



505-511 Archway Road

Daylight & Sunlight Report

Our Reference A416

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REVISION SHEET

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P06	Updated to Revised Scheme	SM	RA	25/04/25

TABLE OF CONTENTS

REVISION SHEET.....	2
1 EXECUTIVE SUMMARY	9
2 SOURCES OF INFORMATION	11
3 ASSUMPTIONS AND LIMITATIONS.....	12
4 RELEVANT POLICY	13
5 ASSESSMENT METHODOLOGY	14
6 THE SITE	18
7 THE DEVELOPMENT	19
8 THE ASSESSMENT PROPERTIES	20
9 EFFECTS OF THE PROPOSED DEVELOPMENT	22
10 CONCLUSION	28
11 APPENDICIES.....	29
APPENDIX 1: DRAWINGS.....	30



31

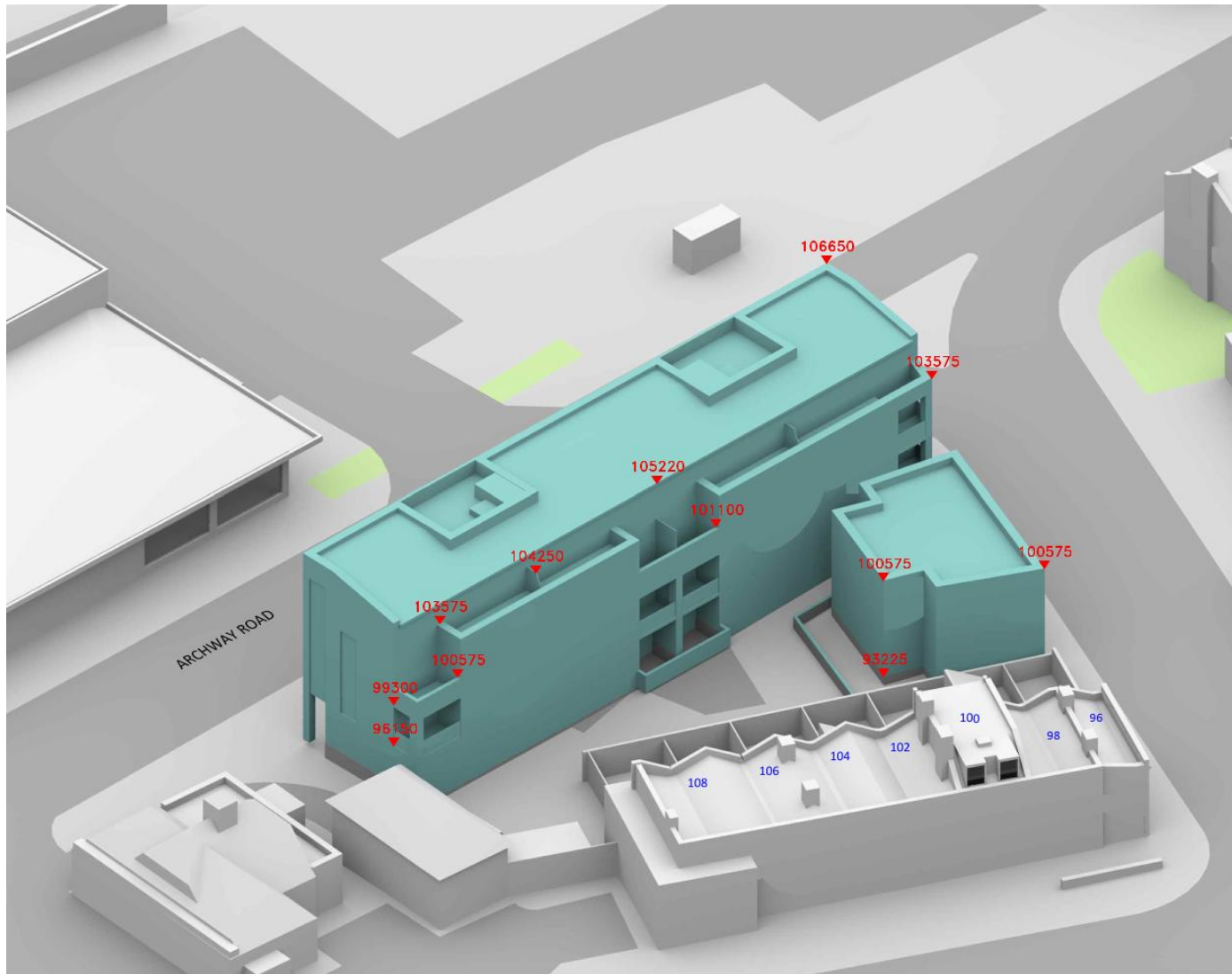


32



33





35

APPENDIX 2: DAYLIGHT ANALYSIS RESULTS	36
APPENDIX 3: OVERSHADOWING ANALYSIS REPORT	41

1 EXECUTIVE SUMMARY

This report relates to the effects of developing 505-511 Archway Road, London (the Site) in accordance with the MEPK Architect's February 2025 proposed scheme (the Development). It specifically considers the daylight and sunlight effects of the construction of the Development upon the surrounding residential neighbours (the Assessment Properties) and their associated areas of amenity space.

The following 12 Assessment Properties have formed the focus of our technical analysis:-

- 489 ARCHWAY ROAD
- 491 ARCHWAY ROAD
- 495 ARCHWAY ROAD
- 497 ARCHWAY ROAD
- 88-90 NORTH HILL
- 96 NORTH HILL
- 98 NORTH HILL
- 100 NORTH HILL
- 102 NORTH HILL
- 104 NORTH HILL
- 106 NORTH HILL
- 108 NORTH HILL

Any changes to the levels of sunlight within the Assessment Properties, as a consequence of the construction of the Development, will be fully BRE compliant. This means that the occupants of the Assessment Properties will not notice any change in the sunlight amenity that they currently enjoy.

Any changes to the levels of daylight within 5 of the 12 Assessment Properties, as a consequence of the construction of the Development, will be fully BRE compliant. This means that the occupants of those 5 Assessment Properties will not notice any change in the daylight amenity that they currently enjoy.

There will be isolated changes in daylight amenity to the remaining 7 properties which for some rooms/windows exceed the levels recommended by the BRE. The occupants of these properties may, therefore, notice a change in their daylight amenity following the construction of the Development. Reasonable levels of daylight amenity will however be retained by the majority of the rooms within those properties.

Any change in the amount of sunlight falling upon the surrounding amenity spaces/gardens, as result of the construction of the Development, will be fully BRE compliant. This means that the users of these spaces will not notice any change in sunlight amenity to their gardens following the construction of the Development.

2 SOURCES OF INFORMATION

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

Interlocks Surveys Limited

Survey data – 220465 MB.dwg

Accucities

Aerial Photography Context Model – 003039_Archway Rd_HD_MASTER.dwg

MEPK Architects

Proposed Scheme Received 24-03-2025

ARC-MEPK-ZZ-00-D-A-101-105_P1_S1-Planning series drawings

ARC-MEPK-ZZ-XX-D-A-200-201_P1_S1-Planning series drawings

3 ASSUMPTIONS AND LIMITATIONS

We have not sought access to the Assessment Properties for reasons of confidentiality.

In the absence of room layout details, we have made reasonable assumptions as to the internal layouts of the rooms behind the fenestration based upon the building form and architecture. This is normal practice where access to adjoining properties is not available.

Unless the building form dictates otherwise, we have assumed a standard 4.2m deep room.

Access to the Assessment Properties may indicate an alternate internal arrangement and/or additional apertures not visible from street level or aerial research. This will have implications for the technical analysis. **Variations in room dimensions/fenestration levels will have implications in terms of the technical assessment results.**

4 RELEVANT POLICY

We have had regard to the following documents:

- Building Research Establishment 'Site Layout Planning for Daylight and Sunlight; A Guide to Good Practice' 2022
- NPPF (2023)
- NPPG
- London Plan (2021) - Policy D6, D9

5 ASSESSMENT METHODOLOGY

To quantify the effects of the Proposed Scheme we have constructed a three-dimensional computer model of the site and relevant neighbouring properties. We have then undertaken technical analysis to measure the light received by neighbouring properties both before and after the Proposed Scheme is constructed. We have had the benefit of a laser scan measured survey of the existing site buildings and the neighbouring properties in order to enhance accuracy.

Where possible we have obtained and incorporated floor plans for many of the properties surrounding the Site. However, where floorplans were not readily available, our analysis model and, therefore, our analysis results have been based upon assumed room layouts and dimensions which have largely been informed by window location and external building form. Where no indicators of room depth were available a standard 4.2m depth has been used.

It is common practice to assess daylight and sunlight by reference to the guidelines set out in the 2022 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Dr Paul Littlefair (the 'BRE Guidelines'). This document is widely accepted by planning authorities as the means by which to consider the effect of development on the daylight and sunlight enjoyed by neighbouring buildings. It is also used to assess daylight and sunlight within new developments.

The BRE Guidelines repeatedly emphasise to the user, whether that be designers, consultants or planning officials, that the guidelines should be applied in a manner that is appropriate for a particular situation. For example, in the introductory summary it states:

"This guide as a comprehensive revision of the 2011 edition of site layout planning for daylight and sunlight. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location. Appendix F explains how this can be done in a logical way while retaining consistency with the British Standard Recommendations on interior lighting."

In Section 1: Introduction, at paragraph 1.6 it states:

"the guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of 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 historic city centres 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."

In relation to the properties surrounding a site, usually only the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties is considered. In this instance there are 5 hotels in the vicinity of the site and whilst, due to their transitory and temporary usage, it would not be reasonable to accord them the same weighting as residential accommodation we have included for completeness.

To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25 degrees from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.

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

In relation to sunlight, we employ the BRE Annual Probable Sunlight Hours (APSH) methodology.

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

Daylight (Neighbours)

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

For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.

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

Where there are multiple windows serving a room, an overall VSC can be derived by weighting the VSC for each window in accordance with its window area. This method should not be used where the windows are more than 5m apart.

No-Skyline (NSL) - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky and therefore accounts for the size of and number of windows by simple geometry. It may be used where the room layouts are known.

The BRE suggest that the area of the working plane (set at 850mm above the floor) within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

At F2 the BRE states that "In assessing the loss of light to existing windows nearby, a local authority may allow the vertical sky component (VSC) and annual probable sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks. However, since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building, and for the developer to set 0.80 times the values for the permitted scheme as benchmarks." It is notable that Appendix F does not recommend the use of NSL where alternative urban daylight targets are used: paragraph F6 says "In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction and is therefore a

measure of the daylight environment as a whole." This is relevant because technical analysis has been undertaken comparing the light that the neighbours would receive were the implemented 2017 Consent constructed with the light they would receive under the Proposed Scheme.

Sunlight (Neighbours)

Annual Probable Sunlight Hours (APSH) - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).

The BRE guidelines state that "...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms....".

The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room-based figures.

Overshadowing (Sun on Ground)

Section 3.3 of the BRE guidelines describes the method of assessment of the availability of sunlight within garden/amenity spaces. This relates to the proportion of shading on March 21st.

The following types of open spaces to be assessed would normally include:

- Gardens, such as the main back garden of a house or communal garden including courtyard and roof terraces.
- Parks and playing fields
- Children's playgrounds
- Outdoor pools, marinas, and lakes
- Sitting out areas and public squares
- Nature reserves

The BRE criteria for gardens or amenity areas are as follows, 'It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity space should receive at least two hours of sunlight on 21 March. If as a result of a new development an existing garden or amenity space does not meet the above, and the area which can

receive two hours of sunlight on 21 march is less than 0.8 times its former value, then the loss of amenity is likely to be noticeable.'

6 THE SITE

Our understanding of the Site and the currently surrounding buildings can be seen below and in drawings P3189/01 to P3189/03 in Appendix 1.



Drawing Number: P3189/02 – 3D View - Existing Site within context

7 THE DEVELOPMENT

Our understanding of the Development and the currently surrounding buildings can be seen below and in drawings P3189/07 to P3189/09 in Appendix 1.



Drawing Number: P3189/08– 3D View – Proposed Scheme within context

8 THE ASSESSMENT PROPERTIES

Based upon Site inspection and a review of the Valuation Office Agency (VOA) database, the buildings coloured pink in the below drawing, contain residential accommodation. The 'pink' buildings (the Assessment Properties) have formed the focus of the daylight and sunlight assessments.



The addresses of the Assessment Properties are listed below

1. 489 ARCHWAY ROAD
2. 491 ARCHWAY ROAD
3. 495 ARCHWAY ROAD
4. 497 ARCHWAY ROAD
5. 88-90 NORTH HILL
6. 96 NORTH HILL
7. 98 NORTH HILL

8. 100 NORTH HILL
9. 102 NORTH HILL
10. 104 NORTH HILL
11. 106 NORTH HILL
12. 108 NORTH HILL

The effects of the Proposed Development upon each of the above Assessment Properties is discussed below in Section 9.

9 EFFECTS OF THE PROPOSED DEVELOPMENT

Detailed daylight & sunlight analysis results and overshadowing plots can be found in Appendix 2.

Any changes in the daylight and sunlight amenity within the following 5 properties as result of the construction of the Development will be within the guidelines recommended by the BRE:-

1. 489 ARCHWAY ROAD
2. 491 ARCHWAY ROAD
3. 495 ARCHWAY ROAD
4. 497 ARCHWAY ROAD
5. 88-90 NORTH HILL

This means that the occupants of the above properties will not notice a change in their levels of daylight and sunlight amenity with the Development in place.

The effect of the Development upon the daylight and sunlight amenity within the remaining 7 properties, which are immediately adjacent to the site to the West, and upon their areas of amenity space/gardens is described in detail below.

(9) 96 North Hill

There are 3 windows in this property all of which serve a single Site facing kitchen. This property has been modelled to publicly available floorplans.

Daylight

The VSC changes to 2 of the 3 windows serving the kitchen will be fully BRE compliant and in fact remain very high. The VSC change to the remaining window will breach BRE guidance by 8.95%. There will, however, be no reduction in the room's NSL level and the affected window will retain a 17.94% VSC which is reasonable.

Whilst the VSC change to one of the windows serving the kitchen will exceed the level recommended by the BRE, the occupants of this property are unlikely to notice a significant change in their daylight amenity following the construction of the Development as it also derives high levels of daylight through two skylights.

Sunlight

Any changes in the sunlight amenity within the kitchen as a result of the construction of the Development will comply with the BRE recommended guidelines.

This means that the occupants of this property will not notice any change in their sunlight amenity following the construction of the Development.

Sunlight to the garden

There will be no change in the amount of sunlight reaching the amenity space/garden serving this property as result of the construction of the Development.

(10) 98 North Hill

There are 3 windows in this property serving 3 Site facing, assumed to be, habitable rooms. Reasonable assumptions as to the internal layouts of the rooms behind the fenestration have been made based upon the building form and architecture.

Daylight

The VSC & NSL changes to 2 of the 3 rooms will be fully BRE compliant.

The VSC change to the window serving the remaining room will also be BRE compliant. There will, however, be a 42.9% NSL change to this assumed ground floor room but, despite this, the room will retain daylight distribution to circa 57% of its area.

Whilst the NSL change to the assumed ground floor room will exceed the level recommended by the BRE, the occupants of this property are unlikely to notice a material change in their daylight amenity following the construction of the Development in view of the largely BRE compliant changes and reasonable levels of retained amenity.

Sunlight

There are no rooms within this property which are material for sunlight assessment.

Sunlight to the garden

There will be no change in the amount of sunlight reaching the amenity space/garden serving this property as result of the construction of the Development.

(11) 100 North Hill

There are 10 Site facing windows serving 5 residential rooms in this property. This property has been modelled to publicly available floorplans.

Daylight

The VSC & NSL changes to 4 of the 5 rooms will be fully BRE compliant.

The VSC changes to 1 window serving the ground floor dining room will slightly breach BRE guidance by 1.79%. Whilst it will experience a 21.97% change in VSC (compared to a BRE permitted change of 20%), it will retain a VSC level of 20.57%, which is good/reasonable. The room will experience a 63.8% change in NSL but will retain daylight distribution to 56% of its area.

The occupants of this property may notice a change in their daylight amenity following the construction of the Development, but reasonable levels of amenity will be retained in the majority of rooms.

Sunlight

Any changes in the sunlight amenity within the 1 room which is material for sunlight assessment will comply with the BRE recommended guidelines.

This means that the occupants of this property will not notice any change in their sunlight amenity following the construction of the Development.

Sunlight to the garden

Any changes in the amount of sunlight reaching the amenity space/garden serving this property as result of the construction of the Development will be fully BRE compliant. This means that the users of this space will not notice any change in sunlight amenity following the construction of the Development.

(12) 102 North Hill

There are 7 windows in this property serving 4 Site facing, assumed to be, habitable rooms. Reasonable assumptions as to the internal layouts of the rooms behind the fenestration have been made based upon the building form and architecture.

Daylight

Of the 7 windows assessed for VSC, 4 are fully VSC daylight compliant. The three windows that fall short relate to a ground floor room and will experience VSC changes of between 21.28% and 22.78% (compared to a BRE permitted change of 20%). All 3 windows will, however, retain VSC levels of between 22.79% and 23.71%, which is considered good/ reasonable.

In terms of NSL daylight, 2 of the 4 assessed rooms within this property will satisfy the BRE guidance. Of the two that fall short of the BRE guidelines, experiencing a 28.6% and 21.3% NSL change (compared to a BRE permitted change of 20%), they will continue to enjoy light to over 56% and 71% of the room respectively, which will provide reasonable to good daylight distribution.

The occupants of this property may notice a change in their daylight amenity following the construction of the Development, but reasonable levels of amenity will be retained in all rooms.

Sunlight

Any changes in the sunlight amenity, within the 1 room which is material for sunlight assessment as result of the construction of the Development, will comply with the BRE recommended guidelines.

This means that the occupants of this property will not notice any change in their sunlight amenity following the construction of the Development.

Sunlight to the garden

Any changes in the amount of sunlight reaching the amenity space/garden serving this property, as result of the construction of the Development, will be fully BRE compliant. This means that the users of this space will not notice any change in sunlight amenity following the construction of the Development.

(13) 104 North Hill

There are 4 windows in this property serving 4 Site facing, assumed to be, habitable rooms. Reasonable assumptions as to the internal layouts of the rooms behind the fenestration have been made based upon the building form and architecture.

Daylight

There will be changes in the daylight amenity to 3 of the 4 rooms in this property. Two windows are fully VSC daylight compliant. The occupants of the rooms served by these windows will not, therefore, notice any change to their levels of daylight amenity. Of the 2 other windows, these will experience VSC levels below the 27% BRE target in the existing scenario, which is primarily due to the fact that this property stands very close to the boundary of the development site. They will each retain VSC levels of 16.78% and 23.41% which are reasonable to good.

With regards to the NSL daylight, 1 room will satisfy NSL daylight criteria and a 2nd room is on the cusp of BRE acceptability at 20.06% change compared to a permitted 20% change. 2 of the 4 rooms will fall short of the BRE guidelines, however as noted above these rooms are located within close proximity to the development site and will also continue to benefit from daylight distribution across 17% and 64% of the room area respectively.

The occupants of this property may notice a change in their daylight amenity following the construction of the Development, but reasonable levels of amenity will be retained to the majority of the rooms.

Sunlight

There are no rooms within this property which are material for sunlight assessment.

Sunlight to the garden

Any changes in the amount of sunlight reaching the amenity space/garden serving this property as result of the construction of the Development will be fully BRE compliant. This means that the users of this space will not notice any change in sunlight amenity following the construction of the Development.

(14) 106 North Hill

There are 3 Site facing windows serving 3 residential rooms in this property. This property has been modelled to publicly available floorplans.

Daylight

There will be potentially noticeable changes in the daylight amenity to one window of the three assessed serving a kitchen. The window in question will experience a change of 23.20% and will continue to retain VSC levels of 21.88%. The room will exceed BRE recommendations in terms of permitted change in daylight distribution.

The occupants of this property may notice a marginal change in their daylight amenity following the construction of the Development to one window, however, good levels of amenity will be retained in all rooms.

Sunlight

There are no rooms within this property which are material for sunlight assessment.

Sunlight to the garden

Any changes in the amount of shadow falling upon the amenity space/garden serving this property as result of the construction of the Development will be fully BRE compliant. This means that the users of this space will not notice any change in sunlight amenity following the construction of the Development.

(15) 108 North Hill

There are 3 Site facing windows serving 3 residential rooms in this property. This property has been modelled to publicly available floorplans.

Daylight

There will be alterations in the daylight amenity to all 3 of the rooms in this property. One of the three windows will experience a VSC change of 30.58%, but will retain a VSC of 25.43% and satisfy the NSL daylight criteria. The other 2 rooms will meet VSC daylight criteria but slightly exceed recommended alterations in NSL with a statistically irrelevant 20.4% change and a

modest 27% change. In the case of the latter room it retains daylight distribution across 83% of its area. Whilst there are modest breaches of some of the daylight criteria the property remains reasonably daylight.

Sunlight

There are no rooms within this property which are material for sunlight assessment.

Sunlight to the garden

There will be a reduction in the amount of sunlight reaching the amenity space serving this property as result of the construction of the Development.

10 CONCLUSION

12 Assessment Properties have formed the focus of our assessments.

Any changes to the levels of sunlight within the Assessment Properties, as a consequence of the construction of the Development, will be fully BRE compliant. This means that the occupants of the Assessment Properties will not notice any change in the sunlight amenity that they currently enjoy.

Any changes to the levels of daylight within 5 of the 12 Assessment Properties, as a consequence of the construction of the Development, will be fully BRE compliant. This means that the occupants of those 5 Assessment Properties will not notice any change in the daylight amenity that they currently enjoy.

There will be isolated changes in daylight amenity to the remaining 7 properties which for some rooms/windows exceed the levels recommended by the BRE. The occupants of these properties may, therefore, notice a change in their daylight amenity following the construction of the Development. Reasonable levels of daylight amenity will however be retained by the majority of the rooms within those properties.

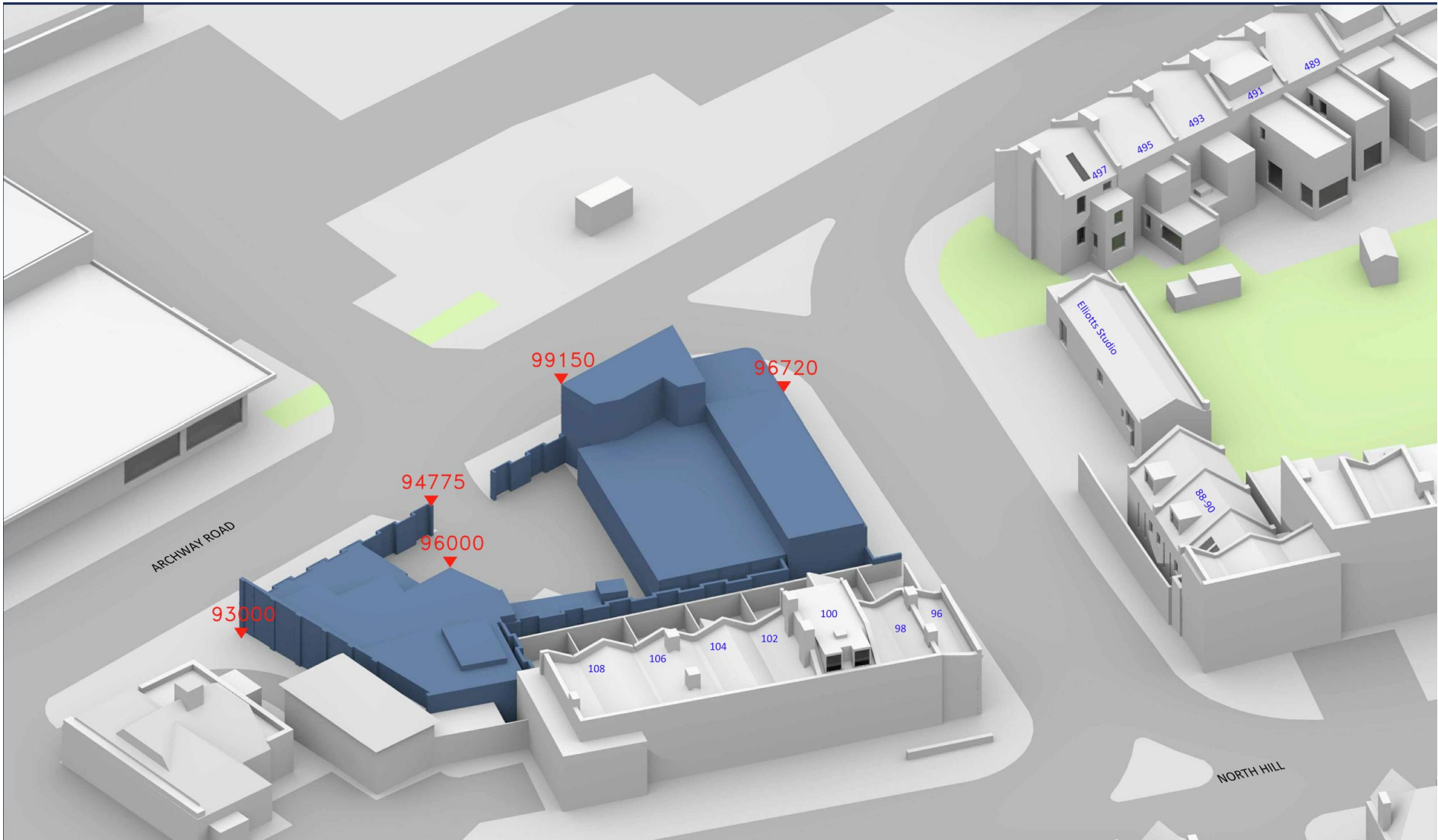
Any change in the amount of sunlight falling upon the surrounding amenity spaces/gardens, as result of the construction of the Development, will be fully BRE compliant. This means that the users of these spaces will not notice any change in sunlight amenity to their gardens following the construction of the Development.

11 APPENDICIES

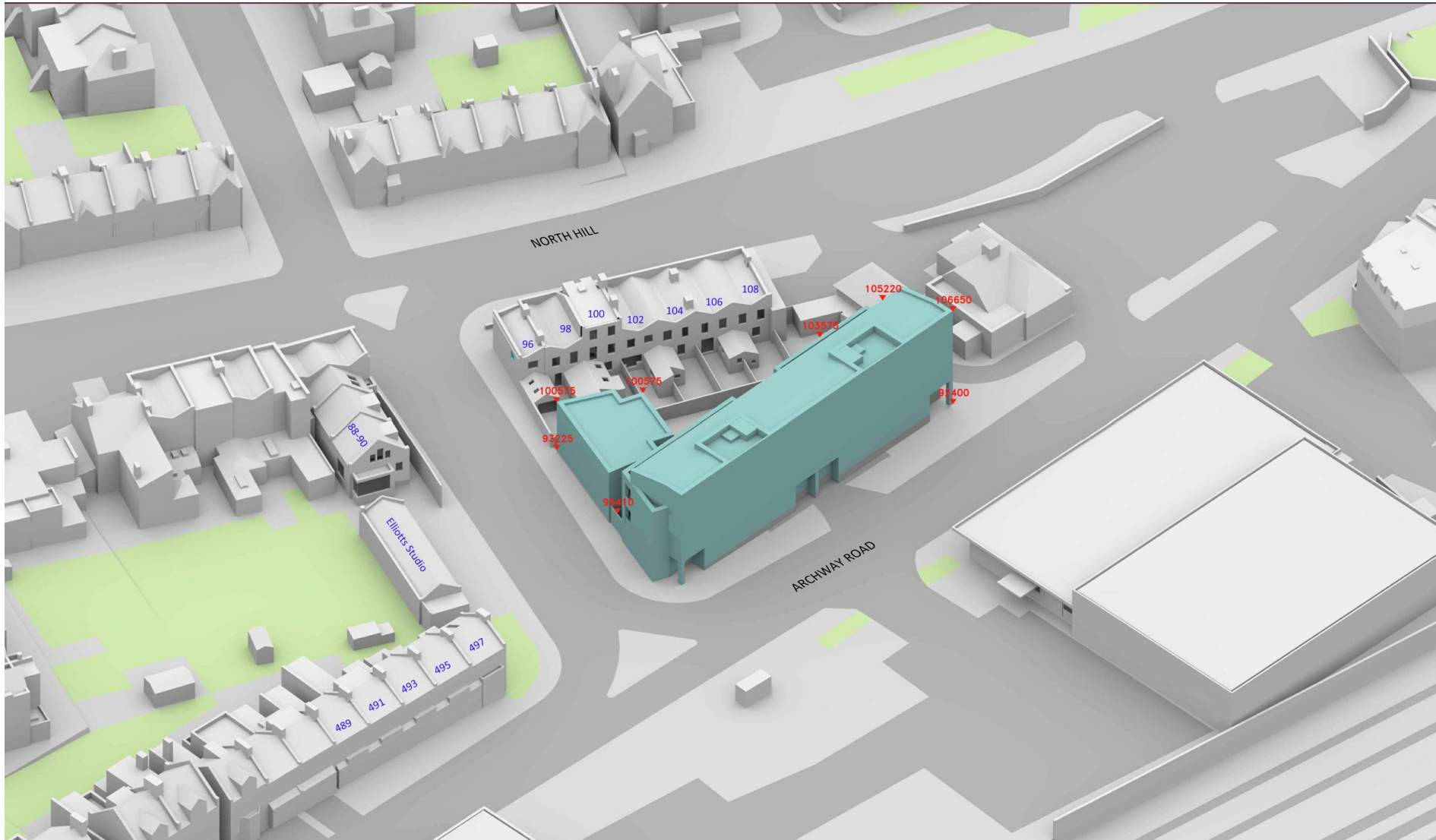
APPENDIX 1: DRAWINGS

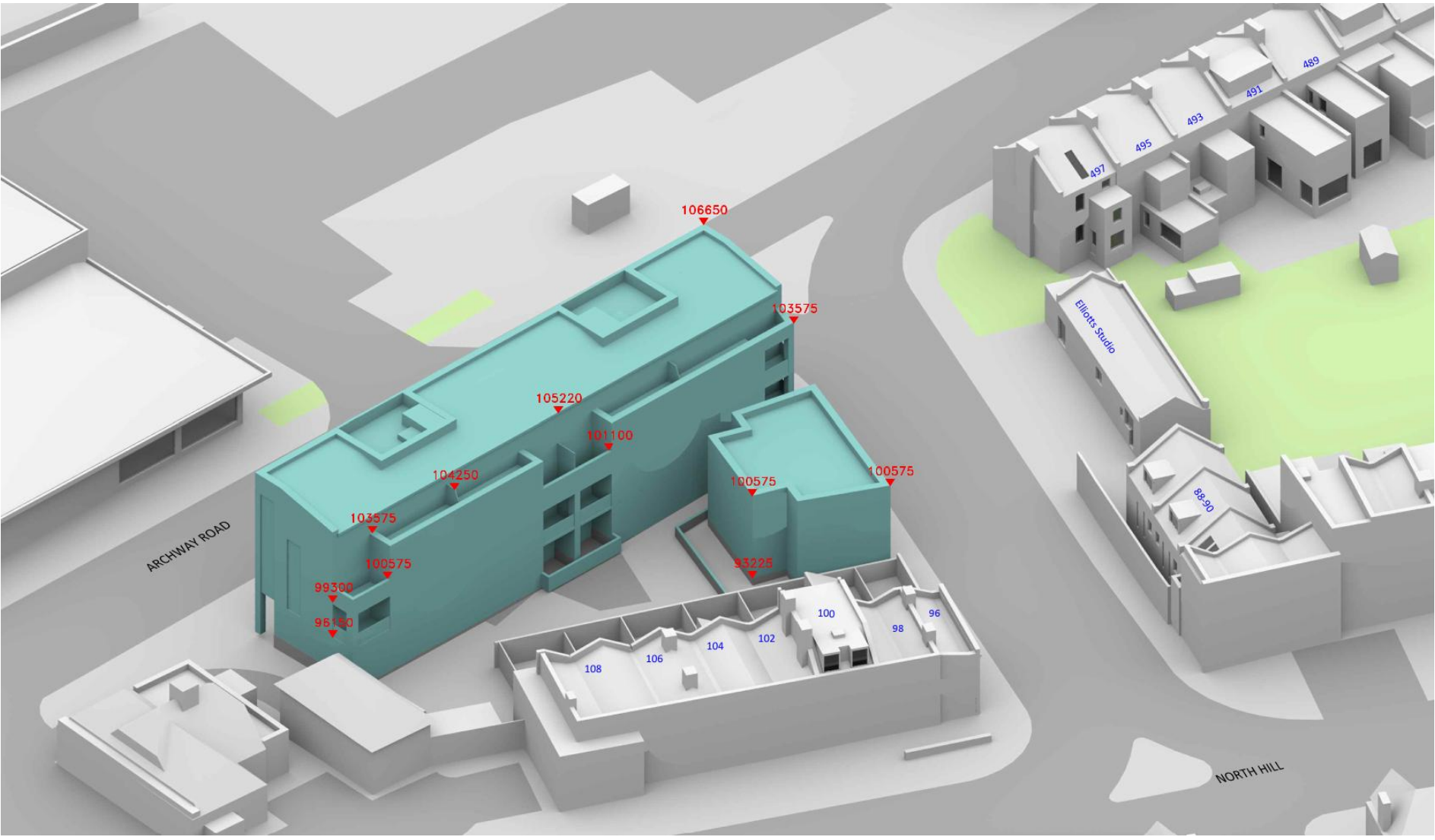












APPENDIX 2: DAYLIGHT ANALYSIS RESULTS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
489 Archway Road						
R2/60	Kitchen	W4/60	4.87	4.87	0.00	0.00
R2/60	Kitchen	W5/60	31.63	31.63	0.00	0.00
491 Archway Road						
R1/60	Kitchen	W1/60	17.82	17.82	0.00	0.00
R1/60	Kitchen	W2/60	30.84	30.27	0.57	1.85
R1/60	Kitchen	W3/60	33.96	33.96	0.00	0.00
495 Archway Road						
R1/70	Assumed	W1/70	25.66	24.56	1.10	4.29
497 Archway Road						
R1/40	Assumed	W1/40	24.72	24.57	0.15	0.61
R1/41	Assumed	W1/41	37.09	37.03	0.06	0.16
R1/41	Assumed	W3/41	87.55	87.54	0.01	0.01
88-90 North Hill						
R1/30	LKD	W10/30	31.85	30.90	0.95	2.98
R1/30	LKD	W11/30	30.53	30.53	0.00	0.00
R1/30	LKD	W12/30	16.35	16.35	0.00	0.00
R1/31	Bedroom	W1/31	38.71	36.90	1.81	4.68
R1/31	Bedroom	W5/31	38.02	36.96	1.06	2.79
R1/31	Bedroom	W6/31	38.10	37.14	0.96	2.52
R1/31	Bedroom	W7/31	37.93	37.02	0.91	2.40
R2/31	Bedroom	W2/31	38.46	36.92	1.54	4.00
96 North Hill						
R1/10	Kitchen	W1/10	66.71	66.13	0.58	0.87
R1/10	Kitchen	W2/10	79.23	78.31	0.92	1.16
R1/10	Kitchen	W3/10	25.25	18.44	6.81	26.97
98 North Hill						
R2/10	Assumed_Window	W4/10	20.78	17.23	3.55	17.08
R2/11	Assumed	W2/11	37.81	31.42	6.39	16.90
R3/11	Assumed	W3/11	37.86	30.77	7.09	18.73
100 North Hill						
R3/10	Dining	W9/10	26.36	20.55	5.81	22.04
R4/10	Kitchen	W5/10	57.76	54.04	3.72	6.44
R4/10	Kitchen	W6/10	78.68	73.58	5.10	6.448

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/10	Kitchen	W7/10	17.77	14.95	2.82	15.87
R4/10	Kitchen	W8/10	18.75	17.19	1.56	8.32
R4/11	Bedroom	W4/11	37.87	30.21	7.66	20.23
R1/12	Bathroom	W2/12	39.06	34.04	5.02	12.85
R6/12	Bedroom	W1/12	39.02	34.36	4.66	11.94
R6/12	Bedroom	W3/12	37.92	37.92	0.00	0.00
R6/12	Bedroom	W4/12	37.97	37.97	0.00	0.00
102 North Hill						
R5/10	Assumed	W10/10	29.42	22.78	6.64	22.57
R5/10	Assumed	W11/10	30.51	23.59	6.92	22.68
R5/10	Assumed	W12/10	30.12	23.75	6.37	21.15
R5/10	Assumed	W13/10	28.04	22.63	5.41	19.29
R6/10	Assumed_Window	W14/10	23.86	21.11	2.75	11.53
R6/11	Assumed	W6/11	38.13	29.86	8.27	21.69
R7/11	Assumed	W7/11	38.22	29.72	8.50	22.24
104 North Hill						
R7/10	Assumed	W15/10	26.10	16.73	9.37	35.90
R8/10	Assumed	W16/10	32.04	23.36	8.67	27.06
R8/11	Assumed	W8/11	38.17	29.10	9.07	23.76
R9/11	Assumed	W9/11	38.14	28.63	9.51	24.93
106 North Hill						
R9/10	Kitchen	W17/10	28.49	21.85	6.64	23.31
R10/11	Bedroom	W10/11	38.08	28.03	10.5	26.39
R11/11	Bedroom	W11/11	38.11	27.68	10.43	27.37
108 North Hill						
R12/11	Bedroom	W12/11	38.06	27.19	10.86	28.53
R13/11	Bedroom	W13/11	36.63	25.42	11.21	30.60
R2/90	Kitchen	W3/90	26.02	21.36	4.66	17.91

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
489 Archway Road						
R2/60	Kitchen	143.8	140.6	140.6	0.0	0.0
491 Archway Road						
R1/60	Kitchen	194.2	192.9	192.9	0.0	0.0
495 Archway Road						
R1/70	Assumed	83.7	82.7	82.7	0.0	0.0
497 Archway Road						
R1/40	Assumed	86.5	73.5	73.5	0.0	0.0
R1/41	Assumed	119.9	119.9	119.9	0.0	0.0
88-90 North Hill						
R1/30	LKD	326.4	325.4	325.4	0.0	0.0
R1/31	Bedroom	201.8	193.7	193.7	0.0	0.0
R2/31	Bedroom	198.9	165.6	165.6	0.0	0.0
96 North Hill						
R1/10	Kitchen	110.8	110.8	110.8	0.0	0.0
98 North Hill						
R2/10	Assumed_Window	104.1	102.0	59.6	42.3	41.5
R2/11	Assumed	99.4	98.3	92.5	5.9	6.0
R3/11	Assumed	95.2	94.0	94.0	0.0	0.0
100 North Hill						
R3/10	Dining	173.5	160.9	96.5	64.4	40.0
R4/10	Kitchen	101.4	100.4	100.4	0.0	0.0
R4/11	Bedroom	80.1	78.5	78.5	0.0	0.0
R1/12	Bathroom	46.3	45.0	45.0	0.0	0.0
R6/12	Bedroom	241.0	240.4	239.9	0.5	0.2
102 North Hill						
R5/10	Assumed	128.4	127.8	89.9	37.9	29.7
R6/10	Assumed_Window	69.3	50.6	39.8	11.0	21.7
R6/11	Assumed	99.2	97.9	93.6	4.4	4.5
R7/11	Assumed	97.3	95.7	90.9	4.8	5.0
104 North Hill						
R7/10	Assumed	68.8	50.3	11.9	38.4	76.3
R8/10	Assumed	121.6	118.6	78.0	40.7	34.3
R8/11	Assumed	84.4	83.9	75.6	8.3	9.9
R9/11	Assumed	107.5	104.9	83.2	21.6	20.6
106 North Hill						
R9/10	Kitchen	157.9	152.8	126.5	26.3	17.2
R10/11	Bedroom	61.0	59.4	58.6	0.8	1.3
R11/11	Bedroom	83.0	81.7	69.1	12.7	15.5

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
108 North Hill						
R12/11	Bedroom	79.3	78.4	62.4	16.0	20.4
R13/11	Bedroom	59.8	58.8	56.4	2.4	4.1
R2/90	Kitchen	168.7	136.9	100.0	36.9	27.0

APSH														
Room	Window	Room Use	Window				Winter Loss	Annual Loss	Room				Winter Loss	Annual Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
489 Archway Road														
R2/60	W4/60	Kitchen	3	12	3	12	0.0	0.0						
R2/60	W5/60	Kitchen	21	68	21	68	0.0	0.0	21	68	21	68	0.0	0.0
491 Archway Road														
R1/60	W1/60	Kitchen	4	29	4	29	0.0	0.0						
R1/60	W2/60	Kitchen	4	29	4	29	0.0	0.0						
R1/60	W3/60	Kitchen	24	74	24	74	0.0	0.0	24	74	24	74	0.0	0.0
497 Archway Road														
R1/40	W1/40	Assumed	9	39	9	39	0.0	0.0	9	39	9	39	0.0	0.0
R1/41	W1/41	Assumed	27	77	27	77	0.0	0.0						
R1/41	W1/41	Assumed	27	85	27	85	0.0	0.0	27	85	27	85	0.0	0.0
88-90 North Hill														
R1/30	W10/30	LKD	5	27	5	27	0.0	0.0						
R1/20	W11/30	LKD	15	59	15	59	0.0	0.0						
R1/30	W12/30	LKD	1	38	1	38	0.0	0.0	15	65	15	65	0.0	0.0
96 North Hill														
R1/10	W1/10	Kitchen	18	58	18	57	0.0	1.7						
R1/10	W2/10	Kitchen	22	69	22	68	0.0	1.4						
R1/10	W3/10	Kitchen	0	18	0	18	-	0.0	22	69	22	68	0.0	1.4
100 North Hill														
R6/12	W1/12	Bedroom	6	34	6	33	0.0	2.9						
R6/12	W3/12	Bedroom	24	66	24	66	0.0	0.0						
R6/12	W4/12	Bedroom	24	66	24	66	0.0	0.0	30	100	30	99	0.0	1.0
102 North Hill														
R6/10	W14/10	Assumed Window	9	46	8	38	11.1	17.4	9	46	8	38	11.1	17.4

APPENDIX 3: OVERSHADOWING ANALYSIS REPORT



