0.20			
R3/200	LKD	W7/200	0.27		0.27			
R3/200	LKD	W8/200	0.27	2.20	0.27	2.20	0.01	0.23

R4/200	LKD	W5/200	1.56		1.55			
R4/200	LKD	W9/200	0.30		0.30			
R4/200	LKD	W10/200	0.30	2.16	0.30	2.16	0.00	0.18

R1/201	LKD	W1/201	0.41		0.41			
R1/201	LKD	W2/201	0.51		0.51			
R1/201	LKD	W3/201	0.24		0.24			
R1/201	LKD	W4/201	0.53		0.53			
R1/201	LKD	W5/201	0.57	2.26	0.57	2.26	0.00	0.04

R3/201	BEDROOM	W7/201	1.71	1.71	1.70	1.70	0.01	0.29
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R4/201	BEDROOM	W8/201	2.26	2.26	2.26	2.26	0.01	0.27
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R1/202	LIVINGROOM	W3/202	0.51		0.51			
R1/202	LIVINGROOM	W4/202	1.36		1.36			
R1/202	LIVINGROOM	W5/202	0.66		0.66			
R1/202	LIVINGROOM	W6/202	0.69		0.69			
R1/202	LIVINGROOM	W7/202	0.87		0.87			
R1/202	LIVINGROOM	W8/202	0.63	4.71	0.63	4.70	0.00	0.06

R2/202	BEDROOM	W2/202	2.98	2.98	2.97	2.97	0.01	0.30
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R3/202	BEDROOM	W1/202	2.99	2.99	2.98	2.98	0.01	0.23
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R1/210	STUDIO	W1/210	0.99		0.99			
R1/210	STUDIO	W2/210	0.85	1.84	0.85	1.84	0.00	0.00



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/211	BEDROOM	W1/211	2.54	2.54	2.54	2.54	0.00	0.00
R2/211	BEDROOM	W2/211	1.86	1.86	1.86	1.86	0.00	0.16
R1/212	LKD	W1/212	2.36		2.36			
R1/212	LKD	W2/212	1.13	3.49	1.12	3.48	0.01	0.14
R1/213	LKD	W1/213	1.17		1.17			
R1/213	LKD	W2/213	0.59		0.59			
R1/213	LKD	W3/213	2.03		2.02			
R1/213	LKD	W4/213	1.09	4.87	1.09	4.87	0.01	0.10

111A FORTIS GREEN

R1/70		W1/70	0.50	0.50	0.49	0.49	0.00	0.40
R2/70		W2/70	0.62	0.62	0.62	0.62	0.00	0.48
R3/70		W3/70	0.64	0.64	0.64	0.64	0.01	0.78
R4/70		W4/70	0.45	0.45	0.45	0.45	0.00	0.67
R5/70		W5/70	0.60	0.60	0.59	0.59	0.01	1.50
R1/71		W1/71	1.27	1.27	1.26	1.26	0.01	0.39
R2/71		W2/71	0.57	0.57	0.56	0.56	0.00	0.35
R3/71		W3/71	0.59	0.59	0.58	0.58	0.00	0.68
R4/71		W4/71	1.14	1.14	1.13	1.13	0.00	0.26
R1/72		W1/72	1.01		1.01			
R1/72		W2/72	0.30		0.30			
R1/72		W3/72	0.29	1.60	0.29	1.60	0.00	0.06
R2/72		W4/72	0.29		0.29			
R2/72		W5/72	0.29		0.29			
R2/72		W6/72	1.01	1.60	1.01	1.59	0.00	0.19

2 A,B,C FORTIS GREEN AVENUE



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/230	KD	W1/230	7.01	7.01	7.00	7.00	0.01	0.16
R1/231	BEDROOM	W1/231	2.47		2.47			
R1/231	BEDROOM	W2/231	1.13	3.60	1.13	3.60	0.01	0.14
R1/232	BEDROOM	W1/232	2.90	2.90	2.89	2.89	0.01	0.17
R1/240	KD	W1/240	6.62	6.62	6.62	6.62	0.01	0.09
R1/241	BEDROOM	W1/241	1.13		1.13			
R1/241	BEDROOM	W2/241	2.40	3.53	2.40	3.53	0.00	0.11
R1/242	BEDROOM	W1/242	1.38		1.38			
R1/242	BEDROOM	W2/242	1.39	2.77	1.38	2.76	0.01	0.18
R1/250	KD	W1/250	6.51	6.51	6.50	6.50	0.01	0.15
R1/251	BEDROOM	W1/251	2.29		2.29			
R1/251	BEDROOM	W2/251	1.11	3.40	1.11	3.39	0.01	0.24
R1/252	BEDROOM_ASSUMED_V	W1/252	2.81		2.80			
R1/252	BEDROOM_ASSUMED_V	W2/252	2.27	5.08	2.27	5.08	0.01	0.16

2 FORTIS GREEN AVENUE

R2/100		W3/100	3.07	3.07	3.07	3.07	0.01	0.16
R3/100		W4/100	1.79		1.78			
R3/100		W5/100	0.10	1.88	0.10	1.88	0.00	0.16
R1/101		W1/101	1.30	1.30	1.30	1.30	0.00	0.15
R2/101		W2/101	1.28	1.28	1.28	1.28	0.00	0.16

4 FORTIS GREEN AVENUE

R1/110		W1/110	1.22		1.22			
R1/110		W2/110	1.48		1.48			
R1/110		W3/110	0.70	3.40	0.70	3.39	0.01	0.18
R2/110		W4/110	0.86	0.86	0.86	0.86	0.00	0.23



DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20
P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R1/111		W1/111	1.61	1.61	1.61	1.61	0.00	0.12
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R2/111		W2/111	1.66	1.66	1.66	1.66	0.00	0.12
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2 ANNINGTON ROAD

R1/80		W1/80	2.25	2.25	2.25	2.25	0.01	0.36
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R2/80		W2/80	0.84		0.84			
R2/80		W3/80	2.01		2.00			
R2/80		W4/80	0.85	3.70	0.85	3.68	0.02	0.49

R1/81		W1/81	1.73	1.73	1.72	1.72	0.01	0.52
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R2/81		W2/81	2.94	2.94	2.93	2.93	0.01	0.37
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4 ANNINGTON ROAD

R1/520	LKD	W1/520	0.43		0.43			
R1/520	LKD	W2/520	0.53		0.53			
R1/520	LKD	W3/520	0.53		0.53			
R1/520	LKD	W4/520	1.72		1.69			
R1/520	LKD	W5/520	0.54	3.74	0.54	3.71	0.04	0.96

R1/521	BEDROOM	W1/521	3.63	3.63	3.59	3.59	0.04	1.10
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R2/521	BEDROOM	W2/521	2.70	2.70	2.68	2.68	0.02	0.81
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R1/522	BEDROOM	W1/522	0.66		0.66			
R1/522	BEDROOM	W2/522	1.26		1.26			
R1/522	BEDROOM	W3/522	1.81		1.80			
R1/522	BEDROOM	W4/522	1.15	4.88	1.15	4.87	0.01	0.20

6 ANNINGTON ROAD

R1/510	LKD	W1/510	2.09		2.03			
R1/510	LKD	W2/510	2.18		2.17			
R1/510	LKD	W3/510	0.51		0.49			
R1/510	LKD	W4/510	0.60	5.37	0.60	5.30	0.08	1.45

R1/511	BEDROOM	W1/511	1.82	1.82	1.79	1.79	0.03	1.38
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DAYLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
 PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20
 P406 - rel5

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/511	BEDROOM	W2/511	2.98	2.98	2.94	2.94	0.04	1.24
R1/512	BEDROOM	W1/512	1.41		1.41			
R1/512	BEDROOM	W2/512	1.44		1.43			
R1/512	BEDROOM	W3/512	1.44		1.44			
R1/512	BEDROOM	W4/512	0.65		0.64			
R1/512	BEDROOM	W5/512	1.49	6.42	1.49	6.41	0.01	0.17

8 ANNINGTON ROAD

R1/500	PLAYROOM	W1/500	2.64		2.58			
R1/500	PLAYROOM	W2/500	7.44	10.08	7.42	10.00	0.07	0.73
R2/500	KD	W3/500	3.11		3.04			
R2/500	KD	W4/500	7.56	10.66	7.54	10.57	0.09	0.87
R1/501	BEDROOM	W1/501	2.20	2.20	2.18	2.18	0.02	1.09
R2/501	BEDROOM	W2/501	1.73	1.73	1.71	1.71	0.02	1.27
R1/502	ASSUMED_RESI	W1/502	4.54	4.54	4.53	4.53	0.02	0.35

TUSCANY HOUSE

R1/90		W1/90	0.27	0.27	0.26	0.26	0.01	1.87
R1/91		W1/91	1.15	1.15	1.14	1.14	0.01	0.87
R2/91		W2/91	0.13	0.13	0.13	0.13	0.00	0.79
R3/91		W3/91	0.10		0.10			
R3/91		W4/91	0.94	1.03	0.94	1.03	0.00	0.00
R4/91		W5/91	0.31	0.31	0.31	0.31	0.00	0.00



NSL ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20
P406 - rel5

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss

94 FORTIS GREEN

R1/10	ASSUMED	263.0	263.0	263.0	0.0	0.0
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6 & 7 FORTIS GREEN COTTAGES

R1/20		144.7	142.1	142.1	0.0	0.0
R2/20		129.8	116.2	116.9	-0.7	-0.6
R3/20		150.4	145.5	145.5	0.0	0.0
R1/21		144.7	142.0	142.0	0.0	0.0
R2/21		129.8	127.7	127.7	0.0	0.0
R3/21		150.4	144.9	144.9	0.0	0.0

THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)

R1/29	KITCHEN	378.5	371.1	371.1	0.0	0.0
R3/30	LIVINGROOM	251.2	250.8	250.8	0.0	0.0
R2/31	BEDROOM	129.8	122.4	122.4	0.0	0.0
R3/31	BEDROOM	136.0	132.6	132.6	0.0	0.0

1-3 FORTIS GREEN COTTAGES

R1/50		137.9	123.6	122.9	0.6	0.5
R2/50		156.8	137.0	136.8	0.2	0.1
R3/50		21.0	21.0	21.0	0.0	0.0
R4/50		146.5	118.5	118.5	0.0	0.0
R1/51		137.9	132.1	132.1	0.0	0.0
R2/51		156.8	147.7	147.7	0.0	0.0
R3/51		146.5	139.0	139.0	0.0	0.0

111-113 FORTIS GREEN

R4/60	KITCHEN	27.9	27.6	27.6	0.0	0.0
R5/60	LKD	401.7	399.1	399.1	0.0	0.0
R6/60	BEDROOM	120.4	119.0	119.0	0.0	0.0
R1/61	BEDROOM	202.2	199.3	199.3	0.0	0.0
R2/61	LKD	260.5	259.8	258.7	1.1	0.4
R3/61	BEDROOM	106.7	94.9	82.4	12.4	13.1
R1/62	BEDROOM	202.2	196.5	196.5	0.0	0.0
R2/62	LKD	260.5	259.1	259.1	0.0	0.0
R3/62	BEDROOM	106.7	103.5	103.5	0.0	0.0



NSL ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

P406 - rel5

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss

POLICE STATION (RESIDENTIAL CONVERSION)

R1/200	BEDROOM	147.9	126.7	126.7	0.0	0.0
R2/200	BEDROOM	117.6	74.1	74.1	0.0	0.0
R3/200	LKD	384.4	378.5	378.5	0.0	0.0
R4/200	LKD	333.3	329.6	329.6	0.0	0.0
R1/201	LKD	483.1	478.7	478.7	0.0	0.0
R3/201	BEDROOM	160.4	157.0	157.0	0.0	0.0
R4/201	BEDROOM	184.2	182.2	182.2	0.0	0.0
R1/202	LIVINGROOM	341.9	338.3	338.3	0.0	0.0
R2/202	BEDROOM	129.3	128.2	128.2	0.0	0.0
R3/202	BEDROOM	129.7	128.7	128.7	0.0	0.0
R1/210	STUDIO	504.0	478.9	478.9	0.0	0.0
R1/211	BEDROOM	161.0	160.6	160.6	0.0	0.0
R2/211	BEDROOM	169.4	146.8	146.8	0.0	0.0
R1/212	LKD	343.2	336.8	336.8	0.0	0.0
R1/213	LKD	318.6	312.1	312.1	0.0	0.0

111A FORTIS GREEN

R1/70		81.8	69.1	69.1	0.0	0.0
R2/70		67.5	54.0	54.0	0.0	0.0
R3/70		67.5	63.1	62.4	0.7	1.1
R4/70		101.1	86.0	86.0	0.0	0.0
R5/70		74.9	68.4	68.2	0.2	0.3
R1/71		81.8	80.9	80.9	0.0	0.0
R2/71		87.9	80.7	80.7	0.0	0.0
R3/71		87.9	79.9	79.6	0.3	0.4
R4/71		101.1	98.8	98.8	0.0	0.0
R1/72		277.5	198.7	198.7	0.0	0.0
R2/72		279.0	199.2	199.2	0.0	0.0

2 A,B,C FORTIS GREEN AVENUE

R1/230	KD	223.3	222.7	222.7	0.0	0.0
R1/231	BEDROOM	223.3	220.6	220.6	0.0	0.0
R1/232	BEDROOM	223.3	182.3	182.3	0.0	0.0
R1/240	KD	221.5	220.8	220.8	0.0	0.0
R1/241	BEDROOM	221.5	219.2	219.2	0.0	0.0
R1/242	BEDROOM	221.5	185.0	185.0	0.0	0.0
R1/250	KD	223.2	221.8	221.8	0.0	0.0
R1/251	BEDROOM	223.2	219.9	219.9	0.0	0.0



NSL ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20
P406 - rel5

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/252	BEDROOM_ASSUMED_WIN	227.6	201.0	201.0	0.0	0.0
2 FORTIS GREEN AVENUE						
R2/100		110.3	109.8	109.8	0.0	0.0
R3/100		108.9	105.5	105.5	0.0	0.0
R1/101		110.3	107.2	107.2	0.0	0.0
R2/101		108.9	105.6	105.6	0.0	0.0
4 FORTIS GREEN AVENUE						
R1/110		126.7	126.1	126.1	0.0	0.0
R2/110		85.4	80.8	80.8	0.0	0.0
R1/111		97.0	95.2	95.2	0.0	0.0
R2/111		93.2	91.5	91.5	0.0	0.0
2 ANNINGTON ROAD						
R1/80		195.4	191.1	191.1	0.0	0.0
R2/80		79.8	78.7	78.7	0.0	0.0
R1/81		172.5	167.7	167.7	0.0	0.0
R2/81		78.8	77.4	77.4	0.0	0.0
4 ANNINGTON ROAD						
R1/520	LKD	415.3	413.5	413.5	0.0	0.0
R1/521	BEDROOM	93.7	92.2	92.2	0.0	0.0
R2/521	BEDROOM	135.3	132.4	132.4	0.0	0.0
R1/522	BEDROOM	378.0	377.8	377.8	0.0	0.0
6 ANNINGTON ROAD						
R1/510	LKD	394.9	394.6	394.6	0.0	0.0
R1/511	BEDROOM	130.5	128.7	128.7	0.0	0.0
R2/511	BEDROOM	98.0	97.2	97.2	0.0	0.0
R1/512	BEDROOM	331.7	329.4	329.4	0.0	0.0
8 ANNINGTON ROAD						
R1/500	PLAYROOM	174.0	174.0	174.0	0.0	0.0
R2/500	KD	307.1	307.1	307.1	0.0	0.0
R1/501	BEDROOM	109.1	107.5	107.5	0.0	0.0



NSL ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20
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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R2/501	BEDROOM	146.4	143.6	143.6	0.0	0.0
R1/502	ASSUMED_RESI	224.6	224.1	224.1	0.0	0.0

TUSCANY HOUSE

R1/90		55.8	33.1	33.1	0.0	0.0
R1/91		55.8	54.2	54.2	0.0	0.0
R2/91		48.6	36.9	36.9	0.0	0.0
R3/91		82.0	69.4	69.4	0.0	0.0
R4/91		80.7	80.7	80.7	0.0	0.0



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

P406 - rel5

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

94 FORTIS GREEN

R1/10	W1/10	ASSUMED	24	83	24	83	0.0	0.0						
R1/10	W2/10	ASSUMED	23	82	23	81	0.0	1.2						
R1/10	W3/10	ASSUMED	25	84	25	84	0.0	0.0						
R1/10	W4/10	ASSUMED	22	81	22	81	0.0	0.0	25	84	25	84	0.0	0.0

6 & 7 FORTIS GREEN COTTAGES

R1/20	W1/20		13	58	13	58	0.0	0.0	13	58	13	58	0.0	0.0
R2/20	W2/20		18	72	18	72	0.0	0.0	18	72	18	72	0.0	0.0
R3/20	W3/20		20	67	20	67	0.0	0.0	20	67	20	67	0.0	0.0
R1/21	W1/21		26	77	26	77	0.0	0.0	26	77	26	77	0.0	0.0
R2/21	W2/21		26	76	27	77	-3.8	-1.3	26	76	27	77	-3.8	-1.3
R3/21	W3/21		26	76	26	76	0.0	0.0	26	76	26	76	0.0	0.0

THE ALEXANDRA PUBLIC HOUSE (RESIDENTIAL CONVERSION)

R1/29	W1/29	KITCHEN	0	41	0	41	-	0.0						
R1/29	W7/30	KITCHEN	15	54	16	55	-6.7	-1.9						
R1/29	W8/30	KITCHEN	10	39	10	39	0.0	0.0						



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

P406 - rel5

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/29	W9/30	KITCHEN	17	75	17	75	0.0	0.0						
R1/29	W10/30	KITCHEN	12	42	12	42	0.0	0.0	20	78	21	79	-5.0	-1.3
R3/30	W1/30	LIVINGROOM	15	39	17	41	-13.3	-5.1						
R3/30	W7/30	LIVINGROOM	15	54	16	55	-6.7	-1.9						
R3/30	W8/30	LIVINGROOM	10	39	10	39	0.0	0.0						
R3/30	W9/30	LIVINGROOM	17	75	17	75	0.0	0.0						
R3/30	W10/30	LIVINGROOM	12	42	12	42	0.0	0.0	21	79	24	82	-14.3	-3.8
R2/31	W2/31	BEDROOM	27	77	26	76	3.7	1.3						
R2/31	W3/31	BEDROOM	26	74	26	74	0.0	0.0	27	78	27	78	0.0	0.0
R3/31	W4/31	BEDROOM	25	74	25	74	0.0	0.0						
R3/31	W5/31	BEDROOM	26	75	26	75	0.0	0.0	26	76	26	76	0.0	0.0

1-3 FORTIS GREEN COTTAGES

R1/50	W1/50		14	66	13	65	7.1	1.5	14	66	13	65	7.1	1.5
R2/50	W2/50		14	55	14	55	0.0	0.0	14	55	14	55	0.0	0.0
R3/50	W3/50		12	71	12	71	0.0	0.0	12	71	12	71	0.0	0.0
R4/50	W4/50		13	67	13	67	0.0	0.0	13	67	13	67	0.0	0.0
R1/51	W1/51		9	30	9	30	0.0	0.0						



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

P406 - rel5

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/51	W2/51		25	75	25	75	0.0	0.0	25	79	25	79	0.0	0.0
R2/51	W3/51		23	74	23	74	0.0	0.0	23	74	23	74	0.0	0.0
R3/51	W4/51		23	76	23	76	0.0	0.0	23	76	23	76	0.0	0.0

111-113 FORTIS GREEN

R4/60	W13/60	KITCHEN	19	59	19	59	0.0	0.0	19	59	19	59	0.0	0.0
R5/60	W16/60	LKD	7	37	5	35	28.6	5.4						
R5/60	W17/60	LKD	14	77	14	77	0.0	0.0						
R5/60	W18/60	LKD	16	79	14	76	12.5	3.8						
R5/60	W19/60	LKD	21	81	21	81	0.0	0.0						
R5/60	W20/60	LKD	18	79	18	78	0.0	1.3	21	85	21	85	0.0	0.0
R6/60	W15/60	BEDROOM	9	38	8	36	11.1	5.3	9	38	8	36	11.1	5.3
R2/61	W2/61	LKD	0	11	0	11	-	0.0						
R2/61	W3/61	LKD	9	37	7	32	22.2	13.5						
R2/61	W4/61	LKD	9	27	9	25	0.0	7.4	9	40	9	38	0.0	5.0
R3/61	W5/61	BEDROOM	14	36	11	29	21.4	19.4	14	36	11	29	21.4	19.4
R2/62	W2/62	LKD	0	11	0	11	-	0.0						
R2/62	W3/62	LKD	10	38	9	37	10.0	2.6						



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R2/62	W4/62	LKD	11	38	10	35	9.1	7.9	13	42	11	40	15.4	4.8
R3/62	W5/62	BEDROOM	13	35	12	31	7.7	11.4	13	35	12	31	7.7	11.4

POLICE STATION (RESIDENTIAL CONVERSION)

R1/200	W1/200	BEDROOM	8	21	8	21	0.0	0.0	8	21	8	21	0.0	0.0
R2/200	W2/200	BEDROOM	7	27	7	27	0.0	0.0	7	27	7	27	0.0	0.0
R3/200	W3/200	LKD	1	11	1	11	0.0	0.0						
R3/200	W4/200	LKD	8	38	8	38	0.0	0.0						
R3/200	W6/200	LKD	0	3	0	3	-	0.0						
R3/200	W7/200	LKD	7	31	7	31	0.0	0.0						
R3/200	W8/200	LKD	7	31	7	31	0.0	0.0	15	69	15	69	0.0	0.0
R4/200	W5/200	LKD	1	22	1	22	0.0	0.0						
R4/200	W9/200	LKD	7	32	7	32	0.0	0.0						
R4/200	W10/200	LKD	7	33	7	33	0.0	0.0	8	55	8	55	0.0	0.0
R1/201	W1/201	LKD	14	26	14	26	0.0	0.0						
R1/201	W2/201	LKD	16	54	16	54	0.0	0.0						
R1/201	W3/201	LKD	9	32	9	32	0.0	0.0						
R1/201	W4/201	LKD	8	37	8	37	0.0	0.0						
R1/201	W5/201	LKD	8	36	8	36	0.0	0.0	27	86	27	86	0.0	0.0



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/201	W7/201	BEDROOM	14	47	13	46	7.1	2.1	14	47	13	46	7.1	2.1
R4/201	W8/201	BEDROOM	5	38	5	38	0.0	0.0	5	38	5	38	0.0	0.0
R1/202	W3/202	LIVINGROOM	15	46	15	46	0.0	0.0						
R1/202	W4/202	LIVINGROOM	17	41	17	41	0.0	0.0						
R1/202	W5/202	LIVINGROOM	16	70	16	70	0.0	0.0						
R1/202	W6/202	LIVINGROOM	13	66	13	66	0.0	0.0						
R1/202	W7/202	LIVINGROOM	30	95	30	95	0.0	0.0						
R1/202	W8/202	LIVINGROOM	22	90	22	90	0.0	0.0	30	98	30	98	0.0	0.0
R2/202	W2/202	BEDROOM	20	56	20	56	0.0	0.0	20	56	20	56	0.0	0.0
R3/202	W1/202	BEDROOM	15	50	15	50	0.0	0.0	15	50	15	50	0.0	0.0
R1/210	W1/210	STUDIO	10	39	10	39	0.0	0.0						
R1/210	W2/210	STUDIO	11	45	11	45	0.0	0.0	12	50	12	50	0.0	0.0
R1/211	W1/211	BEDROOM	18	65	18	65	0.0	0.0	18	65	18	65	0.0	0.0
R2/211	W2/211	BEDROOM	18	60	18	60	0.0	0.0	18	60	18	60	0.0	0.0
R1/212	W1/212	LKD	24	71	24	71	0.0	0.0						
R1/212	W2/212	LKD	24	75	24	75	0.0	0.0	24	76	24	76	0.0	0.0
R1/213	W1/213	LKD	28	87	28	87	0.0	0.0						



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/213	W2/213	LKD	17	46	17	46	0.0	0.0						
R1/213	W3/213	LKD	23	63	23	63	0.0	0.0						
R1/213	W4/213	LKD	29	97	29	97	0.0	0.0	29	97	29	97	0.0	0.0

111A FORTIS GREEN

R1/72	W1/72		0	58	0	58	-	0.0						
R1/72	W2/72		29	94	29	94	0.0	0.0						
R1/72	W3/72		0	58	0	58	-	0.0	29	99	29	99	0.0	0.0
R2/72	W4/72		29	94	29	94	0.0	0.0						
R2/72	W5/72		0	58	0	58	-	0.0						
R2/72	W6/72		0	58	0	57	-	1.7	29	99	29	99	0.0	0.0

2 A,B,C FORTIS GREEN AVENUE

R1/230	W1/230	KD	11	42	11	42	0.0	0.0	11	42	11	42	0.0	0.0
R1/231	W1/231	BEDROOM	14	48	14	48	0.0	0.0						
R1/231	W2/231	BEDROOM	15	48	15	47	0.0	2.1	15	49	15	49	0.0	0.0
R1/232	W1/232	BEDROOM	16	51	16	51	0.0	0.0	16	51	16	51	0.0	0.0
R1/240	W1/240	KD	11	33	11	33	0.0	0.0	11	33	11	33	0.0	0.0
R1/241	W1/241	BEDROOM	9	35	9	35	0.0	0.0						



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

P406 - rel5

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/241	W2/241	BEDROOM	13	46	13	46	0.0	0.0	14	47	14	47	0.0	0.0
R1/242	W1/242	BEDROOM	16	51	16	51	0.0	0.0						
R1/242	W2/242	BEDROOM	14	49	14	49	0.0	0.0	16	51	16	51	0.0	0.0
R1/250	W1/250	KD	8	33	8	33	0.0	0.0	8	33	8	33	0.0	0.0
R1/251	W1/251	BEDROOM	8	37	8	37	0.0	0.0						
R1/251	W2/251	BEDROOM	13	47	13	47	0.0	0.0	14	48	14	48	0.0	0.0
R1/252	W1/252	EDROOM_ASSUMED_WI	16	51	16	51	0.0	0.0						
R1/252	W2/252	EDROOM_ASSUMED_WI	0	41	0	41	-	0.0	16	69	16	69	0.0	0.0

2 FORTIS GREEN AVENUE

R2/100	W3/100		7	39	7	39	0.0	0.0	7	39	7	39	0.0	0.0
R3/100	W4/100		0	24	0	24	-	0.0						
R3/100	W5/100		0	11	0	11	-	0.0	0	24	0	24	-	0.0
R1/101	W1/101		13	48	13	48	0.0	0.0	13	48	13	48	0.0	0.0
R2/101	W2/101		5	33	5	33	0.0	0.0	5	33	5	33	0.0	0.0

4 FORTIS GREEN AVENUE



SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

P406 - rel5

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/110	W1/110		15	54	15	54	0.0	0.0						
R1/110	W2/110		13	46	13	46	0.0	0.0						
R1/110	W3/110		13	47	13	47	0.0	0.0	15	54	15	54	0.0	0.0
R2/110	W4/110		13	46	13	46	0.0	0.0	13	46	13	46	0.0	0.0
R1/111	W1/111		15	50	15	50	0.0	0.0	15	50	15	50	0.0	0.0
R2/111	W2/111		15	48	15	48	0.0	0.0	15	48	15	48	0.0	0.0

4 ANNINGTON ROAD

R1/520	W1/520	LKD	0	2	0	2	-	0.0						
R1/520	W2/520	LKD	0	17	0	17	-	0.0						
R1/520	W3/520	LKD	0	17	0	17	-	0.0						
R1/520	W4/520	LKD	0	4	0	4	-	0.0						
R1/520	W5/520	LKD	0	17	0	17	-	0.0	0	18	0	18	-	0.0
R1/522	W1/522	BEDROOM	0	13	0	13	-	0.0						
R1/522	W2/522	BEDROOM	30	93	30	93	0.0	0.0						
R1/522	W3/522	BEDROOM	0	13	0	13	-	0.0						
R1/522	W4/522	BEDROOM	30	91	30	91	0.0	0.0	30	100	30	100	0.0	0.0

6 ANNINGTON ROAD

R1/512	W1/512	BEDROOM	30	96	30	96	0.0	0.0						
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SUNLIGHT ANALYSIS

109 FORTIS GREEN ROAD, LONDON, CUMULATIVE SCENARIO
PROPOSED SCHEME 03/11/15 v PROPOSED SCHEME 26/11/20

P406 - rel5

APSH

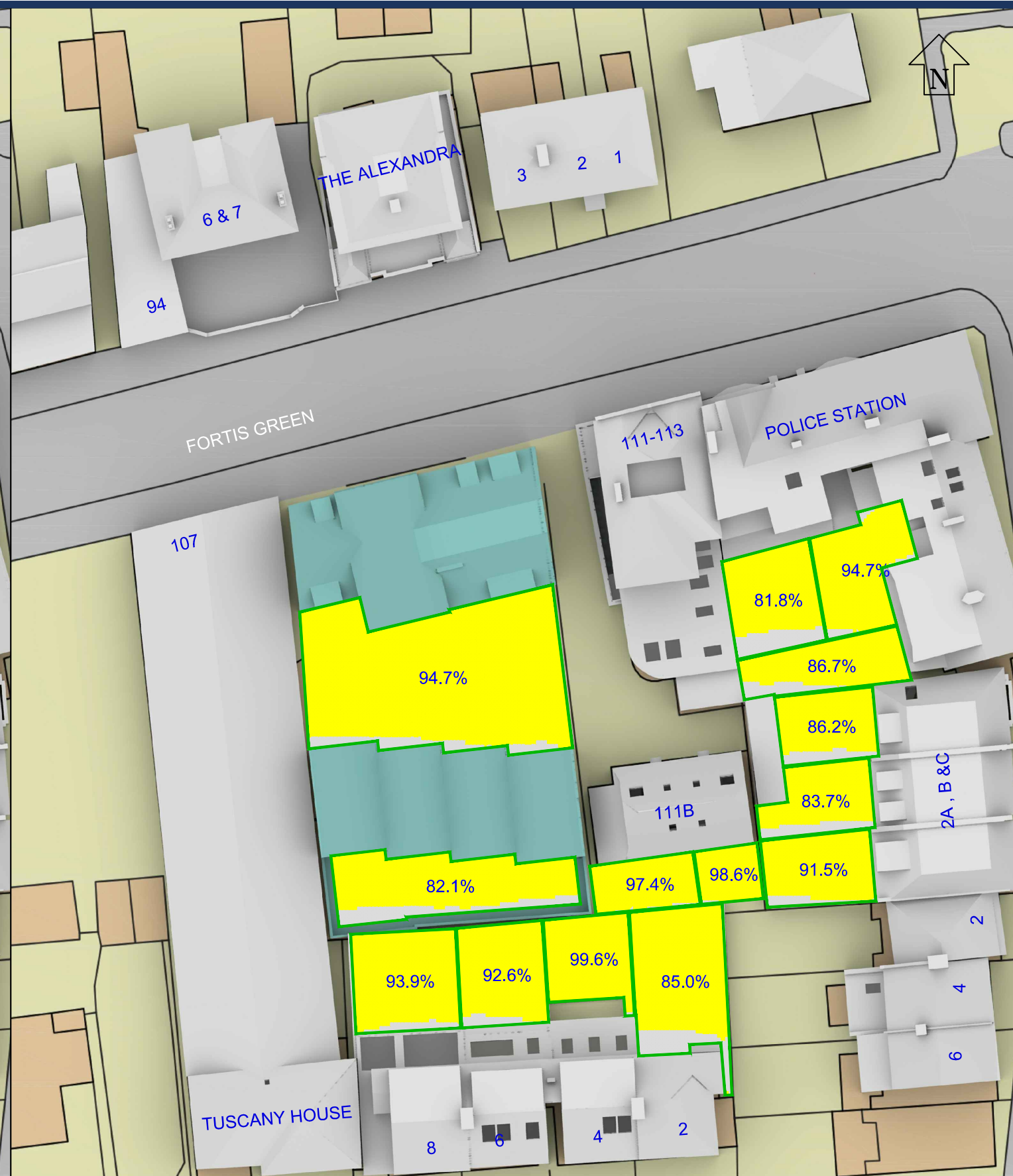
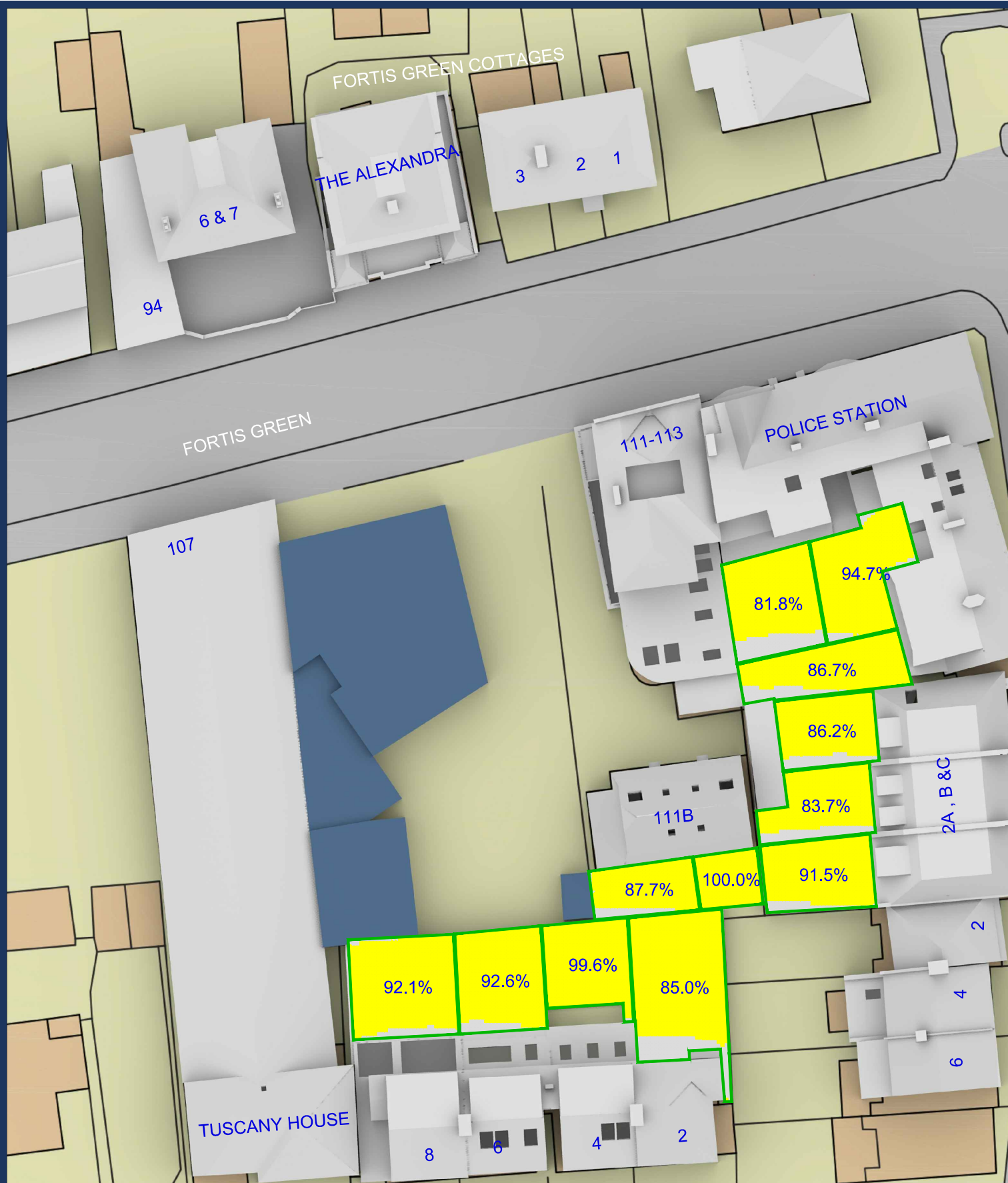
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/512	W2/512	BEDROOM	0	9	0	9	-	0.0						
R1/512	W3/512	BEDROOM	30	94	30	94	0.0	0.0						
R1/512	W4/512	BEDROOM	0	11	0	11	-	0.0						
R1/512	W5/512	BEDROOM	30	92	30	92	0.0	0.0	30	100	30	100	0.0	0.0

Appendix 3: Sun Hours on Ground Overshadowing



Sources: APR Services Site Survey Point 2 Surveyors Site Photo Robinson Kenning & Gallagher Proposed Info (received 26/11/20) Fortis Green planning 2000 19-10-20.dwg		Key: Area analysed Area with more than 2 hours of direct sunlight Area with less than 2 hours of direct sunlight 50% Percentage of area with more than 2 hours of direct sunlight		Project: 109 Fortis Green Road London		Title: 2 Hour Time in Sun Test - March 21st Existing and Proposed Scheme 26/11/20 Cumulative Scenario	
Scheme Confirmed: RKG PARTNERSHIP		Date: 15/12/20		Drawn By: HE		Scale: 1:400	
				Date: JAN 2021		Dwg No: P406/TS/02	
						Rel: 05	





Sources: APR Services
Site Survey

Point 2 Surveyors
Site Photo

Robinson Kenning & Gallagher
Proposed Info (received 26/11/20)
Fortis Green planning 2000 19-10-20.dwg

Key:

-  Area analysed
-  Area with more than 2 hours of direct sunlight
-  Area with less than 2 hours of direct sunlight

50% Percentage of area with more than 2 hours of direct sunlight

Project: 109 Fortis Green Road
London

Title: 2 Hour Time in Sun Test - June 21st
Existing and Proposed Scheme 26/11/20
Cumulative Scenario

Scheme Confirmed:
RKG PARTNERSHIP

Date: 15/12/20

Drawn By: HE

Scale: 1:400

Date: JAN 2021

Dwg No: **P406/TS/03**

Rel: 05

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