

MARY FEILDING GUILD CARE HOME, 103-107 NORTH HILL, LONDON N6 4DP

Daylight and Sunlight Effects Report (Neighbouring Properties)

December 2024

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1. Introduction

- 1.1. Delva Patman Redler LLP have been engaged by the Applicant to assess the potential effects of the proposed development at 103-107 North Hill ("the Site") on daylight and sunlight to neighbouring properties and amenity spaces. This report has been prepared to accompany the Applicant's planning application.
- 1.2. The Site is shown central to the aerial photograph in **Figure 1** below and on the location plan in Appendix 2.



Figure 1 - Aerial photo of the Site and neighbouring buildings (© Google)

- 1.3. The proposed development and surrounding context is replicated in our 3D computer analysis model shown in the plan and 3D view drawings in Appendix 2.
- 1.4. The development comprises a 50-bed rehabilitation clinic (Class C2 - Residential Institutions), together with a separate residential building fronting North Hill accommodating 9 Class C3 flats (5 x 1 bed, 3 x 2 bed and 1 x 3 bed) and associated works.
- 1.5. Our daylight and sunlight study has been carried out using the assessment methodologies recommended in 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (BR209, 2022 edition) published by the Building Research Establishment and the RICS Professional Standard, 'Daylighting and sunlight' (1st edition, 2012), published by the Royal Institution of Chartered Surveyors.
- 1.6. This report is accompanied by the Appendices listed on the Contents page, including an explanation of the BRE assessment methodologies, a glossary of technical terms, drawings, and tabulated results.

2. Planning policy and guidance

National Planning Policy and Guidance

National Planning Policy Framework (December 2023)

- 2.1. The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. It places an emphasis on sustainable development and delivery of housing.

National Design Guide (January 2021)

- 2.2. The National Design Guide is part of a suite of planning practice guidance that supports the NPPF. The National Design Guide outlines the Government's priorities for well-designed places.
- 2.3. Paragraph 71 of the guidance dealing with built form states:

Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition - how they meet the ground and the sky; and environmental impacts, such as sunlight, daylight, overshadowing and wind. These need to be resolved satisfactorily in relation to the context and local character.

- 2.4. Paragraphs 126 and 130 of the guidance dealing with homes and buildings state:

Well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation. The quality of internal space needs careful consideration in higher density developments, particularly for family accommodation, where access, privacy, daylight and external amenity space are also important.

Well-designed private or shared external spaces are fit for purpose and incorporate planting wherever possible. The appropriate size, shape and position for an external amenity space can be defined by considering:

- *how the associated building sits in the wider context, including access to public and open spaces;*
- *how the amenity space will be used, what for, and by whom;*
- *environmental factors that may affect its usability, such as sunlight and shade, noise or pollution;*
- *wider environmental factors affecting its quality or sustainability, such as a green corridor or drainage.*

National Model Design Code (June 2021)

- 2.5. The National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design.
- 2.6. Paragraphs 114 to 117 of section B.2. dealing with built form states:

Building height may also have an impact on local environmental conditions in neighbouring properties, amenity spaces and public spaces in terms of daylight, sunlight, overshadowing, wind and micro-climate. The placing of tall buildings needs to maximise user comfort of spaces between buildings by taking into account their impact on orientation and overshadowing of public and private spaces, quality of external spaces at ground level, wind tunnel effect, noise pollution and enable safe dispersion of pollutants.

Tall buildings can be considered in design codes. It may be appropriate to include criteria for the locations of tall buildings in some area types.... Tools that can assist with this include ... characterisation studies and design strategies, dealing with issues such as urban form, historic character, building typologies, prevailing sunlight and daylight levels, green infrastructure, amenity space and quality of external spaces at ground level.

2.7. Paragraph 188 of section H.2 dealing with health and wellbeing states:

The built environment has a significant impact on people's health and wellbeing. This relates across the design code with regard to walkable neighbourhoods, access to greenery and recreation, attractive buildings and public spaces, space standards, and strong communities. There are also specific elements relating to the impact of the design of homes and buildings that affect wellbeing including daylight, aspect and privacy, noise mitigation, security and access to private outdoor space.

Good quality housing creates a pleasant indoor environment with adequate levels of natural lighting, and sunlight, without problems of overheating, good quality ventilation, privacy from overlooking and minimal noise impact.

BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (2022)

2.8. The leading publication providing national guidance on the provision of daylight and sunlight to new development, and the impacts of development on daylight and sunlight to neighbouring buildings and open spaces, is BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (third edition, 2022). It is referred to in the development plan documents or supplementary planning documents of most planning authorities. This guide supersedes the 2011 edition, which is now withdrawn.

2.9. The BRE guide states:

Summary

This guide gives advice on site layout planning to achieve good sunlighting and daylighting, both within buildings and in the open spaces between them. It is intended to be used in conjunction with the interior daylight recommendations for new buildings in the British Standard, 'Daylight in buildings', BS EN 17037. It contains guidance on site layout to provide good natural lighting within a new development; safeguarding of daylight and sunlight within existing buildings nearby; and the protection of daylighting of adjoining land for future development. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location...

Introduction

(Its) main aim is ... to help to ensure good conditions in the local environment considered broadly, with enough sunlight and daylight on or between the buildings for good interior and exterior conditions.

This guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings... The calculation methods ... are entirely flexible in this respect...

Regional planning policy and guidance

The London Plan (March 2021)

- 2.10. The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Its policies should inform decisions on planning applications across the capital.
- 2.11. The Plan notes that if London is to meet the challenges of the future, all parts of London will need to embrace and manage change. In many places, change will occur incrementally, especially in outer London, where the suburban pattern of development has significant potential for appropriate intensification over time, particularly for additional housing. The areas that will see the most significant change are identified as Opportunity Areas, many of which are already seeing significant development. London's Central Activities Zone (CAZ) and town centre network have a crucial role to play in supporting London's growth.

Policy GG2 'Making the best use of land'

- 2.12. Policy GG2 states:

To create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must:

- B prioritise sites which are well-connected by existing or planned public transport*
- C proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling*
- D applying a design-led approach to determine the optimum development capacity of sites*

Policy D3 'Optimising site capacity through the design-led approach'

- 2.13. Policy D3 states:

- A All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site...*
- B Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling...*

- 2.14. Clearly, the guidelines and recommendations given in the BRE guide should be applied with an appropriate degree of flexibility and sensitivity to higher-density housing development, especially in opportunity areas, town centres, large sites and accessible locations. Account should be taken of local circumstances, the need to optimise housing capacity and scope for the character and form of an area to change over time.

Local planning policy

Haringey's Local Plan, Strategic Policies, 2013–2026 (March 2013, consolidated with alterations since 2017)

- 2.15. The Haringey Local Plan states:

Making the best use of land in Haringey

2.1.7 In order to accommodate Haringey's growing population, the Council needs to make the best use of the borough's limited land and resources. The Council will promote the most efficient use of land in Haringey and buildings while also seeking to improve the quality of our environment protect the amenity of occupiers and neighbours and meet other planning objectives.

Accommodating Haringey's Growth

3.1.5 The Council will expect development in the growth areas to maximise site opportunities and the opportunities and benefits for the borough and the local area within the context of the full range of Haringey's planning policies and objectives, including those relating to amenity, sustainability, heritage/built environment, open space, community safety and sustainable transport...

High quality homes

3.2.7 The Council will expect all new development to be built to the highest quality standards in line with the London Plan and the Mayor of London's Housing SPG (March 2016) ...

Sustainable Design and Construction

6.1.7 Layout and design and construction of buildings have significant effect on a building's environmental and energy performance. The construction and use of buildings currently account for around half of the carbon emissions in Haringey. The Council considers it is important that all new and redeveloped buildings are designed to have a beneficial impact on their environment.

6.1.8 Key areas of focus are reducing energy demand and carbon emissions by improvements to the building fabric, the use of passive solar energy and natural light and ventilation, choosing materials with low embedded energy, and the utilisation of low carbon technologies...

Haringey Development Management DPD (adopted July 2017)

2.16. The Haringey Development Management DPD (2017) contains the following relevant policy:

Policy DM1: Delivering High Quality Design

D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;

The supporting text states:

2.9 The Council recognises that amenity can be compromised in a number of ways through development such as detrimental loss of daylight and sunlight to existing and adjacent occupiers; loss of privacy and outlook due to the proximity and design of developments; harmful noise, odour, vibration and air pollution from existing and proposed developments (typically commercial activities and other activities such as rail); developments with the potential to endanger highway safety; and cause detrimental micro-climate effects. Buildings should therefore be compatible with their local environment and conditions.

2.10 The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment

(BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice).

3. Acceptability of daylight/sunlight levels and effects

- 3.1. The assessment of the effects of development on daylight and sunlight amenity is a two-part process¹: first, as a matter of calculation, whether there would be a material deterioration in conditions by reference to the BRE guidelines; and second, as a matter of judgment, whether that deterioration would be acceptable in the circumstances.
- 3.2. The first stage can be addressed by applying the BRE assessment methodology and numerical guidelines. The second stage brings into play much wider considerations, such as:
- i) Whether the neighbouring building stands unusually close to the site boundary, including the highway, taking more than its fair share of light, such that a greater reduction in light may be unavoidable if one site is not to be prejudiced by how another has been developed. (A 'mirror-image' study can be informative in such cases.)
 - ii) Whether windows in neighbouring buildings are self-obstructed by overhanging or inset balconies or other projections such as to make relatively larger reductions unavoidable even if there is a modest new obstruction opposite - in effect themselves taking away more than their fair share of light. (A 'without balconies' study can be informative in such cases.)
 - iii) In historic city centres or areas characterised by modern tall buildings, high density and close proximity, a higher degree of obstruction may be unavoidable if new buildings are to match the height and proportion of existing buildings.
 - iv) In areas that are designated by planning authorities for substantial growth or providing opportunities for change and sustainable regeneration, the sort of change that would be brought about by the introduction of taller, denser development is to be expected, including reductions in daylight and sunlight levels, closer proximity, loss of outlook, etc.
- 3.3. Where a higher degree of obstruction may be unavoidable it is appropriate to consider the reasonableness of the retained levels of daylight and sunlight with the proposed development in place.

¹ Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018]

4. Assessment methodology and numerical guidelines

- 4.1. The technical assessments that underpin this daylight and sunlight study have been carried out in accordance with the assessment methodology recommended in the BRE guide.
- 4.2. The principal assessments and numerical criteria are summarised below. A fuller explanation of the assessment methodology is given at Appendix 1 of this report.

Daylight to neighbouring buildings

- 4.3. The BRE guidelines are intended for use for rooms in adjoining dwellings where daylight is required. Living rooms, dining rooms and kitchens have a greater requirement for daylight. Bedrooms should also be analysed but are less important. Bathrooms, stairwells and other areas without a requirement for daylight need not be assessed. (See BRE paragraphs 2.2.2 and 2.2.10).
- 4.4. If the head of the new development subtends an angle of more than 25° measured from the centre of the lowest affected window in an existing neighbouring building in a plane perpendicular to the window wall, then a more detailed check is needed to find the loss of skylight.
- 4.5. The more detailed tests are:
 - i) vertical sky component (**VSC**) at the centre of each main window, which measures the total amount of skylight available; and
 - ii) no-sky line (**NSL**) on the working plane inside a room, where room layouts are known, which measures the area that can receive direct skylight and assesses the distribution of daylight around the room.
- 4.6. The NSL test need only be run where room layouts are known, for example if floor plans are available from the local planning authority's portal (see BRE paragraph 2.2.10).
- 4.7. Loss of daylight resulting from development will be noticeable if either:
 - the VSC at the centre of the window will be reduced to both less than 27% and less than 0.80 times its former value, or
 - the area of the working plane in a room that is enclosed by the no-sky line (NSL) and can receive direct skylight will be reduced to less than 0.80 times its former value.
- 4.8. For a bay window, the centre window facing directly outwards can be taken as the main window for the VSC calculation.
- 4.9. If there would be a significant loss of light to the main window but the room has one or more smaller windows, an overall VSC may be derived by weighting each VSC element in accordance with the proportion of the total glazing area represented by its window.
- 4.10. It is important to note that these numerical guidelines are purely advisory. The BRE guide (paragraph 2.2.3) states:

Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints.

Sunlight to neighbouring buildings

- 4.11. In designing new development, care should be taken to safeguard the access to sunlight for existing dwellings and any nearby non-domestic buildings where there is a particular requirement for sunlight.
- 4.12. Obstruction to sunlight may become an issue if part of the development is situated within 90° of due south of a main window wall of an existing building, and in the section drawn perpendicular to this existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room.

- 4.13. In housing, the main requirement for sunlight is in living rooms and it is also required in conservatories, but it is viewed as less important in bedrooms and in kitchens. All main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except those that also comprise a living space. (See BRE paragraphs 3.1.2 and 3.2.3). Our assessment has therefore assessed the loss of sunlight to living rooms, conservatories where identifiable.
- 4.14. The amount of sunlight reaching a room is measured by calculating the percentage of annual probable sunlight hours (**APSH**) at the centre of its windows.
- 4.15. If, following development, the APSH will be greater than 25%, including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight.
- 4.16. Sunlight will be adversely affected if the centre of the window will:
- receive less than 25% APSH or less than 5% APSH during the winter months (21 September to 21 March); and
 - less than 0.80 times its former sunlight hours during either period; and
 - the reduction in sunlight over the whole year will be greater than 4% APSH.

Sunlight to neighbouring gardens and amenity spaces

- 4.17. Sunlight should be assessed on the equinox (21 March) to main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas such as in public squares, and focal points for views, such as a group of monuments or fountains.
- 4.18. The assessment measures the percentage of each area that can receive at least two hours of sunlight on 21 March – the two-hours sun-on-ground (**SOG**) test.
- 4.19. If, following development, the area of the garden or other amenity space that can receive two hours of direct sunlight on 21 March is reduced to both less than 50% of its total area and less than 0.80 times its former value, the loss of sunlight is likely to be noticeable and the space will tend to look more heavily overshadowed.
- 4.20. The assessment normally excludes sunlight at an altitude of 10° or less and ignores fences or walls less than 1.5 metres high, and trees and shrubs. Front gardens, driveways and hard standings for cars need not be assessed.

5. Categorisation of magnitudes of impact and significance of effects

- 5.1. In our summary tables, we have counted the number of impacts inside and outside the BRE guidelines and categorised the latter according to their magnitude of impact. The BRE guide does not include a standard scale of impact, so this study adopts the widely used approach in Table 1 below.

Table 1 – Categorisation of magnitudes of impact on existing neighbouring properties

Impact inside BRE guidelines	Impact outside BRE guidelines		
	0.70-0.79 times former value (21% to 30% loss)	0.60-0.69 times former value (31% to 40% loss)	<0.60 times former value (>40% loss)
Negligible impact	Low impact	Medium impact	High impact

- 5.2. To understand the significance of effect on a building, it is necessary to consider both the number and magnitude of impacts and a range of other factors. Appendix H of the BRE guide, which is intended for use in Environmental Impact Assessments, provides the following advice on ascribing significance to effects:

Adverse impacts occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is required, or in the amount of sunlight reaching an open space.

The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied.

Where the loss of skylight or sunlight fully meets the guidelines in this document, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines, and a larger number of windows or open space area are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space.

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

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

Factors tending towards a major adverse impact include:

- *a large number of windows or large area of open space are affected;*
- *the loss of light is substantially outside the guidelines;*
- *all the windows in a particular property are affected; and*
- *the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children's playground.*

- 5.3. Although the proposed development is not EIA development, the above guidance still has relevance in understanding the likely significance of the daylight and sunlight effects.

5.4. The sensitivities of the various receptors are set out in Table 2 below.

Table 2 – Receptor sensitivity descriptors

Sensitivity	Receptors for daylight assessment	Receptors for sunlight assessment
High	Main living rooms and kitchens	Main living rooms, back gardens, and shared or public amenity spaces
Medium	Bedrooms	-
Low	-	Kitchens and bedrooms
Negligible	Circulation spaces, bathrooms and other non-habitable rooms	Circulation spaces, bathrooms and other non-habitable rooms

6. Flexible application of the guidelines and alternative target values

- 6.1. As noted in paragraph 2.9 above, the introduction to the BRE guide states that its default numerical guidelines are not mandatory and must be interpreted flexibly because natural lighting is only one of many factors in site layout design. In certain circumstances, such as city centres or areas with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.

- 6.2. This theme is repeated at various points in the guide, as follows:

[Daylight to buildings:] Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. (Paragraph 2.2.3)

[Sunlight to buildings:] In certain situations care needs to be taken in applying these (sunlight) guidelines... The guidelines are purely advisory. Planning authorities may wish to use different criteria based on the requirements for sunlight in particular types of developments in particular areas. Sometimes a larger reduction in sunlight may be necessary if new development is to match the height and proportion of existing buildings nearby. (Paragraph 3.2.10)

- 6.3. We set out below some examples of a flexible approach to applying the BRE guidelines that are of relevance.

Reasonableness of retained values in a site's context

- 6.4. One example of flexible application of the guidelines was demonstrated in the Inspector's appeal decision for a development of the Whitechapel Estate site between Varden Street and Ashfield Street, London E1 in the London Borough of Tower Hamlets in February 2018 (Appeal Ref: APP/E5900/W/17/3171437).
- 6.5. In the aforementioned case the Inspector found that materially adverse impacts on daylight were nonetheless acceptable. He noted that development that resulted in a proportion of residual VSC values in the mid-teens, with a smaller proportion in the bands below 15% VSC, have been found acceptable in major developments across London. More specifically, the Inspector stated:

108. The BRE document offers guidance on generally acceptable standards of daylight and sunlight, but advises that numerical values are not to be rigidly applied and recognises the importance of the specific circumstances of each case. Inner city development is one of the examples where a different approach might be justified. This is specifically endorsed by the [Mayor of London's] Housing SPG, which calls for guidelines to be applied sensitively to higher density developments, especially in (among others) opportunity areas and accessible locations, taking into account local circumstances, the need to optimise housing capacity, and the scope for the character and form of an area to change over time. ... I agree with the appellants that blanket application of the BRE guide optimum standards, which are best achieved in relatively low-rise well spaced layouts, is not appropriate in this instance.

109. The SPG advises that the daylight impact on adjacent properties should be assessed drawing on "broadly comparable residential typologies within the area and of a similar nature across London"...

112. The figures [from comparable typologies from a range of example sites across Central London analysed by the appellants, comprising both traditional urban streets and recently permitted areas of significant development] show that a proportion of residual Vertical Sky Component ('VSC') values in the mid-teens have been found acceptable in major developments across London. This echoes the Mayor's endorsement in the preSPG decision at Monmouth House, Islington that VSC values in the mid-teens are acceptable in an inner urban environment. They also show a smaller proportion in the bands below 15%...

113. I acknowledge that a focus on overall residual levels could risk losing sight of individual problem areas. It is accepted that light is only one factor in assessing overall levels of amenity, but I consider that the trade-off with other factors, such as access to public transport or green space, is likely to be of more relevance to an occupier of new development than to an existing neighbour whose long-enjoyed living conditions would be adversely affected by new buildings. However, I also consider that Inner London is an area where there should generally be a high expectation of development taking place. This is particularly so in the case of the appeal site, where the Whitechapel Vision Masterplan and the City Fringe Opportunity Area Planning Framework have flagged the desirability of high density development. Existing residents would in my view be prepared for change and would not necessarily expect existing standards of daylight and sunlight to persist after development.

- 6.6. Ultimately, it is for the planning authority to judge whether affected properties would be left with acceptable levels of daylight and sunlight in their neighbourhood context, having regard to all relevant planning policies and guidance and balanced against the merits of the proposed development.

Layout and use of affected property

- 6.7. The layout and use of the affected property was considered carefully by the Inspector in her report leading to the Secretary of State's call-in decision to grant planning permission for the redevelopment of the former London Television Centre, 60-72 Upper Ground, London SE1 in the London Borough of Southwark in February 2024 (Appeal Ref: APP/N5660/V/22/3306162). The Secretary of State agreed with the Inspector's conclusions that, despite numerous high-magnitude daylight impacts (greater than 40% reduction), the residents of an affected social housing block would not experience unacceptable levels of loss of daylight and the impact of the proposal would not be unreasonable.
- 6.8. In reaching that conclusion, the Inspector noted that the design of the social housing block addressed its dense urban environment, with many of the dwellings being dual aspect and having balconies and rooms overlooking a central private landscaped green space. Living/kitchen/dining rooms (LKDs) facing the development were well proportioned, had relatively large windows, and took borrowed light from the south-facing entrance halls via internal glazed doors. In other flats, the LKDs faced onto the central garden and their light would be unaffected.
- 6.9. The Inspector regarded the use of some bedrooms for studies or homeworking as a matter of personal choice for the occupiers, but mainly they were used for sleeping. Where desks were evident during her site visit, they were positioned close to a window to maximise the use of natural light and outlook.
- 6.10. The Inspector also noted there is no distinction made between social or private housing in planning terms to the application of the BRE Guide or planning policy.
- 6.11. The dual-aspect nature of an affected social housing block, and the small size of the affected kitchens (which disqualified them from habitable room status), were factors in the Inspector's decision to grant permission in an appeal at Graphite Square, London SE11 in the London Borough of Lambeth in September 2019 (Appeal Refs. APP/N5660/W/18/3211223 and APP/N5660/W/19/ 3225761).

Proximity of neighbouring building to site boundary

- 6.12. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. Appendix F of the BRE guide gives further guidance. This involves setting alternative target values generated from the layout dimensions of the existing neighbouring building and its position relative to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for the neighbouring windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary.
- 6.13. In the Inspector's appeal decision for a development at Enterprise House, 21 Buckle Street, London E1 8NN in the London Borough of Tower Hamlets dated 17 December 2018 (Appeal Ref: APP/E5900/W/17/3191757) he interpreted this as applying to buildings built at the back edge of pavement and whose windows were therefore "effectively on the site boundary". He stated:

19. ... The BRE Guide recognises that windows that are unusually close to the boundary take more than their fair share of light. This is an acknowledgement that the first built scheme of a local cluster could otherwise prevent the full potential of adjacent sites from being realised.

20. In such inequitable circumstances the Rainbird judgement found that 'If an existing building has been so designed that, whether by the inclusion of balconies or overhangs, it makes relatively larger reductions in daylight unavoidable even if there is a modest new obstruction opposite, that design could be seen as taking for the existing building 'more than their fair share of light' in the same way the BRE Guide regards a building that has windows that 'are unusually close to the site boundary' as doing; in each case, a greater reduction in daylight and sunlight may be unavoidable if one site is not to be unfairly prejudiced by how another has been developed.'²

21. In such a situation the BRE Guide advises that 'To ensure that new development matches the height and proportion of existing buildings, the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary.'³

22. The appellants carried out an assessment of the impact on all affected windows through a range of criteria, including a mirror image exercise with the 28 storey Altitude/Goldpence Apartments building...

23. The mirror-image exercise, although not quite to the letter of the guidelines, gives a clear indication that overall, in this more equitable arrangement, many more flats in the Altitude/Goldpence Apartments building would be affected and many more in the upper storeys would have a material deterioration in daylight and sunlight levels similar to those in the lower storeys. Such an impact would be considered acceptable, in terms of a fair share of light. In my view this provides a reasonable justification for a greater reduction in daylight and sunlight levels in the surrounding buildings as a result of this proposal than might otherwise be considered appropriate. By strictly applying the BRE guidelines, development of the site would be unfairly prejudiced.

Self-obstructing balconies, wings and other projections

6.14. Balconies and projecting wings to existing neighbouring buildings obstruct the available daylight and sunlight and can therefore cause relative reductions in light to be amplified. The BRE guide states:

2.2.13 Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.80 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.

2.2.14 A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.

3.2.11 Balconies and overhangs above an existing window tend to block sunlight, especially in summer above south-facing windows. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for

² Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018]

³ Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2nd Edition, 2011) - Appendix F para F5.

both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.80 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.80, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight.

- 6.15. Clearly, balconies, wings and other projections from buildings can be a factor in the relative light loss to such buildings. In such instances it can be helpful to run a supplementary assessment with the projections removed, in order to understand the degree to which they contribute to the relative light loss.

Deep, side-lit rooms

- 6.16. Another example where the standard numerical guidelines need to be applied sensibly is in relation to deep, side-lit rooms. The BRE guide states:

If an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no sky line may be unavoidable.

7. Scope of the assessment of neighbouring properties

- 7.1. The principal recommendations in the BRE guide relate to residential buildings. Its guidelines on daylight are intended for use for rooms in neighbouring dwellings where daylight is required, including living rooms, kitchens and bedrooms (BRE paragraph 2.2.2). Its guidelines on sunlight apply to all main living rooms of neighbouring dwellings and conservatories that have a window facing within 90° of due south (BRE paragraph 3.2.3).
- 7.2. Consequently, our assessment has been scoped to include nearby residential accommodation, as is common practice for studies for planning applications, and relevant amenity spaces. The properties assessed are set out in Section 9, 'Baseline conditions for neighbouring properties'.
- 7.3. We identified properties with residential use from a site visit and online research, including the, local authority planning records, and estate agency websites.
- 7.4. We have run the BRE daylight and sunlight tests in the existing baseline and proposed development scenarios. This establishes the levels that would be retained in the proposed development condition and the degree to which they could change from the existing baseline.
- 7.5. We have also run the following supplementary tests:
 - 7.5.1. We have undertaken a 'without balconies' assessment for two of the neighbouring properties adjacent to the site at 34 and 46 Yeatman Road in line with paragraphs 6.14 and 6.15 above. This assesses the impact of the proposed development on VSC and APSH to that building without the balconies and other projections above its windows. The assessment identifies whether the VSC and APSH impacts would be BRE adherent were it not for the limitation on view of sky posed by these projections. The results of the 'without balconies' assessment are at Appendix 5.
 - 7.5.2. We have undertaken an assessment including the tree line along the boundary with the Yeatman Road properties. The trees have been modelled simply adopting the tree survey data from Guarda Landscape which included information on the crown height, spread, and base and also the species of each tree. Trees cannot be modelled 100% accurately due to their changing nature across the seasons so these have been modelled crudely. Within the lighting analysis software, we have adopted the relevant species highlighted and studies have been run for summer and winter scenarios. The results of these additional studies are included in Appendix 6.

8. Information used in our technical study

- 8.1. We have undertaken our technical study using a 3D computer model built in AutoCAD and specialist analysis software, which runs the assessments recommended in the BRE guide.
- 8.2. We compiled our 3D computer model from the following information:
 - 8.2.1. 3D computer model of the existing buildings on the Site and the contextual massing produced from photogrammetry (aerial photography) supplied by AccuCities Ltd, subsequently enhanced by us with the more detailed information listed below
 - 8.2.2. Measured survey model point cloud produced by our in-house measured survey team in March 2021
 - 8.2.3. Floor plans for neighbouring buildings, where available
 - 8.2.4. Proposed development: 3D model supplied by DWA Architects in May 2024 (file name: Highgate - Building Model - Revised 50 Bed Scheme - 29.05.24.dwg) & 2D elevations received 18.11.2024.
- 8.3. Our 3D computer model is illustrated in our spot-height drawings at Appendix 2.
- 8.4. To aid accuracy of the assessment and interpretation of the results, we carried out online searches to obtain the floor plans for the neighbouring buildings referred to above, including from online planning application records and general estate agency websites. This is the approach recommended in the Professional Guidance Note, 'Daylighting and sunlighting' (1st edition, 2012), published by the Royal Institution of Chartered Surveyors, which states:

As a minimum, and subject to any limitations relating to a client instruction, surveyors should undertake searches of the local authority's planning portal to establish existing or proposed room layouts of neighbouring properties if they are available. This will ensure a robust approach and enable the surveyor to produce reliable information for daylight distribution analysis, ... Surveyors should also use the internet to search for other relevant information, including estate agent details, which commonly include plans of properties that can also be useful in determining a room layout or use.

- 8.5. Our research yielded the information listed in Table 3 below. The plan ref. refers to the numbering on the location plan at Appendix 2.

Table 3 - Information on internal layouts of neighbouring properties

Neighbouring building / property	Information used
1A View Road	Plans from planning archive
2 View Road	Plans from planning archive
2 Wetherley Court	Plans from planning archive - basement and ground only
4 View Road	Plans from planning archive
32 Yeatman Road	Plans from planning archive
46 High Croft	Plans from planning archive
48 Yeatman Road	Plans from planning archive
109 North Hill	Plans from planning archive
111 North Hill	Plans from planning archive - garden office building only
115 North Hill	Plans from planning archive - ground floor plan only

- 8.6. Where we found plans for neighbouring properties, we used them to model their rooms. Where we were been unable to find plans, we modelled their rooms based on estimated dimensions, typically adopting a generic 4m-deep room for residential premises, unless the style of building suggested otherwise.

Limitations and assumptions

- 8.7. In compiling our 3D computer model for our technical study, we have sought to be as accurate as reasonably possible within the scope of our instruction. We have relied upon the information noted above.
- 8.8. Whilst we have used plans for neighbouring buildings where available, we have typically made reasonable assumptions as to their internal floor levels and wall thicknesses.
- 8.9. We have used proven and trusted specialist computer software (Waldram Tools for AutoCAD®) to run the calculations recommended in the BRE guide.
- 8.10. To the best of our knowledge, the information and advice contained in this report is accurate at the date of issue, based on the information provided to or procured by us prior to its production.

9. Baseline conditions for neighbouring properties

Daylight and sunlight to neighbouring properties

- 9.1. We assessed the daylight and sunlight levels to the neighbouring properties in the existing baseline condition shown in our spot-height drawing no. EX1_001 at Appendix 2. The relevant windows are shown on the window maps at Appendix 2. The neighbouring buildings/properties that were assessed are listed in Table 4 below.
- 9.2. In total, 236 windows serving 155 rooms in 23 buildings were assessed for daylight and 117 rooms in 19 buildings were assessed for sunlight.
- 9.3. The daylight and sunlight levels in the existing baseline condition are shown in the results tables at Appendix 5 in the columns headed "Exis." (being an abbreviation of "Existing").
- 9.4. Table 4 below summarises the number of windows and rooms assessed in each neighbouring building/property, and the number inside the BRE guidelines in the existing baseline condition.

Table 4 - Summary of adherence to BRE daylight and sunlight targets in existing baseline condition

Property address	VSC		NSL		APSH (room)			
	No. of windows tested	No. inside VSC guideline	No. of rooms tested	No. inside NSL guideline	No. of rooms tested	No. inside annual & winter guidelines	No. inside annual guideline	No. inside winter guideline
113-115 North Hill	1	1	1	1	1	1	1	1
115 North Hill	6	6	5	5	5	5	5	5
113 North Hill	5	5	5	5	5	5	5	5
111 North Hill	10	8	6	6	6	6	6	6
109 North Hill	3	2	3	3	3	2	2	2
30 Highcroft	74	59	59	59	59	59	59	59
1-3 Wetherley Court	21	17	14	13	10	9	10	9
1A View Road	11	8	6	6	2	1	2	1
99 View Hill	14	14	8	8	4	4	4	4
2 View Road	7	6	4	3	-	0	0	0
4 View Road	8	6	4	3	-	0	0	0
6 View Road	15	13	5	5	-	0	0	0
3 View Road	7	6	3	3	-	0	0	0
1-3 Grange Road	20	17	13	13	3	3	3	3
32 Yeatman Rd	3	3	2	2	2	2	2	2
34 Yeatman Rd	3	1	2	2	2	2	2	2
36 Yeatman Rd	3	3	2	2	2	2	2	2
38 Yeatman Rd	3	3	2	2	2	2	2	2
40 Yeatman Rd	5	3	2	2	2	2	2	2
42 Yeatman Rd	4	3	2	2	2	2	2	2
44 Yeatman Rd	3	1	2	2	2	2	2	2
46 Yeatman Rd	6	1	3	2	3	3	3	3
48 Yeatman Rd	4	1	2	2	2	2	2	2
Totals:	236	187	155	151	117	114	116	114
		79%		97%		97%	99%	97%

- 9.5. In the baseline condition, the BRE recommended targets for daylight (27% VSC and 80% NSL) are met for 187 windows (79%) and 151 rooms (97%) respectively, and the sunlight recommended targets (25% APSH including 5% APSH in winter) are met for 114 rooms (97%).

Sunlight and shadowing to neighbouring gardens and amenity spaces

- 9.6. The neighbouring amenity spaces that were assessed are listed in Table 5 below.
- 9.7. The area of each amenity space that can receive at least two hours of sunlight on 21 March in the existing baseline condition is shown graphically on drawing no. 04-SHD-002 at Appendix 4 and

quantified in Table 5 below. The final two columns of the table confirm the proportion of each amenity space that can receive at least two hours of sunlight on 21 March and whether this meets the BRE recommended target of at least 50%.

Table 5 - Summary of adherence to BRE sun-on-ground target in existing baseline condition

Name \ level \ ref.	Area (m ²)	Area sunlit >2hrs (m ²)	Proportion sunlit >2hrs	Meets BRE?
32 Yeatman Road	40.5	28.1	69	Yes
34 Yeatman Road	52.7	31.2	59	Yes
36 Yeatman Road	57.8	42.7	74	Yes
38 Yeatman Road	58.7	44.5	76	Yes
40 Yeatman Road	58.5	44.3	76	Yes
42 Yeatman Road	57.5	42.0	73	Yes
44 Yeatman Road	57.3	34.1	60	Yes
46 Yeatman Road	47.0	28.0	60	Yes
48 Yeatman Road	152.0	123.2	81	Yes
109 Noth Hill	49.5	23.7	48	No
111 North Hill	44.0	35.7	81	Yes
113-115 North Hill	161.4	144.8	90	Yes

- 9.8. The baseline analyses illustrates that all but a single neighbouring garden will currently achieve the 50% target BRE criteria.
- 9.9. The single garden which falls short is at 48% which is only marginally below the target criteria.

10. Effects of the proposed development on neighbouring properties

- 10.1. The proposed development scenario is illustrated on spot-height drawing no. 04-PRO-001 at Appendix 2.
- 10.2. Daylight and sunlight levels in the proposed development scenario are shown in the results tables at Appendix 5 in the columns headed “Prop.” (an abbreviation of “Proposed”). The difference between the existing and proposed levels is shown in the columns headed “Loss”. The relative impact is shown in the columns headed “Pro./Ex.” (an abbreviation of “Proposed/Existing”) and is expressed as a ratio or factor of former value (e.g. 0.80 times former value). Any potential impacts outside the BRE guidelines are identified in **red font**.

Daylight to neighbouring properties

- 10.3. The results of the VSC and NSL analyses of the neighbouring buildings/properties are tabulated in Appendix 5 and summarised in Table 6 and Table 7 below.

Table 6 – Summary of VSC impacts to neighbouring windows

Property address	No. of windows tested	No. of rooms tested	VSC (windows)				
			Windows inside guidelines	Windows outside guidelines			Sub-total
				Low reduction	Medium reduction	High reduction	
113-115 North Hill	1	1	1	-	-	-	-
115 North Hill	6	5	6	-	-	-	-
113 North Hill	5	5	5	-	-	-	-
111 North Hill	10	6	10	-	-	-	-
109 North Hill	3	3	3	-	-	-	-
30 Highcroft	74	59	74	-	-	-	-
1-3 Wetherley Court	21	14	21	-	-	-	-
1A View Road	11	6	5	5	1	-	6
99 View Hill	14	8	14	-	-	-	-
2 View Road	7	4	7	-	-	-	-
4 View Road	8	4	8	-	-	-	-
6 View Road	15	5	15	-	-	-	-
3 View Road	7	3	7	-	-	-	-
1-3 Grange Road	20	13	20	-	-	-	-
32 Yeatman Rd	3	2	3	-	-	-	-
34 Yeatman Rd	3	2	2	1	-	-	1
36 Yeatman Rd	3	2	3	-	-	-	-
38 Yeatman Rd	3	2	3	-	-	-	-
40 Yeatman Rd	5	2	5	-	-	-	-
42 Yeatman Rd	4	2	4	-	-	-	-
44 Yeatman Rd	3	2	3	-	-	-	-
46 Yeatman Rd	6	3	2	-	3	1	4
48 Yeatman Rd	4	2	4	-	-	-	-
Totals:	236	155	225	6	4	1	11
			95%	3%	2%	0%	5%

Table 7 - Summary of NSL impacts to neighbouring rooms

Property address	No. of rooms tested	NSL (rooms)				
		Rooms inside guidelines	Rooms outside guidelines			
			Low reduction	Medium reduction	High reduction	Sub-total
113-115 North Hill	1	1	-	-	-	-
115 North Hill	5	5	-	-	-	-
113 North Hill	5	5	-	-	-	-
111 North Hill	6	6	-	-	-	-

109 North Hill	3	3	-	-	-	-
30 Highcroft	59	59	-	-	-	-
1-3 Wetherley Court	14	14	-	-	-	-
1A View Road	6	4	1	-	1	2
99 View Hill	8	8	-	-	-	-
2 View Road	4	4	-	-	-	-
4 View Road	4	4	-	-	-	-
6 View Road	5	5	-	-	-	-
3 View Road	3	3	-	-	-	-
1-3 Grange Road	13	13	-	-	-	-
32 Yeatman Rd	2	2	-	-	-	-
34 Yeatman Rd	2	2	-	-	-	-
36 Yeatman Rd	2	2	-	-	-	-
38 Yeatman Rd	2	2	-	-	-	-
40 Yeatman Rd	2	2	-	-	-	-
42 Yeatman Rd	2	2	-	-	-	-
44 Yeatman Rd	2	2	-	-	-	-
46 Yeatman Rd	3	1	1	-	1	2
48 Yeatman Rd	2	2	-	-	-	-
Totals:	155	151	2	0	2	4
		97%	1%	0%	1%	3%

10.4. In the proposed development condition, the daylight impacts would be inside the BRE guidelines to 226 out of 237 windows (95%) for VSC and 151 out of 155 rooms (97%) for NSL.

10.5. Any daylight impacts on the following 20 buildings/properties would be fully inside the BRE guidelines (VSC and NSL):

- 113-115 North Hill
- 115 North Hill
- 113 North Hill
- 111 North Hill
- 109 North Hill
- 30 Highcroft
- 1-3 Wetherley Court
- 99 View Hill
- 2 View Road
- 4 View Road
- 6 View Road
- 3 View Road
- 1-3 Grange Road
- 32 Yeatman Rd
- 36 Yeatman Rd
- 38 Yeatman Rd
- 40 Yeatman Rd
- 42 Yeatman Rd
- 44 Yeatman Rd
- 48 Yeatman Rd

10.6. The remaining 3 buildings/properties would experience VSC and/or NSL impacts outside the BRE guidelines. These are examined in more detail below.

1A View Road

10.7. There will be 6 individual windows experience reductions beyond the criteria. 3 of these serve the kitchen space which has a total of 5 windows serving the space as a whole. Despite these isolated impacts the overall kitchen space will remain well-lit post development and compliant with the assessment criteria both in terms of mean VSC and NSL. This will also be the case for the ground floor living space. This leaves impacts to the ground floor dining room and first floor dressing room. Each of these spaces will retain good light levels with VSCs in excess of 20% and NSLs at 54% and 72% respectively.

10.8. Separately, it is also noted that there is a planning consent for the redevelopment of this neighbouring property. A separate analysis of the 'consented' configuration of this property has been undertaken for illustrative purposes. The analyses contained at the end of Appendix 3 illustrates that the redevelopment of the Proposed site will fully comply with the VSC and NSL daylight criteria for the consented configuration of 1A View Road. This would increase the overall VSC compliance to 97% and the NSL compliance to 98%.

34 Yeatman Road

10.9. The impacts beyond the criteria here are to a window which has a canopy or overhang directly above the subject window. An additional alternative baseline assessment has been undertaken removing the effects of these overhangs from the assessment in both the existing and proposed conditions. This alternative assessment demonstrate that all 5 windows will comfortably comply with the assessment criteria illustrating that the effects illustrated in the primary assessment are more as a result of the presence of the canopies themselves rather than as a result of the over development of the proposed building itself.

46 Yeatman Road

10.10. The ground floor impacts beyond the criteria here are to windows/rooms which have a canopy or overhang directly above the subject window. An additional alternative baseline assessment has been undertaken removing the effects of these overhangs from the assessment in both the existing and proposed conditions. This alternative assessment demonstrate that all 4 ground floor windows will comfortably comply with the assessment criteria illustrating that the effects illustrated in the primary assessment are more as a result of the presence of the canopies themselves rather than as a result of the over development of the proposed building itself.

Sunlight to neighbouring properties

10.11. The results of the annual and winter sunlight analyses are tabulated in Appendix 5 and summarised in Table 8 below.

Table 8 - Summary of APSH impacts to neighbouring rooms

Property address	No. of rooms tested	Rooms inside annual & winter guidelines	APSH - annual (rooms)				APSH - winter (rooms)			
			Rooms outside annual guidelines				Rooms outside winter guidelines			
			Low reduction	Medium reduction	High reduction	Sub-total	Low reduction	Medium reduction	High reduction	Sub-total
113-115 North Hill	1	1	-	-	-	-	-	-	-	-
115 North Hill	5	5	-	-	-	-	-	-	-	-
113 North Hill	5	5	-	-	-	-	-	-	-	-
111 North Hill	6	6	-	-	-	-	-	-	-	-
109 North Hill	3	2	-	-	-	-	-	-	1	1
30 Highcroft	59	59	-	-	-	-	-	-	-	-
1-3 Wetherley Court	10	10	-	-	-	-	-	-	-	-
1A View Road	2	2	-	-	-	-	-	-	-	-
99 View Hill	4	4	-	-	-	-	-	-	-	-
2 View Road	-	-	-	-	-	-	-	-	-	-
4 View Road	-	-	-	-	-	-	-	-	-	-
6 View Road	-	-	-	-	-	-	-	-	-	-
3 View Road	-	-	-	-	-	-	-	-	-	-
1-3 Grange Road	3	3	-	-	-	-	-	-	-	-
32 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
34 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
36 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
38 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
40 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
42 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
44 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
46 Yeatman Rd	3	3	-	-	-	-	-	-	-	-
48 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
Totals:	117	116	0	0	0	0	0	0	1	1
		99%	0%	0%	0%	0%	0%	0%	1%	1%

10.12. In the proposed development condition, the sunlight impacts would be fully inside the BRE guidelines (annual and winter sunlight) to 116 out of 117 rooms (99%).

10.13. Any sunlight impacts on the following 22 buildings/properties would be fully inside the BRE guidelines (annual and winter sunlight):

- 113-115 North Hill
- 115 North Hill
- 113 North Hill
- 111 North Hill
- 30 Highcroft
- 1-3 Wetherley Court
- 1A View Road
- 99 View Hill
- 2 View Road
- 4 View Road
- 6 View Road
- 3 View Road
- 1-3 Grange Road
- 32 Yeatman Rd
- 34 Yeatman Rd
- 36 Yeatman Rd
- 38 Yeatman Rd
- 40 Yeatman Rd
- 42 Yeatman Rd
- 44 Yeatman Rd
- 46 Yeatman Rd
- 48 Yeatman Rd

10.14. Only a single room within 109 North Hill would experience an isolated winter sunlight impact outside the BRE guidelines. The annual sunlight levels will remain excellent with retained annual sunlight levels of 32%. In daylight terms the space will also experience only negligible reductions and retains very good levels of light.

Sunlight to neighbouring gardens and amenity spaces

10.15. The results of the two-hour sun-on-ground assessment are shown graphically on drawing no. 04-SHD-002 at Appendix 4 and quantified in Table 9 below. The final three columns of the table confirm the proportion of each amenity space that would retain at least two hours of sunlight on 21 March in the proposed condition, the factor of former value, and whether the results meet the BRE numerical guidelines (i.e., at least 50% or at least 0.80 times former value).

Table 9 - Sun-on-ground impacts to neighbouring amenity spaces

Name \ level \ ref.	Area (m ²)	Area sunlit >2hrs (m ²)		Proportion sunlit >2hrs		Pro./Ex. ratio	Meets BRE?
		Existing	Proposed	Existing	Proposed		
32 Yeatman Road	40.5	28.1	25.2	69%	62%	0.90	Yes
34 Yeatman Road	52.7	31.2	26.5	59%	50%	0.85	Yes
36 Yeatman Road	57.8	42.7	33.0	74%	57%	0.77	Yes
38 Yeatman Road	58.7	44.5	37.6	76%	64%	0.85	Yes
40 Yeatman Road	58.5	44.3	32.8	76%	56%	0.74	Yes
42 Yeatman Road	57.5	42.0	30.4	73%	53%	0.73	Yes
44 Yeatman Road	57.3	34.1	24.0	60%	42%	0.70	No
46 Yeatman Road	47.0	28.0	19.4	60%	41%	0.69	No
48 Yeatman Road	152.0	123.2	112.6	81%	74%	0.91	Yes
109 North Hill	49.5	23.7	16.4	48%	33%	0.69	No
111 North Hill	44.0	35.7	34.1	81%	89%	0.95	Yes
113-115 North Hill	161.4	144.8	143.9	90%	64%	0.99	Yes

10.16. Of the 12 gardens/amenity spaces assessed, 9 would satisfy the BRE guidelines for sun on ground.

10.17. The shadowing assessments for 46 Yeatman Road have considered the whole of the rear garden amenity area from the rear line of the house up to the face of the garden fences. It is noted however from the photos provided previously by this neighbour that they have installed a large garden outbuilding at the end of their garden. This will reduce the area of amenity that need be considered and will itself cast a certain amount of shadow on the garden masking some of the effects from the scheme.

10.18. Were these studies to be updated to include the garden outbuilding, and the resultant reduced amenity area, it is anticipated that the revised assessment would demonstrate a reduced level of

impact from the scheme and quite likely that the scheme would not generate any impact beyond the assessment criteria as currently illustrated.

10.19. There are also dense belts of trees that will further mask much of the impacts from the development massing along this boundary to the site.

10.20. The remaining infringement is to 109 North Hill which is in closest proximity to the development site where any small addition to the massing could potentially cause an adverse reduction in shadowing terms due to proximity.

Daylight to Neighbouring Properties including trees

Table 10 – Summary of VSC and NSL effects as a result of the proposed development - Summer

Property address	No. of windows tested	No. of rooms tested	VSC (windows)					NSL (rooms)				
			Windows inside guidelines	Windows outside guidelines				Rooms inside guidelines	Rooms outside guidelines			
				Low reduction	Medium reduction	High reduction	Sub-total		Low reduction	Medium reduction	High reduction	Sub-total
113-115 North Hill	1	1	1	-	-	-	-	1	-	-	-	-
115 North Hill	6	5	6	-	-	-	-	5	-	-	-	-
113 North Hill	5	5	5	-	-	-	-	5	-	-	-	-
111 North Hill	10	6	10	-	-	-	-	6	-	-	-	-
109 North Hill	3	3	3	-	-	-	-	3	-	-	-	-
30 Highcroft	74	59	74	-	-	-	-	59	-	-	-	-
1-3 Wetherley Court	21	14	21	-	-	-	-	14	-	-	-	-
1A View Road	11	6	6	4	1	-	5	4	1	-	1	2
99 View Hill	14	8	14	-	-	-	-	8	-	-	-	-
2 View Road	7	4	7	-	-	-	-	4	-	-	-	-
4 View Road	8	4	8	-	-	-	-	4	-	-	-	-
6 View Road	15	5	15	-	-	-	-	5	-	-	-	-
3 View Road	7	3	7	-	-	-	-	3	-	-	-	-
1-3 Grange Road	20	13	20	-	-	-	-	13	-	-	-	-
32 Yeatman Rd	3	2	3	-	-	-	-	2	-	-	-	-
34 Yeatman Rd	3	2	1	1	-	1	2	2	-	-	-	-
36 Yeatman Rd	3	2	3	-	-	-	-	2	-	-	-	-
38 Yeatman Rd	3	2	3	-	-	-	-	2	-	-	-	-
40 Yeatman Rd	5	2	5	-	-	-	-	1	1	-	-	1
42 Yeatman Rd	4	2	4	-	-	-	-	0	1	1	-	2
44 Yeatman Rd	3	2	3	-	-	-	-	1	-	1	-	1
46 Yeatman Rd	6	3	2	2	2	-	4	1	-	1	1	2
48 Yeatman Rd	4	2	4	-	-	-	-	2	-	-	-	-
Totals:	236	155	225	7	3	1	11	147	3	3	2	8
			95%	3%	1%	0%	5%	95%	2%	2%	1%	5%

10.21. Of the 236 habitable windows assessed in the 23 neighbouring properties, 225 (95%) would satisfy the VSC guidelines, and of the 155 habitable rooms assessed 147 (95%) would satisfy with the NSL guidelines.

10.22. The impacts on VSC and NSL would fully satisfy the BRE guidelines for 17 of the 23 properties assessed.

10.23. These summer tree condition findings illustrate a marginal uplift in the overall impact were the trees to be discounted completely from the assessments.

10.24. As above at 10.8 the consented configuration for 1A View Road would fully comply with the target criteria both for VSC and NSL. This would raise the overall VSC compliance to 97% and the NSL compliance to 96%.

Table 11 – Summary of VSC and NSL effects as a result of the proposed development – Winter

Property address	No. of windows tested	No. of rooms tested	VSC (windows)					NSL (rooms)				
			Windows inside guidelines	Windows outside guidelines				Rooms inside guidelines	Rooms outside guidelines			
				Low reduction	Medium reduction	High reduction	Sub-total		Low reduction	Medium reduction	High reduction	Sub-total
113-115 North Hill	1	1	1	-	-	-	-	1	-	-	-	-
115 North Hill	6	5	6	-	-	-	-	5	-	-	-	-
113 North Hill	5	5	5	-	-	-	-	5	-	-	-	-
111 North Hill	10	6	10	-	-	-	-	6	-	-	-	-
109 North Hill	3	3	3	-	-	-	-	3	-	-	-	-
30 Highcroft	74	59	74	-	-	-	-	59	-	-	-	-
1-3 Wetherley Court	21	14	21	-	-	-	-	14	-	-	-	-
1A View Road	11	6	5	5	1	-	6	4	1	-	1	2
99 View Hill	14	8	14	-	-	-	-	8	-	-	-	-
2 View Road	7	4	7	-	-	-	-	4	-	-	-	-
4 View Road	8	4	8	-	-	-	-	4	-	-	-	-
6 View Road	15	5	15	-	-	-	-	5	-	-	-	-
3 View Road	7	3	7	-	-	-	-	3	-	-	-	-
1-3 Grange Road	20	13	20	-	-	-	-	13	-	-	-	-
32 Yeatman Rd	3	2	3	-	-	-	-	2	-	-	-	-
34 Yeatman Rd	3	2	1	1	1	-	2	2	-	-	-	-
36 Yeatman Rd	3	2	3	-	-	-	-	2	-	-	-	-
38 Yeatman Rd	3	2	3	-	-	-	-	2	-	-	-	-
40 Yeatman Rd	5	2	5	-	-	-	-	1	1	-	-	1
42 Yeatman Rd	4	2	4	-	-	-	-	0	1	1	-	2
44 Yeatman Rd	3	2	3	-	-	-	-	1	-	1	-	1
46 Yeatman Rd	6	3	2	-	2	2	4	1	-	1	1	2
48 Yeatman Rd	4	2	4	-	-	-	-	2	-	-	-	-
Totals:	236	155	224	6	4	2	12	147	3	3	2	8
			95%	3%	2%	1%	5%	95%	2%	2%	1%	5%

10.25. Of the 236 habitable windows assessed in the 23 neighbouring properties, 224 (95%) would satisfy the VSC guidelines, and of the 155 habitable rooms assessed 147 (95%) would satisfy with the NSL guidelines.

10.26. The impacts on VSC and NSL would fully satisfy the BRE guidelines for 17 of the 23 properties assessed.

10.27. These winter tree condition findings illustrate a marginal uplift in the overall impact were the trees to be discounted completely from the assessments.

10.28. As above at 10.8 the consented configuration for 1A View Road would fully comply with the target criteria both for VSC and NSL. This would raise the overall VSC compliance to 97% and the NSL compliance to 96%.

Sunlight to Neighbouring Properties including trees**Table 12** – Summary of rooms experiencing APSH effects as a result of the proposed development - Summer

Property address	No. of rooms tested	Rooms inside annual & winter guidelines	APSH - annual (rooms)				APSH - winter (rooms)			
			Rooms outside annual guidelines				Rooms outside winter guidelines			
			Low reduction	Medium reduction	High reduction	Sub-total	Low reduction	Medium reduction	High reduction	Sub-total
113-115 North Hill	1	1	-	-	-	-	-	-	-	-
115 North Hill	5	5	-	-	-	-	-	-	-	-
113 North Hill	5	5	-	-	-	-	-	-	-	-
111 North Hill	6	5	-	-	-	-	-	-	1	1
109 North Hill	3	1	-	-	1	1	-	-	2	2
30 Highcroft	59	59	-	-	-	-	-	-	-	-
1-3 Wetherley Court	10	10	-	-	-	-	-	-	-	-
1A View Road	2	2	-	-	-	-	-	-	-	-
99 View Hill	4	4	-	-	-	-	-	-	-	-
2 View Road	-	-	-	-	-	-	-	-	-	-
4 View Road	-	-	-	-	-	-	-	-	-	-
6 View Road	-	-	-	-	-	-	-	-	-	-
3 View Road	-	-	-	-	-	-	-	-	-	-
1-3 Grange Road	3	3	-	-	-	-	-	-	-	-
32 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
34 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
36 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
38 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
40 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
42 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
44 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
46 Yeatman Rd	3	3	-	-	-	-	-	-	-	-
48 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
Totals:	117	114	0	0	1	1	0	0	3	3
		97%	0%	0%	1%	1%	0%	0%	3%	3%

10.29. Table 12 shows that of the 117 windows assessed in 19 neighbouring properties, 116 (99%) would satisfy the BRE guidelines for APSH and 114 (97%) would comply with winter APSH.

10.30. These summer tree condition findings illustrate a marginal uplift in the overall impact were the trees to be discounted completely from the assessments.

Table 13 – Summary of rooms experiencing APSH effects as a result of the proposed development - Winter

Property address	No. of rooms tested	Rooms inside annual & winter guidelines	APSH - annual (rooms)				APSH - winter (rooms)			
			Rooms outside annual guidelines				Rooms outside winter guidelines			
			Low reduction	Medium reduction	High reduction	Sub-total	Low reduction	Medium reduction	High reduction	Sub-total
113-115 North Hill	1	1	-	-	-	-	-	-	-	-
115 North Hill	5	5	-	-	-	-	-	-	-	-
113 North Hill	5	5	-	-	-	-	-	-	-	-
111 North Hill	6	6	-	-	-	-	-	-	-	-
109 North Hill	3	1	-	1	-	1	-	-	2	2
30 Highcroft	59	59	-	-	-	-	-	-	-	-
1-3 Wetherley Court	10	10	-	-	-	-	-	-	-	-
1A View Road	2	2	-	-	-	-	-	-	-	-
99 View Hill	4	4	-	-	-	-	-	-	-	-
2 View Road	-	-	-	-	-	-	-	-	-	-
4 View Road	-	-	-	-	-	-	-	-	-	-
6 View Road	-	-	-	-	-	-	-	-	-	-
3 View Road	-	-	-	-	-	-	-	-	-	-
1-3 Grange Road	3	3	-	-	-	-	-	-	-	-
32 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
34 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
36 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
38 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
40 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
42 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
44 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
46 Yeatman Rd	3	2	1	-	-	1	-	-	1	1
48 Yeatman Rd	2	2	-	-	-	-	-	-	-	-
Totals:	117	114	1	1	0	2	0	0	3	3
		97%	1%	1%	0%	2%	0%	0%	3%	3%

10.31. Table 13 shows that of the 117 windows assessed in 19 neighbouring properties, 116 (99%) would satisfy the BRE guidelines for APSH and 115 (98%) would comply with winter APSH.

10.32. These winter tree condition findings illustrate a marginal uplift in the overall impact were the trees to be discounted completely from the assessments.

11. Conclusion

- 11.1. The Site is in an urban location in Highgate, fronting North Hill.
- 11.2. We assessed the potential effects of the proposed development on daylight and sunlight to surrounding residential properties and amenity spaces.
- 11.3. We ran our assessments using methodologies recommended in the BRE guide. The advice contained in the BRE guide is not mandatory and its numerical guidelines should be interpreted flexibly, as confirmed in numerous appeal decisions.
- 11.4. The daylight analysis demonstrates 95% compliance of the primary VSC assessment and 97% compliance of the supporting NSL assessment criteria. Furthermore, an alternative baseline assessment discounting the effect of canopies over ground floor windows to 34 and 46 Yeatman Road demonstrates that the VSC infringements are more as a result of the presence of these canopies rather than as a result of the over development of the proposed massing itself.
- 11.5. In addition, it is noted that there is a planning consent for the redevelopment of 1A View Road. Analyses if the 'consented' configuration for this neighbour illustrates that the redevelopment of the Proposed site will fully comply with the VSC and NSL daylight criteria for the consented configuration of 1A View Road thus potentially further enhancing the overall compliance for the daylight findings.
- 11.6. The sunlight analysis demonstrates 100% compliance with the APSH and 99% of the winter APSH assessments.
- 11.7. The alternative daylight and sunlight assessments taking into account for the tree line along the boundary with the Yeatman Road properties illustrates only a very minor change to the findings of the analyses with only very minor uplifted impacts depending on whether one considered the Summer or winter trees condition.
- 11.8. The shadow assessments of the neighbour gardens and amenity spaces illustrates three gardens which will fall short of the criteria. Two will potentially experience minor infringements only with the third impact more noticeable where this garden is in such close proximity to the development boundary. It is also noted, however that there is a substantial garden building, not accounted for in the analyses, which will reduce the assessment area and magnitude of impact from that recorded in this report.
- 11.9. In conclusion, it is submitted that the layout of the proposed development is generally consistent with the Council's local planning policy on daylight, sunlight and shadowing.

Delva Patman Redler LLP
Chartered Surveyors

Appendix 1

Assessment methodology and glossary

1. This appendix explains the daylight and sunlight assessment methodology recommended in BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (2022 edition) and provides a glossary of the terminology used.

Assessment methodology**Daylight and sunlight to neighbouring buildings and amenity spaces**Daylight to neighbouring buildings

2. The BRE guide states:

In designing a new development or extension to a building, it is important to safeguard the daylight to nearby buildings. A badly planned development may make adjoining properties gloomy and unattractive.

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.

3. To quantify the impact of development on daylight to a building, the BRE guide recommends two tests:
 - a) calculating the vertical sky component (**VSC**) at the centre of each main window on the outside plane of the window wall, to measure the total amount of skylight available to the window; and
 - b) plotting the no-sky line (**NSL**) on the working plane inside a room, where layouts are known, and measuring the area that can receive direct skylight, to assess the distribution of daylight around the room.

4. The VSC measures the skylight available at the window. The guide states:

Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each main window ... For a bay window, the centre window facing directly outwards can be taken as the main window. If a room has two or more windows of equal size, the mean of their VSCs may be taken. The reference point is in the external plane of the window wall. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

5. The NSL test is described thus:

Where room layouts are known (for example if they are available on the local authority's planning portal), the impact on the daylighting distribution in the existing building should be found by plotting the no sky line in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated. The no sky line divides points on the working plane which can and cannot see the sky.

6. If, following development, the VSC to a neighbouring window will be greater than 27% then enough skylight should still be reaching the window. Any reduction below this level should be kept to a minimum. If the VSC will be both less than 27% and less than 0.80 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear more gloomy and electric lighting will be needed more of the time.

7. If, following development, the no-sky line moves so that the area of the existing room that can receive direct skylight will be reduced to less than 0.80 times its former value, this will be noticeable to the occupants and more of the room will appear poorly lit. This is also true if the no-sky line encroaches on key areas like kitchen sinks and worktops.

Sunlight to neighbouring buildings

8. The BRE guide states:

To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people's home.

A point at the centre of the window on the outside face of the window wall may be taken [as the calculation point].

9. To quantify the available sunlight, the BRE guide advises measuring the percentage of annual probable sunlight hours (**APSH**), which is defined as follows:

'probable sunlight hours' means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question.

10. The assessment calculates the percentage of APSH over the whole year (annual sunlight) and between 21 September and 21 March (winter sunlight).
11. If, following development, the APSH to a neighbouring window will be greater than 25%, including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight. Any reduction in sunlight access below this level should be kept to a minimum.
12. If the available sunlight hours will be both less than the above amounts and less than 0.80 times their former value, either over the whole year or just in the winter months, then the occupants of the building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant.

Sunlight to neighbouring gardens and amenity spaces

13. Sunlight should be assessed on the equinox (21 March) to main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains.
14. The assessment measures the percentage of each area that can receive at least two hours of sunlight on 21 March - the 'two-hours sun-on-ground' (**SOG**) test.
15. It is recommended that at least half of the area of a garden or amenity space should be able to receive at least two hours of sunlight on 21 March. If such a space is already heavily obstructed, then any further loss of sunlight should be kept to a minimum. In this poorly sunlit case, if, following development, the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.80 times its former size, this loss of sunlight is likely to be noticeable. In such cases the garden or amenity area will tend to look more heavily overshadowed.
16. Sunlight at an altitude of 10° or less is ignored, because it is likely to be blocked by planting, and fences or walls less than 1.5 metres high can also be ignored. Front gardens, driveways and hard standing for cars are usually omitted. Normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building.
17. Where a large building is proposed which may affect a number of gardens or open spaces, the guide advises it can be illustrative to plot shadow plans showing the location of shadows at different times of

day and year. The equinox (21 March) is the best assessment date as it shows the average level of shadowing. Mid-summer (21 June) is an optional addition date when there would be greater sunlight availability and reduced overshadowing.

Glossary of terms

18. The daylight and sunlight terminology used in our report is explained below.

Term	Meaning
Annual probable sunlight hours (APSH)	The long-term average of the total number of hours during a year in which direct sunlight is expected to shine on the unobstructed ground, allowing for average levels of cloudiness for the location in question.
Daylight	Combined skylight and sunlight.
No-sky line (NSL)	The outline on the working plane of the area from which no sky can be seen. It divides points on the working plane which can and cannot see the sky.
Obstruction angle	The angular altitude of the top of an obstruction above the horizontal, measured from a reference point in a vertical plane in a section perpendicular to the vertical plane.
Sky factor	Ratio of the parts of illuminance at a point on a given plane that would be received directly through unglazed openings from a sky of uniform luminance, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. The sky factor does not include reflected light, either from outdoor or indoor surfaces.
Sun on ground (SOG)	The measure of sunlight potential to gardens and amenity spaces. It is measured in hours on the spring equinox (21 March) at a point on the ground accounting for the latitude of the site location. Sunlight below an altitude of 10° is usually discounted as it is likely to be prevented from reaching the ground by fences, plants or other low-level obstructions.
Vertical sky component (VSC)	The amount of daylight falling on a vertical wall or window. It is the ratio of that part of illuminance, at a point on a given vertical plane (e.g. window), that is received directly from a CIE standard overcast sky, to simultaneous illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. The VSC does not include reflected light, either from the ground or from other buildings. The ratio is usually expressed as a percentage. The maximum value is almost 40% for a completely unobstructed vertical wall.
Working plane	Horizontal, vertical or inclined plane in which a visual task lies. Normally the working plane may be taken to be horizontal, 0.85 m above the floor in housing.

Appendix 2

Location drawings

Site location plan
Spot-height drawings
Window maps



Plan View

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

	Existing		Consented
	Proposed		Cumulative
	Neighboring Property		Cutback Envelope

SOURCE DATA:

Existing and surrounding buildings:
DPR 3D Survey model
Accucities 3D model

Proposed scheme:

NOTES:

All heights given in mm AOD



REV	Description	Drawn	Date

DELVA PATMAN REDLER
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Liverpool 0151 242 0980
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TITLE:

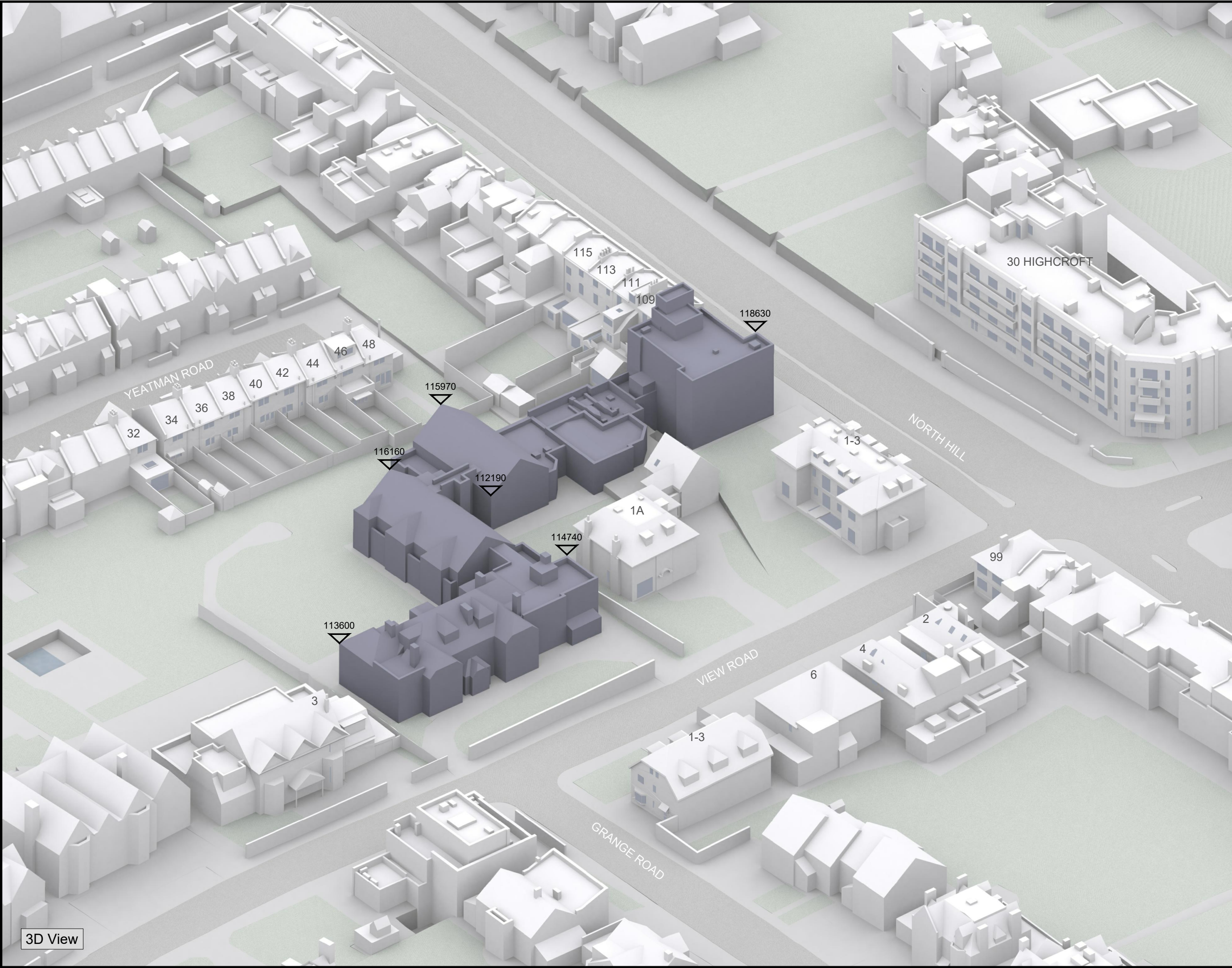
MARY FIELDING GUILD CARE HOME
103-107 NORTH HILL, LONDON,N6 4DP

DRAWING:

EXISTING SCENARIO
Plan View

DRAWN: RP	JOB NBR:
SCALE: 1:500@A3	21047
DATE: 22.04.2021	

DWG NO:	REV:
EX-001	-



3D View

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

	Existing		Consented
	Proposed		Cumulative
	Neighboring Property		Cutback Envelope

SOURCE DATA:
Existing and surrounding buildings:
DPR 3D Survey model
Accucities 3D model

Proposed scheme:

NOTES:
All heights given in mm AOD



REV	Description	Drawn	Date

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TITLE:

MARY FIELDING GUILD CARE HOME
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DRAWING:

EXISTING SCENARIO
3D View

DRAWN: RP	JOB NBR:
SCALE: NTS	21047
DATE: 22.04.2021	
DWG NO:	REV:
EX-002	-



3D View

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

	Existing		Consented
	Proposed		Cumulative
	Neighboring Property		Cutback Envelope

SOURCE DATA:

Existing and surrounding buildings:
DPR 3D Survey model
Accucities 3D model

Proposed scheme:

NOTES:

All heights given in mm AOD



REV	Description	Drawn	Date

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TITLE:

MARY FIELDING GUILD CARE HOME
103-107 NORTH HILL, LONDON,N6 4DP

DRAWING:

EXISTING SCENARIO
3D View

DRAWN: RP	JOB NBR:
SCALE: NTS	21047
DATE: 22.04.2021	
DWG NO:	REV:
EX-003	-



Plan View

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

	Existing		Consented
	Proposed		Cumulative
	Neighboring Property		Cutback Envelope

SOURCE DATA:

Existing and surrounding buildings:
DPR 3D Survey model
Accucities 3D model

Proposed scheme:
DWA Architecture
3D model received 29.05.2024
Highgate - Building Model - Revised 50 Bed Scheme - 29.05.24.dwg
2d elevations received 18.11.2024
D01-02 - 23- Proposed Elevations - Colour - Context Indicated.dwg

NOTES:

All heights given in mm AOD



REV	Description	Drawn	Date

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TITLE:

MARY FIELDING GUILD CARE HOME
103-107 NORTH HILL, LONDON,N6 4DP

DRAWING:

PROPOSED SCENARIO
Plan View

DRAWN: RP		JOB NBR:	
SCALE: 1:500@A3		21047	
DATE: 25.11.2024			

DWG NO:	REV:
05-PR-001	-



3D View

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing	Consented
Proposed	Cumulative
Neighboring Property	Cutback Envelope

SOURCE DATA:

Existing and surrounding buildings:
DPR 3D Survey model
Accucities 3D model

Proposed scheme:
DWA Architecture
3D model received 29.05.2024
Highgate - Building Model - Revised 50 Bed Scheme - 29.05.24.dwg
2d elevations received 18.11.2024
D01-02 - 23- Proposed Elevations - Colour - Context Indicated.dwg

NOTES:

All heights given in m AOD

REV	Description	Drawn	Date

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TITLE:

MARY FIELDING GUILD CARE HOME
103-107 NORTH HILL, LONDON,N6 4DP

DRAWING:

PROPOSED SCENARIO
3D View

DRAWN: RP	JOB NBR:
SCALE: NTS	21047
DATE: 25.11.2024	
DWG NO:	REV:
05-PR-002	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing	Consented
Proposed	Cumulative
Neighboring Property	Cutback Envelope

SOURCE DATA:

Existing and surrounding buildings:
DPR 3D Survey model
Accucities 3D model

Proposed scheme:
DWA Architecture
3D model received 29.05.2024
Highgate - Building Model - Revised 50 Bed Scheme - 29.05.24.dwg
2d elevations received 18.11.2024
D01-02 - 23- Proposed Elevations - Colour - Context Indicated.dwg

NOTES:

All heights given in m AOD

REV	Description	Drawn	Date

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London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703

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info@delvapatmanredler.co.uk

TITLE:

MARY FIELDING GUILD CARE HOME
103-107 NORTH HILL, LONDON,N6 4DP

DRAWING:

PROPOSED SCENARIO
3D View

DRAWN: RP		JOB NBR: 21047
SCALE: NTS		
DATE: 25.11.2024		
DWG NO:	REV:	
05-PR-003		-

3D View

Appendix 3

Daylight and sunlight results for neighbouring buildings

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
												Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
Note: Red = outside BRE guidelines; Blue = gain in light																			
113-115 North Hill																			
F00	R2	Unknown	W2	↙	32.6	31.7	N/A	N/A	100%	100%	0.00	1.00	51	50	N/A	N/A	9	8	N/A
115 North Hill																			
F00	R2	Unknown	W2	↙	30.7	29.0	N/A	N/A											
		Unknown	W3	Hz	51.7	51.4	N/A	N/A	99%	99%	0.00	1.00	66	61	N/A	N/A	21	16	N/A
F01	R1	Unknown	W1	↙	36.1	34.4	N/A	N/A	96%	96%	0.00	1.00	63	59	N/A	N/A	22	18	N/A
	R2	Unknown	W2	↙	31.2	29.6	N/A	N/A	98%	98%	0.00	1.00	56	54	N/A	N/A	21	19	N/A
F02	R1	Unknown	W1	↙	36.1	34.8	N/A	N/A	99%	99%	0.00	1.00	62	60	N/A	N/A	23	21	N/A
	R2	Unknown	W2	↙	36.5	35.1	N/A	N/A	96%	96%	0.01	1.00	59	57	N/A	N/A	22	20	N/A
113 North Hill																			
F00	R1	Unknown	W1	↙	34.4	32.1	N/A	N/A	100%	100%	0.02	1.00	59	51	N/A	N/A	17	10	N/A
F01	R1	Unknown	W1	↙	29.0	28.0	N/A	N/A	97%	97%	0.00	1.00	44	43	N/A	N/A	10	9	N/A
	R2	Unknown	W2	↙	36.4	34.6	N/A	N/A	95%	95%	0.00	1.00	60	58	N/A	N/A	18	16	N/A
F02	R1	Unknown	W1	↙	36.0	34.0	N/A	N/A	98%	98%	0.00	1.00	56	54	N/A	N/A	20	18	N/A
	R2	Unknown	W2	↙	36.4	34.7	N/A	N/A	95%	95%	0.00	1.00	57	57	N/A	N/A	20	20	N/A
111 North Hill																			
F00	R1	Unknown	W1	↙	25.4	25.0	0.4	0.98											
		Unknown	W2	Inc	30.0	29.9	N/A	N/A											
		Unknown	W3	Inc	56.4	56.3	N/A	N/A	99%	99%	0.00	1.00	46	45	N/A	N/A	11	10	N/A
F01	R1	Unknown	W1	↙	25.6	25.5	0.1	1.00	97%	97%	0.00	1.00	30	30	N/A	N/A	5	5	N/A
	R2	Unknown	W2	↙	31.3	26.9	4.4	0.86											
		Unknown	W3	↙	32.2	28.3	N/A	N/A	99%	98%	0.04	1.00	54	43	N/A	N/A	18	8	N/A
F02	R1	Unknown	W1	↙	35.0	34.3	N/A	N/A	98%	98%	0.01	1.00	55	56	N/A	1.02	14	15	1.07
	R2	Unknown	W2	↙	37.6	33.8	N/A	N/A											
		Unknown	W3	Hz	86.2	86.3	N/A	1.00	100%	100%	0.00	1.00	76	74	N/A	N/A	19	14	N/A
F03	R1	Unknown	W1	↙	36.1	33.8	N/A	N/A	86%	78%	0.55	0.92	57	55	N/A	N/A	18	15	N/A
109 North Hill																			
F00	R1	Unknown	W1	↙	28.0	24.3	3.7	0.87	99%	98%	0.15	0.99	47	32	N/A	N/A	8	4	0.50
	R3	Kitchen	W5	Hz	26.3	27.0	N/A	1.03	82%	82%	0.00	1.00	14	14	0	1.00	0	0	N/A
F02	R2	Bedroom	W2	↙	32.6	29.4	N/A	N/A	96%	95%	0.03	1.00	48	43	N/A	N/A	11	6	N/A
30 Highcroft																			
F00	R1	Living Room	W1	↙	25.2	25.1	0.1	1.00	99%	99%	0.00	1.00	45	45	N/A	N/A	17	17	N/A
	R2	Bedroom	W2	↙	25.1	25.0	0.1	1.00	100%	100%	0.00	1.00	47	47	N/A	N/A	18	18	N/A
	R3	Living Room	W3	↙	28.2	28.1	N/A	N/A	98%	98%	0.00	1.00	51	50	N/A	N/A	19	18	N/A
	R5	Bedroom	W14	↙	27.1	26.9	0.2	0.99	99%	99%	0.00	1.00	50	49	N/A	N/A	18	17	N/A
	R6	Unknown	W15	↙	27.2	27.0	N/A	N/A	99%	99%	0.00	1.00	51	50	N/A	N/A	19	18	N/A
	R7	Unknown	W16	↙	27.3	27.0	N/A	N/A	92%	92%	0.00	1.00	52	51	N/A	N/A	20	19	N/A
	R8	Unknown	W17	↙	28.3	28.1	N/A	N/A	100%	100%	0.00	1.00	50	49	N/A	N/A	19	18	N/A
	R9	Living Room	W18	↙	26.9	26.7	0.2	0.99	98%	98%	0.00	1.00	49	49	N/A	N/A	19	18	N/A
	R10	Living Room	W19	↙	26.9	26.7	0.2	0.99	98%	98%	0.00	1.00	51	50	N/A	N/A	20	19	N/A
	R11	Bedroom	W20	↙	27.0	26.8	0.2	0.99	98%	98%	0.00	1.00	51	51	N/A	N/A	20	20	N/A
	R12	Unknown	W21	↙	29.2	29.0	N/A	N/A	100%	100%	0.00	1.00	53	53	N/A	N/A	21	21	N/A
	R14	Kitchen	W23	↓	28.0	28.0	N/A	N/A	95%	95%	0.00	1.00	57	56	N/A	N/A	25	25	N/A
	R16	Kitchen	W35	↓	27.5	27.4	N/A	N/A	94%	94%	0.00	1.00	62	62	N/A	N/A	24	24	N/A
F01	R1	Living Room	W1	↙	27.3	27.2	N/A	N/A											
		Living Room	W2	↙	29.9	29.8	N/A	N/A	100%	100%	0.00	1.00	52	53	N/A	1.02	20	21	1.05
	R2	Bedroom	W3	↙	26.2	26.0	0.2	0.99	100%	100%	0.00	1.00	48	49	N/A	1.02	18	19	1.06
	R3	Living Room	W4	↙	36.2	36.0	N/A	N/A	96%	96%	0.00	1.00	65	65	N/A	N/A	23	23	N/A
	R4	Living Room	W5	↙	26.4	26.2	0.2	0.99											
		Living Room	W6	↙	29.7	29.4	N/A	N/A	98%	98%	0.00	1.00	52	51	N/A	N/A	20	19	N/A
	R5	Bedroom	W7	↙	26.1	25.8	0.3	0.99	99%	99%	0.00	1.00	48	47	N/A	N/A	19	18	N/A
	R6	Unknown	W8	↙	26.2	25.9	0.3	0.99	99%	99%	0.00	1.00	48	48	N/A	N/A	19	19	N/A
	R7	Unknown	W9	↙	26.8	26.5	0.3	0.99	90%	90%	0.00	1.00	51	51	N/A	N/A	19	19	N/A
	R8	Bedroom	W10	↙	36.3	36.0	N/A	N/A	100%	100%	0.00	1.00	64	64	N/A	N/A	23	23	N/A

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
												Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
	R9	Living Room	W11 ↘	26.8	26.6	0.2	0.99												
		Living Room	W12 ↘	30.0	29.8	N/A	N/A	98%	98%	0.00	1.00	52	52	N/A	N/A	21	21	N/A	
	R10	Living Room	W13 ↘	26.5	26.3	0.2	0.99												
		Living Room	W14 ↘	30.0	29.8	N/A	N/A	98%	98%	0.00	1.00	53	52	N/A	N/A	21	21	N/A	
	R11	Bedroom	W15 ↘	26.7	26.5	0.2	0.99	98%	98%	0.00	1.00	48	47	N/A	N/A	19	19	N/A	
	R12	Bedroom	W16 ↘	36.4	36.2	N/A	N/A	100%	100%	0.00	1.00	64	64	N/A	N/A	22	22	N/A	
	R14	Kitchen	W18 ↓	33.9	33.9	N/A	N/A	95%	95%	0.00	1.00	69	69	N/A	N/A	27	27	N/A	
	R15	Living Room	W19 ↓	26.9	26.9	0.0	1.00	100%	100%	0.00	1.00	64	64	N/A	N/A	27	27	N/A	
	R16	Kitchen	W20 ↓	33.7	33.7	N/A	N/A	94%	94%	0.00	1.00	76	76	N/A	N/A	27	27	N/A	
F02	R1	Living Room	W1 ↘	28.7	28.5	N/A	N/A												
		Living Room	W2 ↘	31.7	31.5	N/A	N/A	100%	100%	0.00	1.00	54	53	N/A	N/A	22	21	N/A	
	R2	Bedroom	W3 ↘	27.5	27.4	N/A	N/A	100%	100%	0.00	1.00	48	48	N/A	N/A	19	19	N/A	
	R3	Living Room	W4 ↘	37.8	37.6	N/A	N/A	96%	96%	0.00	1.00	65	65	N/A	N/A	23	23	N/A	
	R4	Living Room	W5 ↘	27.7	27.5	N/A	N/A												
		Living Room	W6 ↘	31.4	31.1	N/A	N/A	98%	98%	0.00	1.00	54	53	N/A	N/A	22	21	N/A	
	R5	Bedroom	W7 ↘	27.4	27.1	N/A	N/A	99%	99%	0.00	1.00	49	48	N/A	N/A	20	19	N/A	
	R6	Unknown	W8 ↘	27.5	27.2	N/A	N/A	99%	99%	0.00	1.00	49	48	N/A	N/A	20	19	N/A	
	R7	Unknown	W9 ↘	28.1	27.8	N/A	N/A	90%	90%	0.00	1.00	52	52	N/A	N/A	20	20	N/A	
	R8	Bedroom	W10 ↘	37.9	37.6	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R9	Living Room	W11 ↘	28.1	27.8	N/A	N/A												
		Living Room	W12 ↘	31.6	31.4	N/A	N/A	98%	98%	0.00	1.00	54	54	N/A	N/A	22	22	N/A	
	R10	Living Room	W13 ↘	27.8	27.5	N/A	N/A												
		Living Room	W14 ↘	31.6	31.4	N/A	N/A	98%	98%	0.00	1.00	54	54	N/A	N/A	22	22	N/A	
	R11	Bedroom	W15 ↘	27.9	27.7	N/A	N/A	98%	98%	0.00	1.00	50	50	N/A	N/A	21	21	N/A	
	R12	Bedroom	W16 ↘	37.9	37.7	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R14	Kitchen	W18 ↓	35.6	35.6	N/A	N/A	95%	95%	0.00	1.00	71	71	N/A	N/A	29	29	N/A	
	R15	Living Room	W19 ↓	29.2	29.1	N/A	N/A												
		Living Room	W20 ↓	32.8	32.7	N/A	N/A	100%	100%	0.00	1.00	84	84	N/A	N/A	29	29	N/A	
	R16	Kitchen	W21 ↓	35.5	35.4	N/A	N/A	94%	94%	0.00	1.00	79	79	N/A	N/A	29	29	N/A	
F03	R1	Living Room	W1 ↘	38.8	38.6	N/A	N/A												
		Living Room	W2 ↘	38.7	38.5	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R2	Bedroom	W3 ↘	37.9	37.7	N/A	N/A	100%	100%	0.00	1.00	57	58	N/A	1.02	19	20	1.05	
	R3	Living Room	W4 ↘	38.8	38.7	N/A	N/A	96%	96%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R4	Living Room	W5 ↘	38.2	38.0	N/A	N/A												
		Living Room	W6 ↘	38.6	38.4	N/A	N/A	98%	98%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R5	Bedroom	W7 ↘	38.8	38.6	N/A	N/A	99%	99%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R6	Unknown	W8 ↘	38.6	38.4	N/A	N/A	99%	99%	0.00	1.00	62	62	N/A	N/A	21	21	N/A	
	R7	Unknown	W9 ↘	37.9	37.7	N/A	N/A	90%	90%	0.00	1.00	58	58	N/A	N/A	20	20	N/A	
	R8	Bedroom	W10 ↘	38.9	38.7	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R9	Living Room	W11 ↘	38.3	38.1	N/A	N/A												
		Living Room	W12 ↘	38.7	38.4	N/A	N/A	98%	98%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R10	Living Room	W13 ↘	38.9	38.7	N/A	N/A												
		Living Room	W14 ↘	38.9	38.6	N/A	N/A	98%	98%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R11	Bedroom	W15 ↘	38.5	38.3	N/A	N/A	99%	99%	0.00	1.00	61	61	N/A	N/A	21	21	N/A	
	R12	Bedroom	W16 ↘	38.9	38.7	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R14	Kitchen	W18 ↓	38.7	38.6	N/A	N/A	96%	96%	0.00	1.00	85	85	N/A	N/A	30	30	N/A	
	R15	Living Room	W19 ↓	38.7	38.6	N/A	N/A												
		Living Room	W20 ↓	38.6	38.5	N/A	N/A	100%	100%	0.00	1.00	86	86	N/A	N/A	30	30	N/A	
	R16	Kitchen	W21 ↓	38.7	38.6	N/A	N/A	94%	94%	0.00	1.00	86	86	N/A	N/A	30	30	N/A	
F04	R2	Unknown	W3 ↘	29.6	29.6	N/A	N/A												
		Unknown	W4 ↘	24.9	24.9	0.0	1.00	83%	83%	0.00	1.00	60	60	N/A	N/A	24	24	N/A	
1-3 Wetherley Court																			
B00	R1	Kitchen	W1 ↘	4.2	4.2	0.0	1.00												
		Kitchen	W2 ↘	13.5	13.5	0.0	1.00	97%	97%	0.01	1.00	25	25	0	N/A	4	4	N/A*	
F00	R1	Reception Ro	W1 ↗	32.1	32.1	N/A	N/A												
		Reception Ro	W2 ↖	26.6	25.5	1.1	0.96	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Study	W7 ↖	27.4	25.4	2.0	0.93												
		Study	W8 ↘	32.5	32.2	N/A	N/A	98%	98%	0.01	1.00	60	59	N/A	N/A	21	21	N/A	
	R4	Unknown	W9 ↘	23.1	23.0	0.1	1.00	83%	83%	0.00	1.00	50	50	N/A	N/A	18	18	N/A	

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
												Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
	R5	Living Room	W10	↙	29.8	29.5	N/A	N/A											
		Living Room	W11	↙	30.3	29.9	N/A	N/A	98%	98%	0.00	1.00	57	55	N/A	N/A	18	17	N/A
	R7	Bedroom	W13	↙	34.5	33.9	N/A	N/A	98%	98%	0.00	1.00	65	64	N/A	N/A	23	23	N/A
F01	R3	Bedroom	W3	↖	30.0	27.5	N/A	N/A	89%	80%	1.27	0.90	North	North	N/A	N/A	North	North	N/A
	R5	Unknown	W5	↙	31.4	30.8	N/A	N/A											
		Unknown	W6	↙	31.5	30.8	N/A	N/A	99%	99%	0.00	1.00	57	56	N/A	N/A	19	19	N/A
	R7	Unknown	W8	↙	34.4	33.6	N/A	N/A	98%	98%	0.00	1.00	59	58	N/A	N/A	23	22	N/A
F02	R1	Bedroom	W1	↗	32.1	32.1	N/A	N/A											
		Bedroom	W2	↖	33.0	31.3	N/A	N/A	76%	75%	0.38	0.98	North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W4	Inc	76.9	75.1	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W5	↙	33.4	32.7	N/A	N/A	94%	94%	0.00	1.00	59	59	N/A	N/A	24	24	N/A
	R5	Unknown	W6	↙	35.1	34.0	N/A	N/A											
		Unknown	W7	↙	35.2	34.1	N/A	N/A	98%	98%	0.00	1.00	60	59	N/A	N/A	24	23	N/A
	R6	Unknown	W8	↙	34.0	33.0	N/A	N/A	94%	94%	0.00	1.00	56	55	N/A	N/A	19	18	N/A
1A View Road																			
F00	R3	Kitchen	W4	↖	27.7	20.4	7.3	0.74											
		Kitchen	W5	↙	15.3	11.4	3.9	0.75											
		Kitchen	W6	Inc	63.8	56.8	N/A	N/A											
		Kitchen	W7	↖	28.8	21.9	6.9	0.76											
		Kitchen	W12	↗	22.8	22.8	0.0	1.00	98%	83%	6.47	0.85	40	36	4	N/A	4	4	N/A*
	R4	Dining Room	W8	↖	27.6	20.4	7.2	0.74	97%	54%	8.25	0.56	North	North	N/A	N/A	North	North	N/A
	R5	Living Room	W9	↙	20.7	13.8	6.9	0.67											
		Living Room	W10	↘	32.7	32.8	N/A	1.00	100%	100%	0.00	1.00	82	76	N/A	N/A	24	25	1.04
F01	R1	Kitchen	W1	Inc	65.3	61.3	N/A	N/A	100%	98%	0.15	0.98	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W3	↗	28.9	28.3	N/A	N/A	85%	83%	0.37	0.98	North	North	N/A	N/A	North	North	N/A
	R6	Dressing	W6	↖	31.9	24.4	7.5	0.76	99%	72%	4.34	0.73	North	North	N/A	N/A	North	North	N/A
99 View Hill																			
F00	R1	Unknown	W1	↙	27.4	27.0	N/A	N/A											
		Unknown	W7	↗	33.5	33.5	N/A	N/A											
		Unknown	W8	↗	34.6	34.6	N/A	N/A	100%	100%	0.00	1.00	70	69	N/A	N/A	9	9	N/A
	R2	Unknown	W2	↙	32.6	32.1	N/A	N/A											
		Unknown	W3	↖	33.5	33.1	N/A	N/A	100%	100%	0.00	1.00	55	54	N/A	N/A	13	13	N/A
	R3	Unknown	W4	↖	33.4	33.1	N/A	N/A											
		Unknown	W5	↖	33.5	33.2	N/A	N/A	89%	89%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W6	↖	33.9	33.7	N/A	N/A	86%	86%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown	W1	↙	30.2	29.7	N/A	N/A	100%	100%	0.00	1.00	50	50	N/A	N/A	14	14	N/A
	R2	Unknown	W2	↙	32.0	31.5	N/A	N/A											
		Unknown	W3	↖	32.0	31.6	N/A	N/A	100%	100%	0.00	1.00	56	56	N/A	N/A	20	20	N/A
	R3	Unknown	W4	↖	32.1	31.7	N/A	N/A	96%	96%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W5	↖	32.1	31.8	N/A	N/A											
		Unknown	W6	↗	32.2	32.2	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
2 View Road																			
F00	R1	Living Room	W1	←	29.6	28.7	N/A	N/A											
		Living Room	W2	↖	34.9	34.0	N/A	N/A											
		Living Room	W3	↑	29.7	29.5	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↖	36.0	35.1	N/A	N/A											
		Bedroom	W2	↖	36.0	35.1	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W3	↖	30.4	29.5	N/A	N/A	95%	95%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Dressing	W6	↖	15.0	14.8	0.2	0.99	33%	33%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
4 View Road																			
F00	R1	Living Room	W1	←	30.0	29.0	N/A	N/A											
		Living Room	W2	↖	35.4	34.3	N/A	N/A											
		Living Room	W3	↑	28.6	28.2	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↖	36.3	35.2	N/A	N/A											
		Bedroom	W2	↖	36.3	35.2	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W3	↖	30.3	29.4	N/A	N/A											

Property, room & window attributes				VSC				NSL				APSH (room)								
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
													Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
		Bedroom	W4	↗	19.6	19.6	0.0	1.00	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R4	Bedroom	W6	↖	15.3	15.2	0.1	0.99	47%	47%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
6 View Road																				
F00	R1	Unknown	W1	↑	29.9	29.3	N/A	N/A												
		Unknown	W2	↑	34.5	33.4	N/A	N/A												
		Unknown	W3	↖	35.6	34.3	N/A	N/A												
		Unknown	W4	↖	33.5	32.1	N/A	N/A												
		Unknown	W5	←	24.5	23.4	1.1	0.96	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W6	↑	25.3	24.6	0.7	0.97												
		Unknown	W7	↑	33.3	32.1	N/A	N/A												
		Unknown	W8	↖	35.6	34.2	N/A	N/A												
		Unknown	W9	↖	34.5	33.1	N/A	N/A												
		Unknown	W10	←	28.4	27.3	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
F01	R1	Unknown	W1	↖	36.0	34.7	N/A	N/A												
		Unknown	W2	↖	36.0	34.7	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W3	↖	36.0	34.6	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W4	↖	35.7	34.3	N/A	N/A												
		Unknown	W5	↖	35.7	34.3	N/A	N/A	98%	98%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
3 View Road																				
F00	R1	Unknown	W1	↗	18.6	14.8	3.8	0.80												
		Unknown	W2	↖	37.1	34.9	N/A	N/A												
		Unknown	W3	↖	37.3	35.8	N/A	N/A												
		Unknown	W4	↖	37.5	36.4	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
F01	R1	Unknown	W1	↖	36.4	34.2	N/A	N/A	91%	86%	0.85	0.94	North	North	N/A	N/A	North	North	N/A	
F02	R1	Unknown	W1	↗	35.9	33.9	N/A	N/A												
		Unknown	W2	↗	35.9	34.0	N/A	N/A	96%	96%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
1-3 Grange Road																				
F00	R1	Unknown	W1	↗	8.3	8.3	0.0	1.00												
		Unknown	W2	↗	2.9	2.9	0.0	1.00												
		Unknown	W3	↗	20.0	19.9	0.1	1.00	87%	87%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W4	↖	33.9	32.5	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W8	↖	33.8	32.4	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R4	Unknown	W9	↖	35.6	34.3	N/A	N/A												
		Unknown	W10	←	30.7	30.3	N/A	N/A												
		Unknown	W11	↘	32.3	32.2	N/A	N/A												
		Unknown	W12	↓	27.8	27.8	N/A	N/A	100%	100%	0.00	1.00	64	64	N/A	N/A	21	21	N/A	
F01	R1	Unknown	W1	↗	28.6	28.5	N/A	N/A	87%	87%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W2	↖	35.3	33.8	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W3	↖	34.2	32.7	N/A	N/A	93%	93%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R4	Unknown	W4	↖	35.3	33.8	N/A	N/A	98%	98%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R5	Unknown	W5	↖	35.2	33.8	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R6	Unknown	W6	↘	34.9	34.8	N/A	N/A	94%	94%	0.00	1.00	64	64	N/A	N/A	22	22	N/A	
F02	R1	Unknown	W1	↗	30.1	30.1	N/A	N/A												
		Unknown	W2	↖	36.6	35.2	N/A	N/A	95%	95%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W3	↖	36.5	35.2	N/A	N/A	96%	96%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W4	↖	36.5	35.2	N/A	N/A												
		Unknown	W5	↘	33.1	33.1	N/A	N/A	96%	96%	0.00	1.00	58	58	N/A	N/A	22	22	N/A	
32 Yeatman Rd																				
F00	R1	KD	W1	↘	30.2	28.0	N/A	N/A												
		KD	W2	Hz	80.5	79.8	N/A	N/A	100%	92%	2.36	0.92	86	84	N/A	N/A	26	25	N/A	
F01	R2	Bedroom	W2	↘	32.8	30.6	N/A	N/A	96%	96%	0.00	1.00	68	66	N/A	N/A	23	21	N/A	
34 Yeatman Rd																				
F00	R1	KD	W1	↘	10.5	7.6	2.9	0.72												
		KD	W2	↘	14.8	11.9	2.9	0.80	90%	88%	0.22	0.98	33	29	N/A	N/A	16	13	N/A	
F01	R1	Bedroom	W1	↘	27.8	25.0	2.8	0.90	95%	95%	0.00	1.00	64	61	N/A	N/A	26	23	N/A	

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
												Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
36 Yeatman Rd																			
F00	R1	KD	W1	↘	30.1	26.5	3.6	0.88											
		KD	W2	↘	30.8	27.4	N/A	N/A	96%	96%	0.00	1.00	70	65	N/A	N/A	24	20	N/A
F01	R1	Bedroom	W2	↘	28.1	24.9	3.2	0.89	95%	89%	0.47	0.94	64	60	N/A	N/A	26	22	N/A
38 Yeatman Rd																			
F00	R1	Bedroom	W1	↘	30.3	26.5	3.8	0.87											
		Bedroom	W2	↘	31.4	27.5	N/A	N/A	96%	96%	0.00	1.00	74	68	N/A	N/A	25	20	N/A
F01	R1	Bedroom	W2	↘	27.9	24.3	3.6	0.87	95%	92%	0.18	0.98	63	59	N/A	N/A	25	21	N/A
40 Yeatman Rd																			
F00	R1	KD	W1	↘	20.9	18.1	2.8	0.87											
		KD	W2	↘	29.9	25.9	4.0	0.87											
		KD	W3	↘	28.2	24.5	3.7	0.87											
		KD	W4	↘	24.2	21.1	3.1	0.87	98%	98%	0.00	1.00	70	65	N/A	N/A	24	19	N/A
F01	R1	Bedroom	W1	↘	29.2	25.4	3.8	0.87	95%	95%	0.00	1.00	63	58	N/A	N/A	22	17	N/A
42 Yeatman Rd																			
F00	R1	KD	W1	↘	27.5	23.5	4.0	0.85											
		KD	W2	↘	29.9	25.5	4.4	0.85											
		KD	W3	↘	24.7	21.1	3.6	0.85	97%	97%	0.00	1.00	75	67	N/A	N/A	25	17	N/A
F01	R1	Bedroom	W2	↘	29.1	25.0	4.1	0.86	96%	96%	0.00	1.00	66	61	N/A	N/A	26	21	N/A
44 Yeatman Rd																			
F00	R1	KD	W1	↘	28.5	24.7	3.8	0.87											
		KD	W2	↘	23.6	20.2	3.4	0.86	94%	94%	0.00	1.00	64	58	N/A	N/A	21	15	N/A
F01	R1	Bedroom	W1	↘	24.9	20.7	4.2	0.83	96%	79%	1.28	0.83	58	53	N/A	N/A	25	20	N/A
46 Yeatman Rd																			
F00	R1	KD	W1	↘	10.9	7.2	3.7	0.66											
		KD	W2	↘	9.9	5.9	4.0	0.60											
		KD	W3	↘	10.4	6.1	4.3	0.59											
		KD	W4	↘	11.8	7.8	4.0	0.66	78%	44%	7.29	0.56	42	33	N/A	N/A	18	11	N/A
F01	R2	Bedroom	W2	↘	24.1	20.0	4.1	0.83	96%	76%	1.57	0.79	58	50	N/A	N/A	25	18	N/A
F02	R1	Bedroom	W1	↘	35.9	32.5	N/A	N/A	92%	92%	0.00	1.00	79	75	N/A	N/A	28	24	N/A
48 Yeatman Rd																			
F00	R1	KD	W1	↘	27.3	23.8	3.5	0.87											
		KD	W2	↘	26.8	23.4	3.4	0.87											
		KD	W3	↘	26.7	23.2	3.5	0.87	96%	96%	0.03	1.00	64	60	N/A	N/A	17	12	N/A
F01	R2	Bedroom	W1	↘	23.9	20.0	3.9	0.84	96%	90%	0.48	0.94	55	48	N/A	N/A	23	16	N/A

Property, room & window attributes				VSC				NSL				APSH (room)						
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex . ratio	Exis. (% <i>rm</i>)	Prop. (% <i>rm</i>)	Loss (m²)	Pro./E x. ratio	Annual (%APSH)				Winter (%APSH)		
												Exis.	Prop.	Loss	Pro./Ex	Exis.	Prop.	Pro./Ex
1A View Road																		
F00	R3	LKD	W4 ↖	26.7	22.2	4.5	0.83											
		LKD	W5 ↘	16.2	13.0	3.2	0.80											
		LKD	W6 Inc	61.7	58.5	N/A	N/A											
		LKD	W8 ↖	27.6	22.5	5.1	0.81											
		LKD	W12 ↗	22.8	22.8	0.0	1.00	98%	79%	12.19	0.81	43	40	N/A	N/A	4	4	1.00
	R5	Living Room	W9 ↘	20.7	16.8	4.0	0.81											
		Living Room	W10 ↘	32.7	32.9	N/A	1.00	100%	100%	-0.01	1.00	82	77	N/A	N/A	24	25	1.04

Appendix 4

Sun-on-ground results for neighbouring amenity spaces



Plan View

2hr SoG(Ex v Pr)									
Property	Floor	Amenity ref.	Area (sq m)	Existing (sq m)	Proposed (sq m)	Existing (%)	Proposed (%)	Pro./Ex. (ratio)	Meets BRE?
32 Yeatman Rd	F00	A1	40.5	28.1	25.2	69	62	0.90	Yes
34 Yeatman Rd	F00	A2	52.7	31.2	26.5	59	50	0.85	Yes
36 Yeatman Rd	F00	A3	57.8	42.7	33.0	74	57	0.77	Yes
38 Yeatman Rd	F00	A4	58.7	44.5	37.6	76	64	0.85	Yes
40 Yeatman Rd	F00	A5	58.5	44.3	32.8	76	56	0.74	Yes
42 Yeatman Rd	F00	A6	57.5	42.0	30.4	73	53	0.73	Yes
44 Yeatman Rd	F00	A7	57.3	34.1	24.0	60	42	0.70	No
46 Yeatman Rd	F00	A8	47.0	28.0	19.4	60	41	0.69	No
48 Yeatman Rd	F00	A9	152.0	123.2	112.6	81	74	0.91	Yes
109 North Hill	F00	A10	49.5	23.7	16.4	48	33	0.69	No
111 North Hill	F00	A11	44.0	35.7	34.1	81	77	0.95	Yes
113-115 North Hill	F00	A12	161.4	144.8	143.9	90	89	0.99	Yes
Total			836.9	622.2	535.7	74	64	0.86	Yes

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing 2-Hr Sunlit Area

Proposed 2-Hr Sunlit Area

A02 Amenity Area Number

SOURCE DATA:
Existing and surrounding buildings:
DPR 3D Survey model
Accucities 3D model

Proposed scheme:
DWA Architecture
3D model received 29.05.2024
Highgate - Building Model - Revised 50 Bed Scheme - 29.05.24.dwg
2d elevations received 18.11.2024
D01-02 - 23- Proposed Elevations - Colour - Context Indicated.dwg

NOTES:
All heights given in m AOD

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

London 020 7936 3668
Liverpool 0151 242 0980
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TITLE:
MARY FIELDING GUILD CARE HOME
103-107 NORTH HILL, LONDON,N6 4DP

DRAWING:
TWO-HOURS SUN-ON-GROUND STUDY
Plan View

DRAWN: RP	JOB NBR: 21047	REV: -
SCALE: NTS		
DATE: 02.12.2024		
DWG NO: 05-SHD-002		

Appendix 5

Alternative 'Without Balconies' daylight and sunlight results for 34 & 36 Yeatman Road

Property, room & window attributes				VSC				APSH (room)								
Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)				
				(% VSC)	(% VSC)	(% VSC)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.		
Note: Red = outside BRE guidelines; Blue = gain in light																
34 Yeatman Rd																
F00	R1	KD	W1	↘	28.0	25.2	2.8	0.90								
		KD	W2	↘	31.3	28.4	N/A	N/A	73	69	N/A	N/A	23	20	N/A	
46 Yeatman Rd																
F00	R1	KD	W1	↘	25.3	21.6	3.7	0.85								
		KD	W2	↘	26.9	22.9	4.0	0.85								
		KD	W3	↘	27.4	23.1	4.3	0.84								
		KD	W4	↘	26.3	22.3	4.0	0.85	69	60	N/A	N/A	20	13	N/A	

Appendix 6

Alternative with trees daylight and sunlight results for both summer and winter conditions



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

Existing and surrounding buildings:
DPR 3D Survey model
Accucities 3D model

Proposed scheme:
DWA Architecture
3D model received 29.05.2024
Highgate - Building Model - Revised 50 Bed Scheme - 29.05.24.dwg
2d elevations received 18.11.2024
D01-02 - 23- Proposed Elevations - Colour - Context Indicated.dwg

NOTES:

All heights given in m AOD

REV	Description	Drawn	Date

DELVA PATMAN REDLER

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London 020 7936 3668

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TITLE:

MARY FIELDING GUILD CARE HOME

103-107 NORTH HILL, LONDON,N6 4DP

DRAWING:

PROPOSED SCENARIO

Plan View

DRAWN: RP

SCALE: 1:500@A3

DATE: 02.12.2024

JOB NBR:

21047

DWG NO:

05-PR-001

REV:

C

Plan View



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

Existing and surrounding buildings:
DPR 3D Survey model
Accucities 3D model

Proposed scheme:
DWA Architecture
3D model received 29.05.2024
Highgate - Building Model - Revised 50 Bed Scheme - 29.05.24.dwg
2d elevations received 18.11.2024
D01-02 - 23- Proposed Elevations - Colour - Context Indicated.dwg

NOTES:

All heights given in m AOD

REV	Description	Drawn	Date

DELVA PATMAN REDLER

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London 020 7936 3668
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TITLE:

MARY FIELDING GUILD CARE HOME
103-107 NORTH HILL, LONDON,N6 4DP

DRAWING:

PROPOSED SCENARIO
3D View

DRAWN: RP

SCALE: NTS

DATE: 02.12.2024

JOB NBR:

21047

DWG NO:

05-PR-002

REV:

C

3D View



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing	Consented
Proposed	Cumulative
Neighboring Property	Cutback Envelope

SOURCE DATA:

Existing and surrounding buildings:
DPR 3D Survey model
Accucities 3D model

Proposed scheme:
DWA Architecture
3D model received 29.05.2024
Highgate - Building Model - Revised 50 Bed Scheme - 29.05.24.dwg
2d elevations received 18.11.2024
D01-02 - 23- Proposed Elevations - Colour - Context Indicated.dwg

NOTES:
All heights given in m AOD

REV	Description	Drawn	Date

DELVA PATMAN REDLER
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London 020 7936 3668
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TITLE:

MARY FIELDING GUILD CARE HOME
103-107 NORTH HILL, LONDON,N6 4DP

DRAWING:

PROPOSED SCENARIO
3D View

DRAWN: RP	JOB NBR:
SCALE: NTS	21047
DATE: 02.12.2024	
DWG NO:	REV:
05-PR-003	C

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
												Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
Note: Red = outside BRE guidelines; Blue = gain in light																			
113-115 North Hill																			
F00	R2	Unknown	W2	↙	28.8	28.7	N/A	N/A	100%	100%	0.00	1.00	46.4	46.2	0.2	N/A	4.4	4.2	N/A*
115 North Hill																			
F00	R2	Unknown	W2	↙	27.2	26.3	0.9	0.97											
		Unknown	W3	Hz	50.7	50.7	N/A	N/A	99%	99%	0.00	1.00	60.7	57.5	N/A	N/A	15.7	12.5	N/A
F01	R1	Unknown	W1	↙	33.8	32.8	N/A	N/A	96%	96%	0.00	1.00	59.4	56.4	N/A	N/A	18.4	15.4	N/A
	R2	Unknown	W2	↙	28.9	28.0	N/A	N/A	98%	98%	0.00	1.00	52.3	51.1	N/A	N/A	17.3	16.1	N/A
F02	R1	Unknown	W1	↙	34.4	33.7	N/A	N/A	99%	99%	0.00	1.00	59.4	57.4	N/A	N/A	20.4	18.4	N/A
	R2	Unknown	W2	↙	34.9	34.1	N/A	N/A	96%	96%	0.01	1.00	57.2	55.2	N/A	N/A	20.2	18.2	N/A
113 North Hill																			
F00	R1	Unknown	W1	↙	29.1	27.7	N/A	N/A	90%	88%	0.20	0.98	50.5	44.1	N/A	N/A	10.9	5.5	N/A
F01	R1	Unknown	W1	↙	26.3	25.9	0.4	0.98	97%	97%	0.00	1.00	40.5	40.3	N/A	N/A	6.5	6.3	N/A
	R2	Unknown	W2	↙	34.0	32.8	N/A	N/A	95%	95%	0.00	1.00	56.5	55.4	N/A	N/A	14.5	13.4	N/A
F02	R1	Unknown	W1	↙	34.2	32.7	N/A	N/A	98%	98%	0.00	1.00	54.2	52.2	N/A	N/A	18.2	16.2	N/A
	R2	Unknown	W2	↙	34.7	33.5	N/A	N/A	95%	95%	0.00	1.00	55.1	55.1	N/A	N/A	18.1	18.1	N/A
111 North Hill																			
F00	R1	Unknown	W1	↙	20.2	20.2	0.0	1.00											
		Unknown	W2	Inc	28.9	28.9	N/A	N/A											
		Unknown	W3	Inc	55.4	55.4	N/A	N/A	99%	99%	0.00	1.00	41.6	40.6	N/A	N/A	7.4	6.4	N/A
F01	R1	Unknown	W1	↙	23.6	23.6	0.0	1.00	97%	97%	0.00	1.00	28.0	28.0	0	N/A	3.0	3.0	N/A*
	R2	Unknown	W2	↙	26.9	23.1	3.8	0.86											
		Unknown	W3	↙	27.7	24.4	3.3	0.88	85%	81%	0.36	0.95	46.6	37.4	N/A	N/A	12.2	4.0	0.33
F02	R1	Unknown	W1	↙	33.2	32.7	N/A	N/A	98%	98%	0.01	1.00	53.2	54.2	N/A	1.02	12.2	13.2	1.08
	R2	Unknown	W2	↙	34.3	31.1	N/A	N/A											
		Unknown	W3	Hz	85.8	86.0	N/A	1.00	100%	100%	0.00	1.00	72.6	71.4	N/A	N/A	15.6	11.4	N/A
F03	R1	Unknown	W1	↙	34.8	32.8	N/A	N/A	86%	78%	0.55	0.92	56.0	54.0	N/A	N/A	17.0	14.0	N/A
109 North Hill																			
F00	R1	Unknown	W1	↙	19.2	16.3	2.9	0.85	92%	76%	2.22	0.83	31.0	17.6	13.4	0.57	3.6	1.2	0.33
	R3	Kitchen	W5	Hz	26.3	27.0	N/A	1.03	82%	82%	0.00	1.00	14	14	0	1.00	0	0	N/A
F02	R2	Bedroom	W2	↙	30.5	27.7	N/A	N/A	96%	95%	0.03	1.00	45.5	41.2	N/A	N/A	8.5	4.2	0.49
30 Highcroft																			
F00	R1	Living Room	W1	↙	25.1	25.0	0.1	1.00	99%	99%	0.00	1.00	45	45	N/A	N/A	17	17	N/A
	R2	Bedroom	W2	↙	25.1	25.0	0.1	1.00	100%	100%	0.00	1.00	47	47	N/A	N/A	18	18	N/A
	R3	Living Room	W3	↙	28.2	28.0	N/A	N/A	98%	98%	0.00	1.00	51	50	N/A	N/A	19	18	N/A
	R5	Bedroom	W14	↙	27.1	26.9	0.2	0.99	99%	99%	0.00	1.00	50	49	N/A	N/A	18	17	N/A
	R6	Unknown	W15	↙	27.2	27.0	N/A	N/A	99%	99%	0.00	1.00	51	50	N/A	N/A	19	18	N/A
	R7	Unknown	W16	↙	27.3	27.0	N/A	N/A	92%	92%	0.00	1.00	52	51	N/A	N/A	20	19	N/A
	R8	Unknown	W17	↙	28.3	28.1	N/A	N/A	100%	100%	0.00	1.00	50	49	N/A	N/A	19	18	N/A
	R9	Living Room	W18	↙	26.9	26.7	0.2	0.99	98%	98%	0.00	1.00	49	49	N/A	N/A	19	18	N/A
	R10	Living Room	W19	↙	26.9	26.7	0.2	0.99	98%	98%	0.00	1.00	51	50	N/A	N/A	20	19	N/A
	R11	Bedroom	W20	↙	27.0	26.8	0.2	0.99	98%	98%	0.00	1.00	51	51	N/A	N/A	20	20	N/A
	R12	Unknown	W21	↙	29.1	29.0	N/A	N/A	100%	100%	0.00	1.00	53	53	N/A	N/A	21	21	N/A
	R14	Kitchen	W23	↓	28.0	28.0	N/A	N/A	95%	95%	0.00	1.00	57	56	N/A	N/A	25	25	N/A
	R16	Kitchen	W35	↓	27.5	27.4	N/A	N/A	94%	94%	0.00	1.00	62	62	N/A	N/A	24	24	N/A
F01	R1	Living Room	W1	↙	27.3	27.1	N/A	N/A											
		Living Room	W2	↙	29.9	29.7	N/A	N/A	100%	100%	0.00	1.00	51.2	52.2	N/A	1.02	19.2	20.2	1.05
	R2	Bedroom	W3	↙	26.1	26.0	0.1	1.00	100%	100%	0.00	1.00	48	49	N/A	1.02	18	19	1.06
	R3	Living Room	W4	↙	36.2	36.0	N/A	N/A	96%	96%	0.00	1.00	65	65	N/A	N/A	23	23	N/A
	R4	Living Room	W5	↙	26.4	26.2	0.2	0.99											
		Living Room	W6	↙	29.7	29.4	N/A	N/A	98%	98%	0.00	1.00	52	51	N/A	N/A	20	19	N/A
	R5	Bedroom	W7	↙	26.1	25.8	0.3	0.99	99%	99%	0.00	1.00	48	47	N/A	N/A	19	18	N/A
	R6	Unknown	W8	↙	26.2	25.9	0.3	0.99	99%	99%	0.00	1.00	48	48	N/A	N/A	19	19	N/A
	R7	Unknown	W9	↙	26.8	26.5	0.3	0.99	90%	90%	0.00	1.00	51	51	N/A	N/A	19	19	N/A
	R8	Bedroom	W10	↙	36.3	36.0	N/A	N/A	100%	100%	0.00	1.00	64	64	N/A	N/A	23	23	N/A

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
				(% VSC)	(% VSC)	(% VSC)	ratio	(% m)	(% m)	(m ^2)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
	R9	Living Room	W11 ↙	26.8	26.6	0.2	0.99												
		Living Room	W12 ↙	30.0	29.8	N/A	N/A	98%	98%	0.00	1.00	52	52	N/A	N/A	21	21	N/A	
	R10	Living Room	W13 ↙	26.5	26.3	0.2	0.99												
		Living Room	W14 ↙	29.9	29.8	N/A	N/A	98%	98%	0.00	1.00	53	52	N/A	N/A	21	21	N/A	
	R11	Bedroom	W15 ↙	26.6	26.5	0.1	1.00	98%	98%	0.00	1.00	48	47	N/A	N/A	19	19	N/A	
	R12	Bedroom	W16 ↙	36.3	36.2	N/A	N/A	100%	100%	0.00	1.00	64	64	N/A	N/A	22	22	N/A	
	R14	Kitchen	W18 ↓	33.9	33.9	N/A	N/A	95%	95%	0.00	1.00	69	69	N/A	N/A	27	27	N/A	
	R15	Living Room	W19 ↓	26.9	26.9	0.0	1.00	100%	100%	0.00	1.00	64	64	N/A	N/A	27	27	N/A	
	R16	Kitchen	W20 ↓	33.7	33.7	N/A	N/A	94%	94%	0.00	1.00	76	76	N/A	N/A	27	27	N/A	
F02	R1	Living Room	W1 ↙	28.7	28.5	N/A	N/A												
		Living Room	W2 ↙	31.6	31.4	N/A	N/A	100%	100%	0.00	1.00	54	53	N/A	N/A	22	21	N/A	
	R2	Bedroom	W3 ↙	27.5	27.3	N/A	N/A	100%	100%	0.00	1.00	48	48	N/A	N/A	19	19	N/A	
	R3	Living Room	W4 ↙	37.8	37.6	N/A	N/A	96%	96%	0.00	1.00	65	65	N/A	N/A	23	23	N/A	
	R4	Living Room	W5 ↙	27.7	27.5	N/A	N/A												
		Living Room	W6 ↙	31.3	31.1	N/A	N/A	98%	98%	0.00	1.00	54	53	N/A	N/A	22	21	N/A	
	R5	Bedroom	W7 ↙	27.4	27.1	N/A	N/A	99%	99%	0.00	1.00	49	48	N/A	N/A	20	19	N/A	
	R6	Unknown	W8 ↙	27.5	27.2	N/A	N/A	99%	99%	0.00	1.00	49	48	N/A	N/A	20	19	N/A	
	R7	Unknown	W9 ↙	28.1	27.8	N/A	N/A	90%	90%	0.00	1.00	52	52	N/A	N/A	20	20	N/A	
	R8	Bedroom	W10 ↙	37.9	37.6	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R9	Living Room	W11 ↙	28.1	27.8	N/A	N/A												
		Living Room	W12 ↙	31.6	31.4	N/A	N/A	98%	98%	0.00	1.00	54	54	N/A	N/A	22	22	N/A	
	R10	Living Room	W13 ↙	27.7	27.5	N/A	N/A												
		Living Room	W14 ↙	31.6	31.4	N/A	N/A	98%	98%	0.00	1.00	54	54	N/A	N/A	22	22	N/A	
	R11	Bedroom	W15 ↙	27.9	27.7	N/A	N/A	98%	98%	0.00	1.00	50	50	N/A	N/A	21	21	N/A	
	R12	Bedroom	W16 ↙	37.9	37.7	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
R14	Kitchen	W18 ↓	35.6	35.6	N/A	N/A	95%	95%	0.00	1.00	71	71	N/A	N/A	29	29	N/A		
R15	Living Room	W19 ↓	29.2	29.1	N/A	N/A													
	Living Room	W20 ↓	32.7	32.7	N/A	N/A	100%	100%	0.00	1.00	84	84	N/A	N/A	29	29	N/A		
R16	Kitchen	W21 ↓	35.4	35.4	N/A	N/A	94%	94%	0.00	1.00	79	79	N/A	N/A	29	29	N/A		
F03	R1	Living Room	W1 ↙	38.8	38.6	N/A	N/A												
		Living Room	W2 ↙	38.7	38.5	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R2	Bedroom	W3 ↙	37.9	37.7	N/A	N/A	100%	100%	0.00	1.00	57	58	N/A	1.02	19	20	1.05	
	R3	Living Room	W4 ↙	38.8	38.6	N/A	N/A	96%	96%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R4	Living Room	W5 ↙	38.2	38.0	N/A	N/A												
		Living Room	W6 ↙	38.6	38.4	N/A	N/A	98%	98%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R5	Bedroom	W7 ↙	38.8	38.6	N/A	N/A	99%	99%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R6	Unknown	W8 ↙	38.5	38.4	N/A	N/A	99%	99%	0.00	1.00	62	62	N/A	N/A	21	21	N/A	
	R7	Unknown	W9 ↙	37.9	37.7	N/A	N/A	90%	90%	0.00	1.00	58	58	N/A	N/A	20	20	N/A	
	R8	Bedroom	W10 ↙	38.9	38.7	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R9	Living Room	W11 ↙	38.3	38.1	N/A	N/A												
		Living Room	W12 ↙	38.6	38.4	N/A	N/A	98%	98%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R10	Living Room	W13 ↙	38.9	38.7	N/A	N/A												
		Living Room	W14 ↙	38.8	38.6	N/A	N/A	98%	98%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R11	Bedroom	W15 ↙	38.5	38.3	N/A	N/A	99%	99%	0.00	1.00	61	61	N/A	N/A	21	21	N/A	
	R12	Bedroom	W16 ↙	38.8	38.7	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
R14	Kitchen	W18 ↓	38.7	38.6	N/A	N/A	96%	96%	0.00	1.00	85	85	N/A	N/A	30	30	N/A		
R15	Living Room	W19 ↓	38.7	38.6	N/A	N/A													
	Living Room	W20 ↓	38.6	38.5	N/A	N/A	100%	100%	0.00	1.00	86	86	N/A	N/A	30	30	N/A		
R16	Kitchen	W21 ↓	38.7	38.6	N/A	N/A	94%	94%	0.00	1.00	86	86	N/A	N/A	30	30	N/A		
F04	R2	Unknown	W3 ↙	29.6	29.6	N/A	N/A												
		Unknown	W4 ↙	24.9	24.9	0.0	1.00	83%	83%	0.00	1.00	60	60	N/A	N/A	24	24	N/A	
1-3 Wetherley Court																			
B00	R1	Kitchen	W1 ↙	4.2	4.2	0.0	1.00												
		Kitchen	W2 ↙	13.5	13.5	0.0	1.00	97%	97%	0.01	1.00	25	25	0	N/A	4	4	N/A*	
F00	R1	Reception Ro	W1 ↗	32.1	32.1	N/A	N/A												
		Reception Ro	W2 ↖	26.0	25.4	0.6	0.98	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Study	W7 ↖	26.8	24.9	1.9	0.93												
		Study	W8 ↙	32.3	32.0	N/A	N/A	98%	98%	0.01	1.00	59.0	59.0	N/A	N/A	21.0	21.0	N/A	
	R4	Unknown	W9 ↙	23.1	23.0	0.1	1.00	83%	83%	0.00	1.00	50	50	N/A	N/A	18	18	N/A	

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
												Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
	R5	Living Room	W10	↙	29.7	29.5	N/A	N/A											
		Living Room	W11	↙	30.2	29.9	N/A	N/A	98%	98%	0.00	1.00	57	55	N/A	N/A	18	17	N/A
	R7	Bedroom	W13	↙	34.4	33.8	N/A	N/A	98%	98%	0.00	1.00	65	64	N/A	N/A	23	23	N/A
F01	R3	Bedroom	W3	↖	29.3	27.0	N/A	N/A	89%	80%	1.27	0.90	North	North	N/A	N/A	North	North	N/A
	R5	Unknown	W5	↙	31.3	30.8	N/A	N/A											
		Unknown	W6	↙	31.4	30.8	N/A	N/A	99%	99%	0.00	1.00	57	56	N/A	N/A	19	19	N/A
	R7	Unknown	W8	↙	34.2	33.5	N/A	N/A	98%	98%	0.00	1.00	59	58	N/A	N/A	23	22	N/A
F02	R1	Bedroom	W1	↗	32.1	32.1	N/A	N/A											
		Bedroom	W2	↖	32.6	31.1	N/A	N/A	76%	74%	0.32	0.98	North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W4	Inc	76.4	74.8	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W5	↙	33.4	32.7	N/A	N/A	94%	94%	0.00	1.00	59	59	N/A	N/A	24	24	N/A
	R5	Unknown	W6	↙	34.8	34.0	N/A	N/A											
		Unknown	W7	↙	34.9	34.1	N/A	N/A	98%	98%	0.00	1.00	60	59	N/A	N/A	24	23	N/A
	R6	Unknown	W8	↙	33.7	32.9	N/A	N/A	94%	94%	0.00	1.00	56	55	N/A	N/A	19	18	N/A
1A View Road																			
F00	R3	Kitchen	W4	↖	26.1	20.4	5.7	0.78											
		Kitchen	W5	↙	15.3	11.4	3.9	0.75											
		Kitchen	W6	Inc	62.0	56.7	N/A	N/A											
		Kitchen	W7	↖	27.6	21.9	5.7	0.79											
		Kitchen	W12	↗	22.8	22.8	0.0	1.00	98%	83%	6.56	0.85	40	36	4	N/A	4	4	N/A*
	R4	Dining Room	W8	↖	26.8	20.4	6.4	0.76	92%	54%	7.31	0.59	North	North	N/A	N/A	North	North	N/A
	R5	Living Room	W9	↙	20.7	13.8	6.9	0.67											
		Living Room	W10	↘	32.7	32.8	N/A	1.00	100%	100%	0.00	1.00	82	76	N/A	N/A	24	25	1.04
F01	R1	Kitchen	W1	Inc	65.3	61.3	N/A	N/A	100%	98%	0.15	0.98	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W3	↗	28.9	28.3	N/A	N/A	85%	83%	0.37	0.98	North	North	N/A	N/A	North	North	N/A
	R6	Dressing	W6	↖	30.4	24.4	6.0	0.80	99%	72%	4.45	0.73	North	North	N/A	N/A	North	North	N/A
99 View Hill																			
F00	R1	Unknown	W1	↙	27.3	27.0	N/A	N/A											
		Unknown	W7	↗	33.5	33.5	N/A	N/A											
		Unknown	W8	↗	34.6	34.6	N/A	N/A	100%	100%	0.00	1.00	70	69	N/A	N/A	9	9	N/A
	R2	Unknown	W2	↙	32.5	32.1	N/A	N/A											
		Unknown	W3	↖	33.4	33.1	N/A	N/A	100%	100%	0.00	1.00	55	54	N/A	N/A	13	13	N/A
	R3	Unknown	W4	↖	33.4	33.1	N/A	N/A											
		Unknown	W5	↖	33.5	33.2	N/A	N/A	89%	89%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W6	↖	33.9	33.7	N/A	N/A	86%	86%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown	W1	↙	30.1	29.7	N/A	N/A	100%	100%	0.00	1.00	50	50	N/A	N/A	14	14	N/A
	R2	Unknown	W2	↙	31.9	31.4	N/A	N/A											
		Unknown	W3	↖	31.9	31.6	N/A	N/A	100%	100%	0.00	1.00	56	56	N/A	N/A	20	20	N/A
	R3	Unknown	W4	↖	32.0	31.7	N/A	N/A	96%	96%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W5	↖	32.1	31.8	N/A	N/A											
		Unknown	W6	↗	32.2	32.2	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
2 View Road																			
F00	R1	Living Room	W1	←	29.5	28.6	N/A	N/A											
		Living Room	W2	↖	34.8	33.9	N/A	N/A											
		Living Room	W3	↑	29.6	29.4	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↖	35.7	35.0	N/A	N/A											
		Bedroom	W2	↖	35.7	35.0	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W3	↖	30.2	29.4	N/A	N/A	95%	95%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Dressing	W6	↖	14.8	14.8	0.0	1.00	33%	33%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
4 View Road																			
F00	R1	Living Room	W1	←	29.9	29.0	N/A	N/A											
		Living Room	W2	↖	35.2	34.2	N/A	N/A											
		Living Room	W3	↑	28.5	28.2	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↖	36.0	35.1	N/A	N/A											
		Bedroom	W2	↖	36.0	35.1	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W3	↖	30.1	29.3	N/A	N/A											

Property, room & window attributes				VSC				NSL				APSH (room)								
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
													Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
		Bedroom	W4	↗	19.6	19.6	0.0	1.00	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R4	Bedroom	W6	↖	15.3	15.2	0.1	0.99	47%	47%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
6 View Road																				
F00	R1	Unknown	W1	↑	29.8	29.3	N/A	N/A												
		Unknown	W2	↑	34.3	33.4	N/A	N/A												
		Unknown	W3	↖	35.5	34.3	N/A	N/A												
		Unknown	W4	↖	33.3	32.1	N/A	N/A												
		Unknown	W5	←	24.4	23.4	1.0	0.96	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W6	↑	25.2	24.6	0.6	0.98												
		Unknown	W7	↑	33.2	32.1	N/A	N/A												
		Unknown	W8	↖	35.5	34.2	N/A	N/A												
		Unknown	W9	↖	34.4	33.1	N/A	N/A												
		Unknown	W10	←	28.3	27.3	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
F01	R1	Unknown	W1	↖	35.7	34.7	N/A	N/A												
		Unknown	W2	↖	35.7	34.6	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W3	↖	35.7	34.6	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W4	↖	35.4	34.3	N/A	N/A												
		Unknown	W5	↖	35.5	34.3	N/A	N/A	98%	98%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
3 View Road																				
F00	R1	Unknown	W1	↗	18.1	14.5	3.6	0.80												
		Unknown	W2	↖	35.3	33.4	N/A	N/A												
		Unknown	W3	↖	35.6	34.5	N/A	N/A												
		Unknown	W4	↖	35.9	35.1	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
F01	R1	Unknown	W1	↖	35.5	33.5	N/A	N/A	91%	86%	0.85	0.94	North	North	N/A	N/A	North	North	N/A	
F02	R1	Unknown	W1	↗	35.6	33.7	N/A	N/A												
		Unknown	W2	↗	35.6	33.9	N/A	N/A	96%	96%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
1-3 Grange Road																				
F00	R1	Unknown	W1	↗	8.3	8.3	0.0	1.00												
		Unknown	W2	↗	2.9	2.9	0.0	1.00												
		Unknown	W3	↗	20.0	19.9	0.1	1.00	87%	87%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W4	↖	33.8	32.4	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W8	↖	33.8	32.4	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R4	Unknown	W9	↖	35.6	34.3	N/A	N/A												
		Unknown	W10	←	30.7	30.3	N/A	N/A												
		Unknown	W11	↘	32.3	32.2	N/A	N/A												
		Unknown	W12	↓	27.8	27.8	N/A	N/A	100%	100%	0.00	1.00	64	64	N/A	N/A	21	21	N/A	
F01	R1	Unknown	W1	↗	28.6	28.5	N/A	N/A	87%	87%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W2	↖	35.2	33.8	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W3	↖	34.0	32.6	N/A	N/A	93%	93%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R4	Unknown	W4	↖	35.1	33.8	N/A	N/A	98%	98%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R5	Unknown	W5	↖	35.1	33.8	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R6	Unknown	W6	↘	34.9	34.8	N/A	N/A	94%	94%	0.00	1.00	64	64	N/A	N/A	22	22	N/A	
F02	R1	Unknown	W1	↗	30.1	30.0	N/A	N/A												
		Unknown	W2	↖	36.3	35.2	N/A	N/A	95%	95%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W3	↖	36.3	35.2	N/A	N/A	96%	96%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W4	↖	36.3	35.2	N/A	N/A												
		Unknown	W5	↘	33.1	33.1	N/A	N/A	96%	96%	0.00	1.00	58	58	N/A	N/A	22	22	N/A	
32 Yeatman Rd																				
F00	R1	KD	W1	↘	15.8	14.5	1.3	0.92												
		KD	W2	Hz	73.1	72.9	N/A	N/A	100%	91%	2.61	0.91	61.3	60.9	N/A	N/A	13.6	13.4	N/A	
F01	R2	Bedroom	W2	↘	22.0	21.5	0.5	0.98	81%	70%	0.84	0.87	49.8	49.4	N/A	N/A	9.7	9.3	N/A	
34 Yeatman Rd																				
F00	R1	KD	W1	↘	3.3	1.9	1.4	0.58												
		KD	W2	↘	5.7	4.3	1.4	0.75	74%	65%	0.88	0.88	12.2	10.9	1.3	0.89	4.4	3.2	N/A*	
F01	R1	Bedroom	W1	↘	16.5	15.7	0.8	0.95	74%	64%	0.76	0.87	44.5	44.2	N/A	N/A	11.5	11.2	N/A	

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)		
													Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.
36 Yeatman Rd																			
F00	R1	KD	W1	↘	17.9	16.4	1.5	0.92											
		KD	W2	↘	18.7	17.1	1.6	0.91	85%	75%	1.09	0.88	42.8	41.2	N/A	N/A	10.0	8.4	N/A
F01	R1	Bedroom	W2	↘	16.6	15.6	1.0	0.94	60%	53%	0.52	0.89	43.8	43.3	N/A	N/A	11.7	11.2	N/A
38 Yeatman Rd																			
F00	R1	Bedroom	W1	↘	17.8	16.3	1.5	0.92											
		Bedroom	W2	↘	18.7	17.3	1.4	0.93	94%	80%	1.40	0.85	45.4	43.5	N/A	N/A	10.1	8.4	N/A
F01	R1	Bedroom	W2	↘	16.0	15.2	0.8	0.95	74%	68%	0.47	0.92	42.1	41.5	N/A	N/A	11.3	10.6	N/A
40 Yeatman Rd																			
F00	R1	KD	W1	↘	11.9	11.3	0.6	0.95											
		KD	W2	↘	17.3	16.2	1.1	0.94											
		KD	W3	↘	16.4	15.3	1.1	0.93											
		KD	W4	↘	14.1	13.1	1.0	0.93	90%	70%	2.01	0.78	46.4	44.4	N/A	N/A	10.1	8.3	N/A
F01	R1	Bedroom	W1	↘	17.1	16.4	0.7	0.96	44%	42%	0.11	0.97	43.7	42.9	N/A	N/A	8.0	7.1	N/A
42 Yeatman Rd																			
F00	R1	KD	W1	↘	16.0	15.1	0.9	0.94											
		KD	W2	↘	17.3	16.2	1.1	0.94											
		KD	W3	↘	13.6	12.6	1.0	0.93	92%	63%	2.97	0.68	47.9	46.5	N/A	N/A	7.7	6.4	N/A
F01	R1	Bedroom	W2	↘	16.9	16.3	0.6	0.96	65%	49%	1.30	0.74	43.7	43.3	N/A	N/A	8.8	8.4	N/A
44 Yeatman Rd																			
F00	R1	KD	W1	↘	16.3	15.5	0.8	0.95											
		KD	W2	↘	13.1	12.3	0.8	0.94	75%	48%	2.67	0.64	42.0	40.3	N/A	N/A	7.9	6.2	N/A
F01	R1	Bedroom	W1	↘	12.3	11.7	0.6	0.95	34%	33%	0.09	0.97	34.5	33.8	N/A	N/A	8.1	7.5	N/A
46 Yeatman Rd																			
F00	R1	KD	W1	↘	2.6	1.9	0.7	0.73											
		KD	W2	↘	2.0	1.3	0.7	0.65											
		KD	W3	↘	2.2	1.4	0.8	0.64											
		KD	W4	↘	3.1	2.3	0.8	0.74	49%	15%	7.30	0.30	16.2	13.5	2.7	0.83	3.7	1.4	N/A*
F01	R2	Bedroom	W2	↘	12.2	11.6	0.6	0.95	44%	29%	1.16	0.67	37.3	36.2	N/A	N/A	7.5	6.6	N/A
F02	R1	Bedroom	W1	↘	26.9	26.4	0.5	0.98	67%	67%	0.02	1.00	65.5	64.7	N/A	N/A	15.3	14.5	N/A
48 Yeatman Rd																			
F00	R1	KD	W1	↘	17.0	16.4	0.6	0.96											
		KD	W2	↘	16.5	15.8	0.7	0.96											
		KD	W3	↘	16.1	15.3	0.8	0.95	95%	80%	1.48	0.85	44.0	43.2	0.8	N/A	4.2	2.4	N/A*
F01	R2	Bedroom	W1	↘	12.6	12.0	0.6	0.95	47%	46%	0.14	0.96	36.2	35.2	N/A	N/A	6.6	5.6	N/A

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
												Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
Note: Red = outside BRE guidelines; Blue = gain in light																			
113-115 North Hill																			
F00	R2	Unknown	W2	↙	30.0	29.6	N/A	N/A	100%	100%	0.00	1.00	47.6	47.1	N/A	N/A	5.6	5.1	N/A
115 North Hill																			
F00	R2	Unknown	W2	↙	28.3	27.2	N/A	N/A											
		Unknown	W3	Hz	51.0	50.9	N/A	N/A	99%	99%	0.00	1.00	62.4	58.6	N/A	N/A	17.4	13.6	N/A
F01	R1	Unknown	W1	↙	34.5	33.2	N/A	N/A	96%	96%	0.00	1.00	60.5	57.2	N/A	N/A	19.5	16.2	N/A
	R2	Unknown	W2	↙	29.5	28.4	N/A	N/A	98%	98%	0.00	1.00	53.2	51.6	N/A	N/A	18.2	16.6	N/A
F02	R1	Unknown	W1	↙	34.9	34.0	N/A	N/A	99%	99%	0.00	1.00	60.3	58.3	N/A	N/A	21.3	19.3	N/A
	R2	Unknown	W2	↙	35.4	34.4	N/A	N/A	96%	96%	0.01	1.00	57.9	55.9	N/A	N/A	20.9	18.9	N/A
113 North Hill																			
F00	R1	Unknown	W1	↙	30.7	29.0	N/A	N/A	90%	88%	0.20	0.98	53.4	46.3	N/A	N/A	12.7	6.6	N/A
F01	R1	Unknown	W1	↙	27.1	26.5	0.6	0.98	97%	97%	0.00	1.00	41.4	40.9	N/A	N/A	7.4	6.9	N/A
	R2	Unknown	W2	↙	34.7	33.3	N/A	N/A	95%	95%	0.00	1.00	57.4	56.1	N/A	N/A	15.4	14.1	N/A
F02	R1	Unknown	W1	↙	34.7	33.0	N/A	N/A	98%	98%	0.00	1.00	54.6	52.6	N/A	N/A	18.6	16.6	N/A
	R2	Unknown	W2	↙	35.2	33.8	N/A	N/A	95%	95%	0.00	1.00	55.5	55.5	N/A	N/A	18.5	18.5	N/A
111 North Hill																			
F00	R1	Unknown	W1	↙	21.8	21.7	0.1	1.00											
		Unknown	W2	Inc	28.9	28.9	N/A	N/A											
		Unknown	W3	Inc	55.4	55.4	N/A	N/A	99%	99%	0.00	1.00	43.0	42.0	N/A	N/A	8.5	7.5	N/A
F01	R1	Unknown	W1	↙	24.1	24.1	0.0	1.00	97%	97%	0.00	1.00	28.4	28.4	0	N/A	3.4	3.4	N/A*
	R2	Unknown	W2	↙	28.4	24.3	4.1	0.86											
		Unknown	W3	↙	29.2	25.7	3.5	0.88	85%	81%	0.36	0.95	49.6	39.9	N/A	N/A	14.5	5.8	N/A
F02	R1	Unknown	W1	↙	33.7	33.2	N/A	N/A	98%	98%	0.01	1.00	53.6	54.6	N/A	1.02	12.6	13.6	1.08
	R2	Unknown	W2	↙	35.4	31.9	N/A	N/A											
		Unknown	W3	Hz	85.9	86.1	N/A	1.00	100%	100%	0.00	1.00	73.8	72.3	N/A	N/A	16.8	12.3	N/A
F03	R1	Unknown	W1	↙	35.2	33.1	N/A	N/A	86%	78%	0.55	0.92	56.3	54.3	N/A	N/A	17.3	14.3	N/A
109 North Hill																			
F00	R1	Unknown	W1	↙	22.2	19.0	3.2	0.86	92%	76%	2.22	0.83	36.9	22.8	14.1	0.62	5.0	1.9	0.38
	R3	Kitchen	W5	Hz	26.3	27.0	N/A	1.03	82%	82%	0.00	1.00	14	14	0	1.00	0	0	N/A
F02	R2	Bedroom	W2	↙	31.2	28.2	N/A	N/A	96%	95%	0.03	1.00	46.4	41.9	N/A	N/A	9.4	4.9	0.52
30 Highcroft																			
F00	R1	Living Room	W1	↙	25.1	25.0	0.1	1.00	99%	99%	0.00	1.00	45	45	N/A	N/A	17	17	N/A
	R2	Bedroom	W2	↙	25.1	25.0	0.1	1.00	100%	100%	0.00	1.00	47	47	N/A	N/A	18	18	N/A
	R3	Living Room	W3	↙	28.2	28.1	N/A	N/A	98%	98%	0.00	1.00	51	50	N/A	N/A	19	18	N/A
	R5	Bedroom	W14	↙	27.1	26.9	0.2	0.99	99%	99%	0.00	1.00	50	49	N/A	N/A	18	17	N/A
	R6	Unknown	W15	↙	27.2	27.0	N/A	N/A	99%	99%	0.00	1.00	51	50	N/A	N/A	19	18	N/A
	R7	Unknown	W16	↙	27.3	27.0	N/A	N/A	92%	92%	0.00	1.00	52	51	N/A	N/A	20	19	N/A
	R8	Unknown	W17	↙	28.3	28.1	N/A	N/A	100%	100%	0.00	1.00	50	49	N/A	N/A	19	18	N/A
	R9	Living Room	W18	↙	26.9	26.7	0.2	0.99	98%	98%	0.00	1.00	49	49	N/A	N/A	19	18	N/A
	R10	Living Room	W19	↙	26.9	26.7	0.2	0.99	98%	98%	0.00	1.00	51	50	N/A	N/A	20	19	N/A
	R11	Bedroom	W20	↙	27.0	26.8	0.2	0.99	98%	98%	0.00	1.00	51	51	N/A	N/A	20	20	N/A
	R12	Unknown	W21	↙	29.2	29.0	N/A	N/A	100%	100%	0.00	1.00	53	53	N/A	N/A	21	21	N/A
	R14	Kitchen	W23	↓	28.0	28.0	N/A	N/A	95%	95%	0.00	1.00	57	56	N/A	N/A	25	25	N/A
	R16	Kitchen	W35	↓	27.5	27.4	N/A	N/A	94%	94%	0.00	1.00	62	62	N/A	N/A	24	24	N/A
F01	R1	Living Room	W1	↙	27.3	27.1	N/A	N/A											
		Living Room	W2	↙	29.9	29.7	N/A	N/A	100%	100%	0.00	1.00	51.6	52.6	N/A	1.02	19.6	20.6	1.05
	R2	Bedroom	W3	↙	26.2	26.0	0.2	0.99	100%	100%	0.00	1.00	48	49	N/A	1.02	18	19	1.06
	R3	Living Room	W4	↙	36.2	36.0	N/A	N/A	96%	96%	0.00	1.00	65	65	N/A	N/A	23	23	N/A
	R4	Living Room	W5	↙	26.4	26.2	0.2	0.99											
		Living Room	W6	↙	29.7	29.4	N/A	N/A	98%	98%	0.00	1.00	52	51	N/A	N/A	20	19	N/A
	R5	Bedroom	W7	↙	26.1	25.8	0.3	0.99	99%	99%	0.00	1.00	48	47	N/A	N/A	19	18	N/A
	R6	Unknown	W8	↙	26.2	25.9	0.3	0.99	99%	99%	0.00	1.00	48	48	N/A	N/A	19	19	N/A
	R7	Unknown	W9	↙	26.8	26.5	0.3	0.99	90%	90%	0.00	1.00	51	51	N/A	N/A	19	19	N/A
	R8	Bedroom	W10	↙	36.3	36.0	N/A	N/A	100%	100%	0.00	1.00	64	64	N/A	N/A	23	23	N/A

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
												Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
	R9	Living Room	W11 ↘	26.8	26.6	0.2	0.99												
		Living Room	W12 ↘	30.0	29.8	N/A	N/A	98%	98%	0.00	1.00	52	52	N/A	N/A	21	21	N/A	
	R10	Living Room	W13 ↘	26.5	26.3	0.2	0.99												
		Living Room	W14 ↘	29.9	29.8	N/A	N/A	98%	98%	0.00	1.00	53	52	N/A	N/A	21	21	N/A	
	R11	Bedroom	W15 ↘	26.6	26.5	0.1	1.00	98%	98%	0.00	1.00	48	47	N/A	N/A	19	19	N/A	
	R12	Bedroom	W16 ↘	36.4	36.2	N/A	N/A	100%	100%	0.00	1.00	64	64	N/A	N/A	22	22	N/A	
	R14	Kitchen	W18 ↓	33.9	33.9	N/A	N/A	95%	95%	0.00	1.00	69	69	N/A	N/A	27	27	N/A	
	R15	Living Room	W19 ↓	26.9	26.9	0.0	1.00	100%	100%	0.00	1.00	64	64	N/A	N/A	27	27	N/A	
	R16	Kitchen	W20 ↓	33.7	33.7	N/A	N/A	94%	94%	0.00	1.00	76	76	N/A	N/A	27	27	N/A	
F02	R1	Living Room	W1 ↘	28.7	28.5	N/A	N/A												
		Living Room	W2 ↘	31.6	31.4	N/A	N/A	100%	100%	0.00	1.00	54	53	N/A	N/A	22	21	N/A	
	R2	Bedroom	W3 ↘	27.5	27.3	N/A	N/A	100%	100%	0.00	1.00	48	48	N/A	N/A	19	19	N/A	
	R3	Living Room	W4 ↘	37.8	37.6	N/A	N/A	96%	96%	0.00	1.00	65	65	N/A	N/A	23	23	N/A	
	R4	Living Room	W5 ↘	27.7	27.5	N/A	N/A												
		Living Room	W6 ↘	31.3	31.1	N/A	N/A	98%	98%	0.00	1.00	54	53	N/A	N/A	22	21	N/A	
	R5	Bedroom	W7 ↘	27.4	27.1	N/A	N/A	99%	99%	0.00	1.00	49	48	N/A	N/A	20	19	N/A	
	R6	Unknown	W8 ↘	27.5	27.2	N/A	N/A	99%	99%	0.00	1.00	49	48	N/A	N/A	20	19	N/A	
	R7	Unknown	W9 ↘	28.1	27.8	N/A	N/A	90%	90%	0.00	1.00	52	52	N/A	N/A	20	20	N/A	
	R8	Bedroom	W10 ↘	37.9	37.6	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R9	Living Room	W11 ↘	28.1	27.8	N/A	N/A												
		Living Room	W12 ↘	31.6	31.4	N/A	N/A	98%	98%	0.00	1.00	54	54	N/A	N/A	22	22	N/A	
	R10	Living Room	W13 ↘	27.7	27.5	N/A	N/A												
		Living Room	W14 ↘	31.6	31.4	N/A	N/A	98%	98%	0.00	1.00	54	54	N/A	N/A	22	22	N/A	
	R11	Bedroom	W15 ↘	27.9	27.7	N/A	N/A	98%	98%	0.00	1.00	50	50	N/A	N/A	21	21	N/A	
	R12	Bedroom	W16 ↘	37.9	37.7	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R14	Kitchen	W18 ↓	35.6	35.6	N/A	N/A	95%	95%	0.00	1.00	71	71	N/A	N/A	29	29	N/A	
	R15	Living Room	W19 ↓	29.2	29.1	N/A	N/A												
		Living Room	W20 ↓	32.7	32.7	N/A	N/A	100%	100%	0.00	1.00	84	84	N/A	N/A	29	29	N/A	
	R16	Kitchen	W21 ↓	35.4	35.4	N/A	N/A	94%	94%	0.00	1.00	79	79	N/A	N/A	29	29	N/A	
F03	R1	Living Room	W1 ↘	38.8	38.6	N/A	N/A												
		Living Room	W2 ↘	38.7	38.5	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R2	Bedroom	W3 ↘	37.9	37.7	N/A	N/A	100%	100%	0.00	1.00	57	58	N/A	1.02	19	20	1.05	
	R3	Living Room	W4 ↘	38.8	38.7	N/A	N/A	96%	96%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R4	Living Room	W5 ↘	38.2	38.0	N/A	N/A												
		Living Room	W6 ↘	38.6	38.4	N/A	N/A	98%	98%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R5	Bedroom	W7 ↘	38.8	38.6	N/A	N/A	99%	99%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R6	Unknown	W8 ↘	38.5	38.4	N/A	N/A	99%	99%	0.00	1.00	62	62	N/A	N/A	21	21	N/A	
	R7	Unknown	W9 ↘	37.9	37.7	N/A	N/A	90%	90%	0.00	1.00	58	58	N/A	N/A	20	20	N/A	
	R8	Bedroom	W10 ↘	38.9	38.7	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R9	Living Room	W11 ↘	38.3	38.1	N/A	N/A												
		Living Room	W12 ↘	38.6	38.4	N/A	N/A	98%	98%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R10	Living Room	W13 ↘	38.9	38.7	N/A	N/A												
		Living Room	W14 ↘	38.8	38.6	N/A	N/A	98%	98%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R11	Bedroom	W15 ↘	38.5	38.3	N/A	N/A	99%	99%	0.00	1.00	61	61	N/A	N/A	21	21	N/A	
	R12	Bedroom	W16 ↘	38.8	38.7	N/A	N/A	100%	100%	0.00	1.00	66	66	N/A	N/A	24	24	N/A	
	R14	Kitchen	W18 ↓	38.7	38.6	N/A	N/A	96%	96%	0.00	1.00	85	85	N/A	N/A	30	30	N/A	
	R15	Living Room	W19 ↓	38.7	38.6	N/A	N/A												
		Living Room	W20 ↓	38.6	38.5	N/A	N/A	100%	100%	0.00	1.00	86	86	N/A	N/A	30	30	N/A	
	R16	Kitchen	W21 ↓	38.7	38.6	N/A	N/A	94%	94%	0.00	1.00	86	86	N/A	N/A	30	30	N/A	
F04	R2	Unknown	W3 ↘	29.6	29.6	N/A	N/A												
		Unknown	W4 ↘	24.9	24.9	0.0	1.00	83%	83%	0.00	1.00	60	60	N/A	N/A	24	24	N/A	
1-3 Wetherley Court																			
B00	R1	Kitchen	W1 ↘	4.2	4.2	0.0	1.00												
		Kitchen	W2 ↘	13.5	13.5	0.0	1.00	97%	97%	0.01	1.00	25	25	0	N/A	4	4	N/A*	
F00	R1	Reception Ro	W1 ↗	32.1	32.1	N/A	N/A												
		Reception Ro	W2 ↖	26.2	25.4	0.8	0.97	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Study	W7 ↖	27.0	25.1	1.9	0.93												
		Study	W8 ↘	32.4	32.1	N/A	N/A	98%	98%	0.01	1.00	59.3	59.0	N/A	N/A	21.0	21.0	N/A	
	R4	Unknown	W9 ↘	23.1	23.0	0.1	1.00	83%	83%	0.00	1.00	50	50	N/A	N/A	18	18	N/A	

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
												Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
	R5	Living Room	W10	↙	29.7	29.5	N/A	N/A											
		Living Room	W11	↙	30.3	29.9	N/A	N/A	98%	98%	0.00	1.00	57	55	N/A	N/A	18	17	N/A
	R7	Bedroom	W13	↙	34.4	33.9	N/A	N/A	98%	98%	0.00	1.00	65	64	N/A	N/A	23	23	N/A
F01	R3	Bedroom	W3	↖	29.6	27.2	N/A	N/A	89%	80%	1.27	0.90	North	North	N/A	N/A	North	North	N/A
	R5	Unknown	W5	↙	31.3	30.8	N/A	N/A											
		Unknown	W6	↙	31.4	30.8	N/A	N/A	99%	99%	0.00	1.00	57	56	N/A	N/A	19	19	N/A
	R7	Unknown	W8	↙	34.3	33.5	N/A	N/A	98%	98%	0.00	1.00	59	58	N/A	N/A	23	22	N/A
F02	R1	Bedroom	W1	↗	32.1	32.1	N/A	N/A											
		Bedroom	W2	↖	32.8	31.2	N/A	N/A	76%	74%	0.32	0.98	North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W4	Inc	76.4	74.8	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W5	↙	33.4	32.7	N/A	N/A	94%	94%	0.00	1.00	59	59	N/A	N/A	24	24	N/A
	R5	Unknown	W6	↙	34.9	34.0	N/A	N/A											
		Unknown	W7	↙	35.0	34.1	N/A	N/A	98%	98%	0.00	1.00	60	59	N/A	N/A	24	23	N/A
	R6	Unknown	W8	↙	33.8	32.9	N/A	N/A	94%	94%	0.00	1.00	56	55	N/A	N/A	19	18	N/A
1A View Road																			
F00	R3	Kitchen	W4	↖	26.7	20.4	6.3	0.76											
		Kitchen	W5	↙	15.3	11.4	3.9	0.75											
		Kitchen	W6	Inc	62.0	56.7	N/A	N/A											
		Kitchen	W7	↖	28.0	21.9	6.1	0.78											
		Kitchen	W12	↗	22.8	22.8	0.0	1.00	98%	83%	6.56	0.85	40	36	4	N/A	4	4	N/A*
	R4	Dining Room	W8	↖	27.1	20.4	6.7	0.75	92%	54%	7.31	0.59	North	North	N/A	N/A	North	North	N/A
	R5	Living Room	W9	↙	20.7	13.8	6.9	0.67											
		Living Room	W10	↘	32.7	32.8	N/A	1.00	100%	100%	0.00	1.00	82	76	N/A	N/A	24	25	1.04
F01	R1	Kitchen	W1	Inc	65.3	61.3	N/A	N/A	100%	98%	0.15	0.98	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W3	↗	28.9	28.3	N/A	N/A	85%	83%	0.37	0.98	North	North	N/A	N/A	North	North	N/A
	R6	Dressing	W6	↖	31.0	24.4	6.6	0.79	99%	72%	4.45	0.73	North	North	N/A	N/A	North	North	N/A
99 View Hill																			
F00	R1	Unknown	W1	↙	27.3	27.0	N/A	N/A											
		Unknown	W7	↗	33.5	33.5	N/A	N/A											
		Unknown	W8	↗	34.6	34.6	N/A	N/A	100%	100%	0.00	1.00	70	69	N/A	N/A	9	9	N/A
	R2	Unknown	W2	↙	32.5	32.1	N/A	N/A											
		Unknown	W3	↖	33.5	33.1	N/A	N/A	100%	100%	0.00	1.00	55	54	N/A	N/A	13	13	N/A
	R3	Unknown	W4	↖	33.4	33.1	N/A	N/A											
		Unknown	W5	↖	33.5	33.2	N/A	N/A	89%	89%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W6	↖	33.9	33.7	N/A	N/A	86%	86%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown	W1	↙	30.2	29.7	N/A	N/A	100%	100%	0.00	1.00	50	50	N/A	N/A	14	14	N/A
	R2	Unknown	W2	↙	31.9	31.4	N/A	N/A											
		Unknown	W3	↖	32.0	31.6	N/A	N/A	100%	100%	0.00	1.00	56	56	N/A	N/A	20	20	N/A
	R3	Unknown	W4	↖	32.0	31.7	N/A	N/A	96%	96%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W5	↖	32.1	31.8	N/A	N/A											
		Unknown	W6	↗	32.2	32.2	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
2 View Road																			
F00	R1	Living Room	W1	←	29.5	28.7	N/A	N/A											
		Living Room	W2	↖	34.8	34.0	N/A	N/A											
		Living Room	W3	↑	29.7	29.4	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↖	35.8	35.0	N/A	N/A											
		Bedroom	W2	↖	35.8	35.0	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W3	↖	30.3	29.4	N/A	N/A	95%	95%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Dressing	W6	↖	14.9	14.8	0.1	0.99	33%	33%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
4 View Road																			
F00	R1	Living Room	W1	←	30.0	29.0	N/A	N/A											
		Living Room	W2	↖	35.3	34.2	N/A	N/A											
		Living Room	W3	↑	28.5	28.2	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↖	36.1	35.1	N/A	N/A											
		Bedroom	W2	↖	36.1	35.1	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W3	↖	30.2	29.4	N/A	N/A											

Property, room & window attributes				VSC				NSL				APSH (room)								
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
													Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
		Bedroom	W4	↗	19.6	19.6	0.0	1.00	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R4	Bedroom	W6	↖	15.3	15.2	0.1	0.99	47%	47%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
6 View Road																				
F00	R1	Unknown	W1	↑	29.9	29.3	N/A	N/A												
		Unknown	W2	↑	34.4	33.4	N/A	N/A												
		Unknown	W3	↖	35.5	34.3	N/A	N/A												
		Unknown	W4	↖	33.4	32.1	N/A	N/A												
		Unknown	W5	←	24.5	23.4	1.1	0.96	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W6	↑	25.2	24.6	0.6	0.98												
		Unknown	W7	↑	33.2	32.1	N/A	N/A												
		Unknown	W8	↖	35.5	34.2	N/A	N/A												
		Unknown	W9	↖	34.5	33.1	N/A	N/A												
		Unknown	W10	←	28.4	27.3	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
F01	R1	Unknown	W1	↖	35.8	34.7	N/A	N/A												
		Unknown	W2	↖	35.8	34.6	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W3	↖	35.8	34.6	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W4	↖	35.6	34.3	N/A	N/A												
		Unknown	W5	↖	35.6	34.3	N/A	N/A	98%	98%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
3 View Road																				
F00	R1	Unknown	W1	↗	18.3	14.6	3.7	0.80												
		Unknown	W2	↖	36.0	34.0	N/A	N/A												
		Unknown	W3	↖	36.3	35.0	N/A	N/A												
		Unknown	W4	↖	36.5	35.6	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
F01	R1	Unknown	W1	↖	35.8	33.8	N/A	N/A	91%	86%	0.85	0.94	North	North	N/A	N/A	North	North	N/A	
F02	R1	Unknown	W1	↗	35.7	33.8	N/A	N/A												
		Unknown	W2	↗	35.8	33.9	N/A	N/A	96%	96%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
1-3 Grange Road																				
F00	R1	Unknown	W1	↗	8.3	8.3	0.0	1.00												
		Unknown	W2	↗	2.9	2.9	0.0	1.00												
		Unknown	W3	↗	20.0	19.9	0.1	1.00	87%	87%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W4	↖	33.8	32.4	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W8	↖	33.8	32.4	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R4	Unknown	W9	↖	35.6	34.3	N/A	N/A												
		Unknown	W10	←	30.7	30.3	N/A	N/A												
		Unknown	W11	↘	32.3	32.2	N/A	N/A												
		Unknown	W12	↓	27.8	27.8	N/A	N/A	100%	100%	0.00	1.00	64	64	N/A	N/A	21	21	N/A	
F01	R1	Unknown	W1	↗	28.6	28.5	N/A	N/A	87%	87%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W2	↖	35.2	33.8	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W3	↖	34.1	32.7	N/A	N/A	93%	93%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R4	Unknown	W4	↖	35.2	33.8	N/A	N/A	98%	98%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R5	Unknown	W5	↖	35.1	33.8	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R6	Unknown	W6	↘	34.9	34.8	N/A	N/A	94%	94%	0.00	1.00	64	64	N/A	N/A	22	22	N/A	
F02	R1	Unknown	W1	↗	30.1	30.0	N/A	N/A												
		Unknown	W2	↖	36.4	35.2	N/A	N/A	95%	95%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W3	↖	36.4	35.2	N/A	N/A	96%	96%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W4	↖	36.4	35.2	N/A	N/A												
		Unknown	W5	↘	33.1	33.1	N/A	N/A	96%	96%	0.00	1.00	58	58	N/A	N/A	22	22	N/A	
32 Yeatman Rd																				
F00	R1	KD	W1	↘	21.6	19.9	1.7	0.92												
		KD	W2	Hz	76.1	75.7	N/A	N/A	100%	91%	2.61	0.91	71.3	70.2	N/A	N/A	18.6	18.1	N/A	
F01	R2	Bedroom	W2	↘	26.2	25.1	1.1	0.96	81%	70%	0.84	0.87	57.1	56.0	N/A	N/A	15.1	14.0	N/A	
34 Yeatman Rd																				
F00	R1	KD	W1	↘	6.0	4.1	1.9	0.68												
		KD	W2	↘	9.2	7.2	2.0	0.78	74%	65%	0.88	0.88	20.6	18.4	2.2	0.89	9.1	7.2	N/A	
F01	R1	Bedroom	W1	↘	20.9	19.3	1.6	0.92	74%	64%	0.76	0.87	51.8	50.7	N/A	N/A	16.9	15.8	N/A	

Property, room & window attributes				VSC				NSL				APSH (room)								
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% m)	Prop. (% m)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
													Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
36 Yeatman Rd																				
F00	R1	KD	W1	↘	22.6	20.3	2.3	0.90												
		KD	W2	↘	23.4	21.1	2.3	0.90	85%	75%	1.09	0.88	53.9	50.9	N/A	N/A	15.8	13.1	N/A	
F01	R1	Bedroom	W2	↘	21.0	19.2	1.8	0.91	60%	53%	0.52	0.89	51.6	49.9	N/A	N/A	17.3	15.6	N/A	
38 Yeatman Rd																				
F00	R1	Bedroom	W1	↘	22.6	20.2	2.4	0.89												
		Bedroom	W2	↘	23.6	21.2	2.4	0.90	94%	80%	1.40	0.85	57.2	53.7	N/A	N/A	16.1	13.1	N/A	
F01	R1	Bedroom	W2	↘	20.6	18.7	1.9	0.91	74%	68%	0.47	0.92	50.3	48.4	N/A	N/A	16.4	14.4	N/A	
40 Yeatman Rd																				
F00	R1	KD	W1	↘	15.3	13.9	1.4	0.91												
		KD	W2	↘	22.2	20.0	2.2	0.90												
		KD	W3	↘	21.0	18.9	2.1	0.90												
		KD	W4	↘	18.0	16.2	1.8	0.90	90%	70%	2.01	0.78	56.3	52.7	N/A	N/A	15.9	12.7	N/A	
F01	R1	Bedroom	W1	↘	21.8	19.9	1.9	0.91	44%	42%	0.11	0.97	51.3	48.7	N/A	N/A	13.6	11.1	N/A	
42 Yeatman Rd																				
F00	R1	KD	W1	↘	20.5	18.4	2.1	0.90												
		KD	W2	↘	22.2	19.8	2.4	0.89												
		KD	W3	↘	17.9	15.9	2.0	0.89	92%	63%	2.97	0.68	59.1	54.9	N/A	N/A	15.0	10.8	N/A	
F01	R1	Bedroom	W2	↘	21.6	19.7	1.9	0.91	65%	49%	1.30	0.74	51.9	50.1	N/A	N/A	15.1	13.3	N/A	
44 Yeatman Rd																				
F00	R1	KD	W1	↘	21.0	19.1	1.9	0.91												
		KD	W2	↘	17.2	15.4	1.8	0.90	75%	48%	2.67	0.64	51.4	48.2	N/A	N/A	13.4	10.1	N/A	
F01	R1	Bedroom	W1	↘	17.1	15.1	2.0	0.88	34%	33%	0.09	0.97	43.9	41.6	N/A	N/A	14.7	12.4	N/A	
46 Yeatman Rd																				
F00	R1	KD	W1	↘	5.8	3.9	1.9	0.67												
		KD	W2	↘	5.0	2.9	2.1	0.58												
		KD	W3	↘	5.3	3.1	2.2	0.58												
		KD	W4	↘	6.4	4.3	2.1	0.67	49%	15%	7.30	0.30	26.7	21.0	5.7	0.79	9.4	4.8	0.51	
F01	R2	Bedroom	W2	↘	16.8	14.8	2.0	0.88	44%	29%	1.16	0.67	45.0	41.3	N/A	N/A	13.8	10.7	N/A	
F02	R1	Bedroom	W1	↘	30.4	28.7	N/A	N/A	67%	67%	0.02	1.00	70.8	68.6	N/A	N/A	20.2	18.0	N/A	
48 Yeatman Rd																				
F00	R1	KD	W1	↘	21.2	19.3	1.9	0.91												
		KD	W2	↘	20.6	18.8	1.8	0.91												
		KD	W3	↘	20.2	18.3	1.9	0.91	95%	80%	1.48	0.85	52.1	49.9	N/A	N/A	9.2	6.0	N/A	
F01	R2	Bedroom	W1	↘	17.0	15.1	1.9	0.89	47%	46%	0.14	0.96	43.4	40.0	N/A	N/A	12.7	9.4	N/A	