

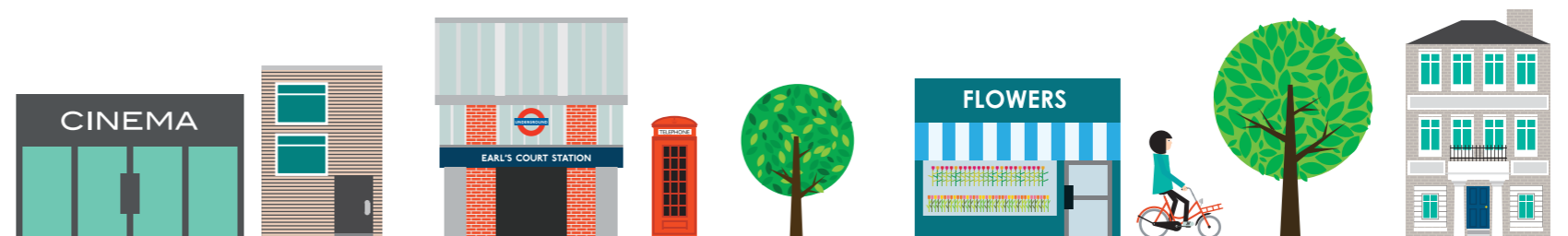
Earls Court Project

London Borough of Hammersmith & Fulham
Application 2

Chapter 9 Daylight, Sunlight and Overshadowing

Prepared for EC Properties Ltd
by URS

June 2011



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Introduction

- 9.1 This chapter of the Environmental Statement (ES) assesses the potential effect of the Earls Court Development Proposals in terms of: daylight and sunlight amenity to the residential properties which surround the site; and overshadowing to amenity areas and open space around the site.
- 9.2 The chapter contains a description of the relevant planning policy, the methods used to assess the effect of the Earls Court Development Proposals, the baseline conditions against which the effect is assessed and the potential microclimate effects associated with daylight, sunlight and overshadowing. Any relevant mitigation measures and residual impacts are also assessed.
- 9.3 This chapter has been written by Gordon Ingram Associates (GIA) and is supplemented by the following documents which can be found within **ES Volume III: Appendix D**:
- Annex 1 - Principles of daylight and sunlight;
 - Annex 2 - Drawings of the Existing and Mirrored baseline scenarios, the Earls Court Development Proposals and window maps of the surrounding properties;
 - Annex 3 - Detailed analysis results of the levels of daylight and sunlight amenity within the residential properties which surround the site in the Existing Baseline versus the Earls Court Development Proposals and the Mirrored Baseline versus the Earls Court Development Proposals;
 - Annex 4 - Permanent overshadowing results;
 - Annex 5 - Transient overshadowing results;
 - Annex 6 - Ordnance Survey Map highlighting the uses of properties surrounding the site.
- 9.4 The assessment of the Earls Court Development Proposals in terms of both solar glare to surrounding drivers and light pollution to residential receptors will be undertaken at the detailed design stage. This is due to the fact that both assessments rely on design detail that will be determined at the detailed design stage (i.e. the façade treatment of the proposed buildings, and a lighting strategy).

Relevant Planning Policy and Guidance

National Planning Policy Considerations

- 9.5 There is no current, specific National Planning Policy relating to developments and their potential effects on daylight, sunlight and overshadowing.

Regional Planning Policy Considerations

Mayor's London Plan, Spatial Development Strategy for Greater London, 2008

- 9.6 Policy 4B.9 of the London Plan (Ref. 9-1) states that “*all large-scale buildings including tall buildings should be of the highest quality design and in particular: be sensitive to their impact on microclimates in terms of wind, sun, reflection and overshadowing*”.
- 9.7 Section 3.258 states that “*Planning applications should give full consideration to the effects, both direct and indirect, of development upon biodiversity, wildlife habitat and geology. Indirect effects include increased use and disturbance, hydrological changes, level of noise, pollution, shading and lighting disturbance.*”

Consolidated Draft Replacement London Plan, 2010

- 9.8 The Consolidated Draft Replacement London Plan (Ref. 9-2) sets out draft policies and explanatory supporting material. Relevant policies include Policy 7.6, Architecture which states that new developments must “*...not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate*” and “*[n]ew development, especially large and tall buildings, should not have a negative impact on the character or amenity of neighbouring sensitive land uses*”.

LBHF Local Planning Policy Considerations

Hammersmith and Fulham Unitary Development Plan

- 9.9 There is no specific reference to daylight, sunlight and overshadowing within the saved policies of the Unitary Development Plan (UDP) for the London Borough of Hammersmith and Fulham (LBHF) (Ref. 9-3).

RBKC Local Planning Policy Considerations

Royal Borough of Kensington and Chelsea Core Strategy, Policy CL 5- Amenity

- 9.10 The Council will require new buildings, extensions and modifications and small scale alterations and additions, to achieve high standards of amenity. To deliver this the Council will:

Require good daylight and sunlight amenity for buildings and amenity spaces, and that the conditions of existing adjoining buildings and amenity spaces are not significantly reduced or, where they are already substandard, that there should be no material worsening of the conditions;

Require reasonable visual privacy for occupants of nearby buildings;

Require that there is no harmful increase in the sense of enclosure to existing buildings and spaces;

Require that there is no significant impact on the use of buildings and spaces due to increases in traffic, parking, noise, odours or vibration or local microclimatic effects.

Other Relevant Guidance

Building Research Establishment (BRE) Handbook ‘Site Layout Planning for Daylight and Sunlight 1991: A Guide to Good Practice

- 9.11 The BRE Handbook (Ref. 9-6) provides advice on site layout planning to achieve good sunlighting and daylighting within buildings, and in the open spaces between them. It is intended to be used in conjunction with the interior daylight recommendations in the British Standard 8206 Part 2 2008 (Ref. 9-7) and the Applications Manual Window Design of the Chartered Institute of Building Services Engineers (Ref. 9-10).
- 9.12 It is well-established and accepted that the BRE Guidance, which set out a numerical benchmark for daylight and sunlight assessments are predicated upon a low rise, suburban environment. The methodologies and resultant BRE recommended daylight and sunlight criteria are also predicated upon this suburban model. Whilst the document establishes a framework in which to consider the impacts to adjoining buildings, the methodology offered simply provides guidance on the subject.
- 9.13 The BRE Guidance is intended for building designers, developers, consultants and planning officials. The advice it gives is not mandatory and should not be used as an instrument of planning policy. It states “*the aim of the document is to help rather than constrain the designer. Though it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design.*” (Section 1.1, paragraph 6).

Assessment Methodology and Significance Criteria

- 9.14 The methodology for the assessment of daylight, sunlight and overshadowing is set out in the BRE Guidance and summarised below.

Application of BRE Guidance to the Earls Court Development Proposals

- 9.15 Over the last 12 months, GIA have worked in close collaboration with the Applicant and Terry Farrell & Partners to ensure that an outline massing concept preserves an acceptable level of daylight and sunlight amenity to the neighbouring residential buildings. Where reasonably possible, efforts have been made to improve the quality of light to the neighbouring buildings.

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- 9.16** From a daylight and sunlight perspective, the site demonstrates a number of distinctive characteristics which are of material relevance to the resultant technical data produced by GIA. Firstly, there are large areas of the site which are unusually open and expansive for an urban site. This is particularly the case for the northern quarter of the site, across the south-eastern portion of the site around Empress Place and the southern end of Eardley Crescent.
- 9.17** In the Existing Baseline, a large number of properties look out over an almost entirely unobstructed landscape which dictates that many of the rooms, particularly above ground floor level, enjoy daylight and sunlight levels which are more akin to a green field, suburban environment than this densely populated, central London location. It is therefore inevitable that the redevelopment of the site, which seeks to realise its full development potential, will result in daylight and sunlight alterations to the neighbouring buildings. Through sensible design and extensive testing of the evolving development plots, these impacts have been kept to a minimum.
- 9.18** Secondly, whilst there are a number of properties along Philbeach Gardens and Eardley Crescent which have uncharacteristically open views for an urban location, it is important to note that the majority of buildings on these roads are five and six storey Victorian properties characterised with basement level windows serving habitable accommodation. Clearly, the ability of windows at this level to satisfy the tests specified within the BRE Guidelines is significantly compromised as the availability of direct skylight and sunlight is restricted by the inherent architectural design of these buildings, despite many of them having little or no view of the existing site buildings. A similar situation exists within the mansion block of Kensington Hall Gardens where there are a large number of windows facing into tight lightwells and therefore suffer from poor light conditions as a result of the architecture of the building. A sensible and sensitive approach to the impacts upon these constrained rooms and window locations is therefore required.
- 9.19** Thirdly, the site falls within the Earls Court & West Kensington Opportunity Area, an area acknowledged as providing a significant contribution to the London housing and jobs targets. In order to achieve this objective, the Earls Court Development Proposals deliver buildings of a reasonable height in key locations around the site.
- 9.20** The height, bulk and locations of the various development plots cannot solely be designed around the need to preserve natural light to the neighbouring buildings. Where impacts are noted, these must be considered in conjunction with the underlying design aspirations of the masterplan and the need to achieve the appropriate architectural and urban planning solution for the site. This is expressly recognised by the BRE who state on Page 1 that “*natural lighting is only one of many factors in site layout design*” and go on to say that “*in special circumstances the developer or planning authority may wish to use different target values*” to those recommended in the Guidelines.
- 9.21** The heights of the development plots evidently decrease from the central areas towards the perimeter of the site to minimise, as far as reasonable possible, the impacts on surrounding buildings.
- 9.22** GIA met with the RBKC and LBHF officers in February and May 2011 to present the evolution of the design and the daylight and sunlight principles which underpin it. The distinctive characteristics which define the site were discussed at length and in particular, the unusually open and expansive nature of certain portions of the site. In order to provide a balanced representation of the impacts to the neighbouring buildings which have views over the undeveloped portions of the site, it was agreed that this chapter should consider the following scenarios;
- The potential daylight, sunlight and overshadowing impacts of the Earls Court Development Proposals compared against the Existing Baseline, i.e. the current site; and
- The potential daylight and sunlight impacts of the Earls Court Development Proposals compared against a ‘Mirrored Baseline’.
- 9.23** The purpose of the mirrored baseline scenario is to provide a more realistic comparison of the impacts to the neighbouring buildings on the basis of a hypothetical massing assuming a typical London street scene existed to the west of Philbeach Gardens and Eardley Crescent, to the north of Beaufort Court, to the east of

Kensington Hall Gardens and to the south of the residential properties on West Cromwell Road. The height and location of the hypothetical massing has been determined by the heights and street widths of the buildings where the mirrored assessment has been undertaken. As an example, the massing opposite Philbeach Gardens has been placed approximately 20 metres from the rear windows of these properties which reflects the width of the street. The height of the massing has been determined by the heights of the existing buildings on the street.

- 9.24** By considering how this mirrored massing would impact the surrounding properties, it is possible to gain a more realistic appreciation of reasonable levels of acceptable daylight and sunlight in this urban context.
- 9.25** For the avoidance of doubt, GIA have modelled all of the development plots within the Earls Court Development Proposals to their maximum building extents and are thus reporting on the “worst case” scenario impact to the neighbouring buildings. When a detailed architectural solution is applied to each of the development building plots during detailed design, the degree of obstruction will almost certainly decrease as gaps between buildings will appear and setbacks introduced which will allow daylight and sunlight to pass through and over the top of the buildings and into the windows of the neighbouring buildings. It is therefore anticipated that the daylight, sunlight and overshadowing impacts are likely to improve when compared against the results presented in this Chapter.
- 9.26** It is well-established and accepted that the BRE Guidelines, which set out a numerical benchmark for daylight and sunlight assessments are predicated upon a low rise, suburban environment. The methodologies and resultant BRE recommended daylight and sunlight criteria are also predicated upon this suburban model. Whilst the document establishes a framework in which to consider the impacts to adjoining buildings, the methodology offered simply provides guidance on the subject.
- 9.27** A rigid application of the technical specification would be inappropriate for an area which is manifestly more built up than the green field sites on which the BRE is predicated upon. Furthermore, a strict interpretation of the guidance would also fail to recognise the unique characteristics which define the site and how they influence the ability of the BRE tests to be universally satisfied. The BRE Guidelines should therefore be applied in a manner which is in keeping with the context of this dense urban environment so that a sensible redevelopment of the site can evolve which accords with the objectives of the London Plan and the aspirations of the Earls Court & West Kensington Opportunity Area.

Daylight

- 9.28** The BRE Guidance provide three different methods for assessing daylight for existing residential accommodation: the Vertical Sky Component (VSC) method, No Sky Line (NSL) and the Average Daylight Factor (ADF) method.
- 9.29** A detailed description of each methodology can be found within ES Volume III:Appendix D (Annex 1). Each methodology is summarised in the following sections.
- 9.30** The technical analysis has been undertaken via the creation of a digital three dimensional model of the site and surroundings, based on measured survey data.

The Vertical Sky Component Method

- 9.31** VSC is a quantified measurement of the amount of skylight falling on a vertical wall or window. This is the ratio of the direct sky luminance falling on a vertical wall at the reference point for the simultaneous horizontal illuminance under an unobstructed sky. The ‘standard overcast sky’ is used and the ratio is usually expressed as a percentage. The maximum value is almost 40% for a completely unobstructed vertical wall. The VSC on a window can be related to the ADF in a room, which is one basis for the British Standard recommendations on interior daylighting.
- 9.32** VSC may be calculated by using a sky light indicator or ‘Waldram Diagram’. For calculation purposes, trees may be ignored unless they form dense continuous belts.

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No Sky Line Method

- 9.33 The NSL method is a measure of the distribution of daylight at the 'working plane' within a room. In houses, the 'working plane' means a horizontal 'desktop' plane 0.85 metres (m) in height.
- 9.34 The NSL divides those areas of the working plane in a room which receive direct sky light through the windows from those areas of the working plane which do not.
- 9.35 If a significant area of the working plane lies beyond the NSL (i.e., it receives no direct sky light), then the distribution of daylight in the room will be poor and supplementary electric lighting may be required.
- 9.36 The impact of daylighting distribution in an existing building can be found by plotting the NSL in each of the main rooms. For houses, this will include living rooms, dining rooms and kitchens. Bedrooms should also be analysed, although they are less significant in terms of receiving direct sky light.

The Average Daylight Factor Method

- 9.37 The ADF is defined as 'A ratio of total daylight flux incident on a reference area to the total area of the reference area, expressed as a percentage of outdoor luminance on a horizontal plane, due to an unobstructed sky of assumed or known luminance distribution'. The ADF method of assessment takes into account the diffuse visible transmittance of the glazing to the room in question (i.e. how much light gets through the window glass); the net glazed area of the window in question; the total area of the room surfaces (ceiling, walls, floor and windows); and the angle of visible sky reaching the window/windows in question. It also makes allowance for the average reflectance of the internal surfaces of the room and of external obstruction. The BRE Guidance and British Standard recommend that for a fairly light-coloured room an overall internal reflectance value of 50% (0.5) can be assumed. The ADF method also takes into account the angle of visible sky reaching the window/windows in question. It is only this final part, the visible sky angle, which is dependent upon external obstruction. It can be directly related both to the obstruction angle and to the vertical sky component on the external window wall.
- 9.38 Reductions in the VSC received by the windows of an existing building can also be related to reductions in daylight factor.

Sunlight

- 9.39 With regard to sunlighting, the same skylight indicator is used for the VSC test at the same reference point to calculate Annual Probable Sunlight Hours (APSH), which is expressed as a percentage.
- 9.40 The BRE Guidance also notes "Access to sunlight should be checked for the main window of each room which faces within 90 degrees (°) of due south".
- 9.41 Therefore, any windows facing 90° of due north need not be analysed as they have no expectation of sunlight.

Overshadowing

Permanent Overshadowing

- 9.42 This assessment is run on 21st March (Spring Equinox). Using specialist software the path of the sun is tracked, at one-minute intervals, around the 3D computer model of the site and its surrounding buildings in order to establish where sunlight will fall on the ground and where it is prevented from doing so as a result of surrounding obstructions. The assessment establishes those areas of a private garden or a public open space which receives no sunlight on the ground at any point during the day. **Transient Overshadowing**
- 9.43 The BRE Guidance suggest that where large buildings are proposed which may affect a number of gardens or open spaces, it is useful and illustrative to plot a shadow plan to show the location of shadows at different times of the day and year. This can be done by using the sun on the ground indicator in reverse. For the purpose of this assessment, the overshadowing has been mapped for the following three key dates in the year:
- 21st March (Spring Equinox);

- 21st June (Summer Solstice); and
- 21st December (Winter Solstice).

- 9.44 For each of these dates, the overshadowing has been calculated at hourly intervals throughout the day from 8.00am to 7.00pm. Some images have not been included within ES Volume III: Appendix D (Annex 5), as at some of these times during the winter months the site is in total darkness. September 21st (Autumn Equinox) provides the same overshadowing images as March 21st (Spring Equinox) as the sun follows the same path at these corresponding times of year.
- 9.45 The indicators are calculated for different latitudes, London being 51.5 degrees north. Clearly, southern orientation is critically important, as are the heights of the Earls Court Development Proposals and existing buildings.

Application of Assessment Methodology

- 9.46 Each of the methods described above have been implemented in this assessment using specialist computer software applied to 3D AutoCAD models of the Existing Baseline Condition, the Mirrored Baseline Condition and the Earls Court Development Proposals.
- 9.47 The computer model uses Waldram Diagrams to establish the VSC and 3D geometric calculations for daylight distribution; and the room layouts and window dimensions in conjunction with the vertical sky component assessments, for the ADF to be calculated.
- 9.48 This model, which is orientated to north, also enables the path of the sun to be tracked throughout the year to establish the shadow cast by the existing and proposed buildings and thus to calculate the permanent shadow cast upon open spaces in each situation.
- 9.49 A full measured survey of the surrounding buildings was undertaken by Ploughman Craven Associates and has formed the base information on which GIA have created an extensive 3D computer model of the site. Given the large number of buildings surrounding the site, we have not been able to obtain detailed floor plan information for each property. We have therefore made reasonable assumptions as to the internal configuration of the rooms behind the fenestration and assumed a standard 4.2m deep room (14ft) room unless the building form dictates otherwise. The use of the rooms behind the fenestration has also been assumed from external observation which is common practice when access is unavailable.
- 9.50 The impact on the surrounding properties in both the Existing and Mirrored Baseline Conditions has been compared to the Earls Court Development Proposals.

Significance Criteria

- 9.51 The criteria against which the results of the above analyses are assessed are set out in the BRE Guidance as detailed below.
- 9.52 Where the results show compliance with the BRE Guidance criteria the impact is considered **negligible**.
- 9.53 In essence, the BRE Guidance must be used flexibly and should not be used as an instrument of planning policy. The BRE Guidance does not provide mandatory rules but guidelines intended to help the designer and local planning authority(s) and should be viewed in the context of other site constraints.
- 9.54 The interpretation of the results must be viewed in terms of the quantum of daylight and/or sunlight lost or gained, not purely upon the percentage of change. The percentage value may well be misleading, particularly where the baseline values are small. In these situations, a small change in the quantum of light could represent a high percentage change in the overall figure, implying that there was a significant change in daylight where as in reality the difference is negligible.
- 9.55 The assessment criteria specified within the BRE Guidance only suggests where a change in daylight will be noticeable to the occupants, it does not further define impacts beyond this.
- 9.56 Impacts beyond the levels suggested by the BRE Guidance have been defined as **adverse** or **beneficial**; and **minor**, **moderate** or **major** using professional judgment, and by reference to the criteria set down within the BRE Guidance for each methodology and detailed below.

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Sequential Application

- 9.57 When reviewing the daylight results for each property, they should be read sequentially; VSC, NSL and then ADF.
- 9.58 In the first instance the VSC results should be considered. If all the windows in a building meet the VSC criteria, it can be concluded that there will be adequate daylight potential to the windows in question. If the windows in a building do not meet the VSC criteria, the NSL analysis for the room served by that window needs to be considered. If the NSL criteria for the room in question are met, then there will be adequate daylight to that room. Finally, if neither the VSC nor NSL criteria are met, the ADF results should then be considered.

VSC Criteria

- 9.59 The BRE Guidance recommends that a window serving a habitable room should be able to benefit from a minimum VSC value of 27%.
- 9.60 In order to be regarded as meeting the VSC criteria once the Earls Court Development Proposals have been constructed, a window should either:
- retain at least 27% VSC in absolute terms; or
 - retain at least 80% of its existing VSC value after the Earls Court Development Proposals are constructed.
- 9.61 Where the results show compliance with the BRE Guidance criteria, the impact is considered **negligible** since the BRE Guidance indicate that the occupants are unlikely to experience any noticeable change to their daylight amenity levels.

NSL Criteria

- 9.62 If, following construction of a new development, the NSL moves so that the area of the existing room which does receive direct sky light is reduced to less than 0.8 times its former value, then this will be noticeable to the occupants and more of the room will appear poorly lit.
- 9.63 In order to be regarded as meeting the NSL criteria once the Earls Court Development Proposals have been constructed, a retention of at least 80% of its existing NSL value would need to occur.
- 9.64 Where the results show compliance with the BRE Guidance criteria, the impact is considered **negligible** since the BRE Guidance indicate that the occupants are unlikely to experience any noticeable change to their daylight amenity levels.

ADF Criteria

- 9.65 The recommended ADF value is dependent upon the use of the room in question. The BRE Guidance suggests that a bedroom should have an ADF of 1%, a living room 1.5% and a kitchen 2%. If a given room meets its relevant criteria, then it will be regarded as having adequate daylight.

APSH Criteria

- 9.66 The BRE Guidance states that if a window:
"... can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months between 21 September and 21 March, then the room should still receive enough sunlight".
- 9.67 In order to be regarded as meeting APSH criteria once the Earls Court Development Proposals have been constructed, a window should either:
- retain at least 25% total APSH with 5% in the winter months in absolute terms; or
 - retain at least 80% of its existing total and winter APSH values.

- 9.68 Where the results show compliance with the BRE Guidance criteria, the impact is considered **negligible** since the BRE Guidance indicate that the occupants are unlikely to experience any noticeable change to their sunlight amenity levels.

Permanent Overshadowing

- 9.69 It is suggested that for it to appear adequately sunlit throughout the year, no more than two fifths (40%) and preferably no more than a quarter (25%) of any garden or amenity area should be prevented by buildings from receiving any sun at all on the 21st March. If, as a result of new development, an existing garden or amenity area does not meet these guidelines, and the area which can receive some sun on the 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.
- 9.70 Where the results show compliance with the BRE Guidance criteria, the impact is considered **negligible** since the BRE Guidance indicate that the occupants are unlikely to experience any noticeable change to their sunlight amenity levels.

Transient Overshadowing

- 9.71 The BRE Guidance give no criteria for the significance of transient overshadowing other than to suggest that by establishing the different times of day and year when shadow will be cast over surrounding areas an indication is given as to the significance of the Earls Court Development Proposals impact.

Baseline Conditions

- 9.72 Properties of a commercial nature have a lower requirement for natural lighting as they are thought to have a greater reliance upon supplementary electric lighting. The daylight, sunlight and overshadowing assessments therefore focus upon the closest surrounding residential properties.
- 9.73 A plan of the location of the surrounding residential properties which have been assessed can be found within ES Volume III: Appendix D (Annex 6).
- ### Daylight and Sunlight within the Existing Surrounding Properties
- 9.74 Within the residential receptors which surround the site, there are 6,258 windows serving 3,859 rooms within 292 properties.
- 9.75 For the baseline assessments, the daylight and sunlight conditions for each residential property have been assessed in both the Existing and Mirrored Baseline scenarios.
- 9.76 The Existing baseline is depicted in GIA drawings 5066/64 to 5066/66 within ES Volume III: Appendix D (Annex 2).
- 9.77 The Baseline levels of VSC, NSL and APSH are summarised in Table 9-1.
- 9.78 The purpose of the Mirrored Baseline scenario is to provide a more realistic comparison of the impacts to neighbouring buildings on the basis of a hypothetical massing assuming a typical London street scene.
- 9.79 The hypothetical massing is illustrated within ES Volume III: Appendix D (Annex 2). It has been placed approximately 20m from the windows of the existing properties which reflects the width of the streets. The height of the mirrored massing has been determined by the heights of the existing buildings on these streets.

Baseline Daylight and Sunlight Results-Existing Baseline

- 9.80 In relation to VSC, there is a relatively low rate of compliance in the Existing Baseline despite a number of the properties having windows which look out over large areas of undeveloped landscape.
- 9.81 A review of the detailed results as provided within ES Volume III: Appendix D (Annex 3) shows that many of the windows with existing VSC values below 27% are generally located at basement and ground floor level. The design or architecture of these properties, therefore, inhibits VSC compliance.
- 9.82 There are also a large number of windows within the properties immediately opposite the Earls Court Exhibition Centre (EC1) which have VSC levels below 27%. This is not, however, unsurprising given the height and proximity of the existing site building to the relevant adjacent properties.

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- 9.83 In relation to NSL, a high proportion of all of the rooms analysed are able to receive direct skylight at working plane height over more than 50% of their room area.
- 9.84 In relation to sunlight, there is a reasonable level of APSH compliance in the Existing Baseline. It is worth noting, however, that there are also many windows surrounding the site which have existing APSH values below the BRE Guidelines. This indicates that the design and architecture of some neighbouring properties, as well as the presence of the EC1, inhibits the ability of sunlight to fall on the windows within the neighbouring buildings.
- 9.85 For those properties surrounding EC1, many suffer from low levels of winter sunlight as the sun is unable to rise to a sufficient altitude to allow it to pass over the top of EC1 and into the windows of the adjacent properties. It is therefore inevitable that the provision of additional massing on the site will result in further reductions in winter sunlight which is typical of a densely developed urban context. The interpretation of the winter sunlight results therefore requires a sensible and flexible application of BRE Guidance.
- 9.86 The Mirrored Baseline results show a reduction in VSC compliance. The additional impacts are caused by the presence of the theoretical additional massing which results in a more realistic urban level of daylight.
- 9.87 In relation to NSL, a high proportion of the rooms are able to receive direct skylight at working plane height to over more than 50% of their room area.
- 9.88 In relation to APSH, the Mirrored Baseline results show a reduction in APSH compliance. The additional impacts are caused by the theoretical additional massing which results in a more realistic urban level of sunlight.

Permanent Overshadowing

- 9.89 Due to the orientation and proximity of their gardens or areas of amenity space, the 130 properties listed in Table 9-2 have been assessed to establish the extent to which they are in permanent shadow on 21st March in the Existing Baseline scenario. This assessment provides an indication of potential overshadowing levels outside of the summer months.
- 9.90 The Existing baseline results show that 74% of the 130 areas of amenity space assessed are BRE compliant in terms of permanent overshadowing on 21st March.

Transient Overshadowing

- 9.91 The Existing Baseline transient overshadowing analysis results is presented within ES Volume III: Appendix D (Annex 5).
- 9.92 The analysis illustrates the path of the shadows cast by the Existing Buildings on 21st March, 21st June and 21st December.

Table 9-1 - Baseline Daylight and Sunlight Results- Existing and Mirrored Baselines

Property	Total No. of Windows that achieve VSC values >27% in Current Existing Baseline Conditions		Total No. of Windows that achieve VSC values >27% in Mirrored Baseline Conditions		Total no. of rooms that receive NSL in excess of 50% in Existing Baseline Conditions		Total no. of rooms that receive NSL in excess of 50% in Mirrored Baseline Conditions		Total No. of Windows that achieve 25% total APSH and 5% APSH between 21 September and 21 March in Existing Baseline Conditions		Total No. of Windows that achieve 25% total APSH and 5% APSH between 21 September and 21 March in Mirrored Baseline Conditions	
	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL
1 Barons Court Road	18	18	18	18	3	3	3	3	0	0	0	0
1 Eardley Crescent	6	16	4	16	13	16	9	16	8	12	4	12
1 Philbeach Gardens	19	64	19	64	29	29	29	29	31	57	31	57
10 Beaumont Crescent	4	14	4	14	8	8	8	8	0	2	0	2
10 Empress Place	10	14	8	14	10	12	10	12	6	6	6	6
10 Philbeach Gardens	3	13	3	13	7	11	7	11	3	11	3	11
100 Philbeach Gardens	8	21	8	21	10	10	10	10	13	19	13	19
101 Philbeach Gardens	8	22	8	22	9	11	9	11	13	20	13	20
102 Philbeach Gardens	8	21	8	21	9	10	9	10	13	19	13	19

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Property	Total No. of Windows that achieve VSC values >27% in Current Existing Baseline Conditions		Total No. of Windows that achieve VSC values >27% in Mirrored Baseline Conditions		Total no. of rooms that receive NSL in excess of 50% in Existing Baseline Conditions		Total no. of rooms that receive NSL in excess of 50% in Mirrored Baseline Conditions		Total No. of Windows that achieve 25% total APSH and 5% APSH between 21 September and 21 March in Existing Baseline Conditions		Total No. of Windows that achieve 25% total APSH and 5% APSH between 21 September and 21 March in Mirrored Baseline Conditions	
	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL
103 Philbeach Gardens	8	21	8	21	9	10	9	10	13	21	13	21
104 Philbeach Gardens	8	21	8	21	10	10	10	10	13	19	13	19
105 Philbeach Gardens	9	21	9	21	9	10	9	10	12	21	12	21
106 Philbeach Gardens	8	21	8	21	10	10	10	10	12	19	12	19
107 Philbeach Gardens	8	19	8	19	8	9	8	9	13	19	13	19
108 Philbeach Gardens	8	21	8	21	9	10	9	10	11	19	11	19
109 Philbeach Gardens	8	21	8	21	10	10	10	10	13	21	13	21
11 Eardley Crescent	5	9	4	9	9	9	9	9	8	9	6	9
11 Empress Place	10	22	9	22	14	15	14	15	4	12	4	12
11 May Street	5	8	5	8	8	8	8	8	0	3	0	3
11 Philbeach Gardens	4	14	4	14	7	11	7	11	5	14	5	14
1-10 Kensington Hall Gardens	58	94	31	94	43	48	37	48	14	25	13	25
110 Philbeach Gardens	9	19	9	19	8	10	8	10	11	17	11	17
1-10 West Kensington Mansions	2	36	2	36	15	20	15	20	1	5	1	5
11-12, 14-20 W Kensington Mansions	31	59	31	59	37	37	37	37	7	8	7	8
11-20 Kensington Hall Gardens	25	78	13	78	42	55	33	55	2	19	2	19
119 Warwick Road	4	11	4	11	8	10	8	10	6	8	6	8
12 Beaumont Crescent	4	13	4	13	8	8	8	8	0	2	0	2
12 Empress Place	11	22	8	22	13	14	11	14	8	11	8	11
12 Philbeach Gardens	5	25	5	25	8	12	8	12	7	18	7	18
121 Warwick Road	7	13	6	13	9	10	9	10	8	10	7	10
13 Eardley Crescent	6	15	6	15	10	11	10	11	5	11	5	11
13 Empress Place	10	17	8	17	14	15	14	15	4	9	4	9
13 Philbeach Gardens	3	19	3	19	7	11	7	11	8	19	8	19
1-30 Falkland House	76	111	64	111	98	98	98	98	89	111	80	111
14 Empress Place	8	17	8	17	12	13	11	13	8	9	7	9
14 Philbeach Gardens	1	16	1	16	7	10	7	10	5	12	5	12
1-47 Beaufort Court	91	100	50	100	90	90	81	90	3	4	3	4
15 Eardley Crescent	8	14	8	14	12	13	12	13	9	13	9	13
15 Empress Place	10	17	8	17	14	16	14	16	4	8	4	8
15 Philbeach Gardens	2	23	2	23	8	11	8	11	6	22	6	22
1-50 Kelway House	96	156	96	156	83	84	83	84	31	84	31	84
16 Lillie Bridge Road (Ph)	11	11	11	11	6	6	6	6	5	5	5	5
16 Philbeach Gardens	3	22	3	22	6	11	6	11	5	16	5	16
17 Eardley Crescent	6	12	5	12	9	10	9	10	8	12	8	12
17 Empress Place	14	27	14	27	17	17	17	17	6	13	6	13
17 Lillie Bridge Road	26	43	26	43	10	10	10	10	0	6	0	6
17 Mornington Avenue	12	14	12	14	9	9	9	9	13	14	13	14
17 Philbeach Gardens	2	31	2	31	7	12	7	12	4	31	4	31
18 Philbeach Gardens	1	17	1	17	7	11	7	11	5	11	5	11
180 North End Road	4	5	4	5	2	2	2	2	0	0	0	0
183-185 North End Road	11	16	10	16	14	15	14	15	0	0	0	0
186 North End Road	4	5	4	5	3	3	3	3	0	0	0	0
188 North End Road	4	4	4	4	2	2	2	2	0	0	0	0
19 Eardley Crescent	4	14	4	14	9	12	9	12	5	11	5	11
1-9 Lillie Bridge Road	23	45	23	45	22	25	22	25	0	0	0	0
19 Lillie Bridge Road (Ph)	5	7	5	7	4	5	4	5	4	4	4	4
19 Mornington Avenue	11	18	11	18	11	14	11	14	12	17	12	17
19 Philbeach Gardens	2	26	2	26	8	11	8	11	6	26	6	26

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Property	Total No. of Windows that achieve VSC values >27% in Current Existing Baseline Conditions		Total No. of Windows that achieve VSC values >27% in Mirrored Baseline Conditions		Total no. of rooms that receive NSL in excess of 50% in Existing Baseline Conditions		Total no. of rooms that receive NSL in excess of 50% in Mirrored Baseline Conditions		Total No. of Windows that achieve 25% total APSH and 5% APSH between 21 September and 21 March in Existing Baseline Conditions		Total No. of Windows that achieve 25% total APSH and 5% APSH between 21 September and 21 March in Mirrored Baseline Conditions	
	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL
190 North End Road	8	8	8	8	4	4	4	4	4	4	4	4
192 North End Road	3	3	3	3	2	2	2	2	1	1	1	1
194 North End Road	6	6	6	6	2	2	2	2	0	0	0	0
196 North End Road	0	2	0	2	1	1	1	1	0	0	0	0
198 North End Road	5	5	5	5	3	3	3	3	0	0	0	0
2 Beaumont Crescent	7	23	7	23	11	14	11	14	0	1	0	1
2 Empress Place	3	16	3	16	12	13	12	13	0	7	0	7
2 Philbeach Gardens	3	20	3	20	10	11	10	11	8	13	8	13
20 Lillie Bridge Road	0	2	0	2	2	2	2	2	0	0	0	0
20 Philbeach Gardens	3	16	3	16	8	10	8	10	7	12	7	12
200 North End Road	6	7	6	7	4	4	4	4	0	0	0	0
202 North End Road	4	4	4	4	2	2	2	2	0	0	0	0
204 North End Road	4	4	4	4	2	2	2	2	0	0	0	0
205 North End Road	10	30	10	30	19	20	19	20	2	2	2	2
206 North End Road	8	8	8	8	2	2	2	2	0	0	0	0
208 North End Road	4	4	4	4	2	2	2	2	0	0	0	0
21 Eardley Crescent	5	15	4	15	6	10	6	10	8	15	8	15
21 Philbeach Gardens	4	23	4	23	8	11	8	11	8	23	8	23
21 To 30 Beaumont Crescent	32	61	32	61	37	37	37	37	1	5	1	5
210 North End Road	4	4	4	4	2	2	2	2	0	0	0	0
212 North End Road	4	4	4	4	2	2	2	2	0	0	0	0
21-35 Kensington Hall Gardens	20	64	11	64	41	49	35	49	6	14	5	14
21-35 Mornington Avenue	35	37	33	37	24	24	24	24	33	33	33	33
214 North End Road	4	4	4	4	2	2	2	2	0	0	0	0
216 North End Road	4	4	4	4	2	2	2	2	0	0	0	0
218 North End Road	4	4	4	4	2	2	2	2	0	0	0	0
22 Lillie Bridge Road	7	7	7	7	6	6	6	6	0	0	0	0
22 Mornington Avenue	12	23	12	23	8	9	8	9	21	23	21	23
22 Philbeach Gardens	2	14	2	14	7	10	7	10	6	14	6	14
220 North End Road	6	6	6	6	2	2	2	2	2	2	2	2
222 North End Road	2	4	2	4	2	2	2	2	0	0	0	0
224 North End Road	2	4	2	4	2	2	2	2	0	0	0	0
226 North End Road	2	4	2	4	2	2	2	2	0	0	0	0
228 North End Road	3	6	3	6	2	2	2	2	2	2	2	2
23 Eardley Crescent	3	14	3	14	5	10	5	10	5	14	5	14
23 Philbeach Gardens	10	26	10	26	10	11	10	11	15	20	15	20
230 North End Road	3	6	3	6	2	2	2	2	0	0	0	0
232 North End Road	2	4	2	4	2	2	2	2	0	0	0	0
234 North End Road	2	4	2	4	2	2	2	2	0	0	0	0
24 Lillie Bridge Road	4	4	4	4	4	4	4	4	0	0	0	0
24 Mornington Avenue	13	28	13	28	8	14	8	14	19	26	19	26
24 Philbeach Gardens	9	19	9	19	9	10	9	10	13	17	13	17
25 Eardley Crescent	5	13	5	13	6	9	6	9	5	13	5	13
25 Philbeach Gardens	9	18	7	18	11	11	11	11	15	18	15	18
26 Lillie Bridge Road	4	4	1	4	3	3	3	3	0	0	0	0
26 Mornington Avenue	4	8	4	8	8	8	8	8	0	0	0	0
26 Philbeach Gardens	6	14	5	14	9	10	9	10	10	14	10	14
26(1-5) Mornington Avenue	22	54	22	54	13	13	13	13	36	50	36	50
27 Eardley Crescent	1	14	1	14	5	10	5	10	3	12	3	12

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Property	Total No. of Windows that achieve VSC values >27% in Current Existing Baseline Conditions		Total No. of Windows that achieve VSC values >27% in Mirrored Baseline Conditions		Total no. of rooms that receive NSL in excess of 50% in Existing Baseline Conditions		Total no. of rooms that receive NSL in excess of 50% in Mirrored Baseline Conditions		Total No. of Windows that achieve 25% total APSH and 5% APSH between 21 September and 21 March in Existing Baseline Conditions		Total No. of Windows that achieve 25% total APSH and 5% APSH between 21 September and 21 March in Mirrored Baseline Conditions	
	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL
28 Lillie Bridge Road	5	16	3	16	11	12	11	12	0	2	0	2
28 Warwick Road	4	5	4	5	5	5	5	5	0	0	0	0
28-30 Mornington Avenue	4	31	4	31	22	27	22	27	11	20	11	20
28-30(6-16) Mornington Avenue	35	94	31	94	22	22	22	22	51	73	51	73
29 Eardley Crescent	1	21	1	21	5	10	5	10	3	21	3	21
29 Philbeach Gardens	14	21	9	21	11	12	11	12	15	20	15	20
29-31 Mornington Avenue (Derelict)	26	27	26	27	18	18	18	18	26	27	26	27
297 North End Road (Test Windows)	2	5	2	5	5	5	5	5	0	0	0	0
299 North End Road (Test Windows)	3	5	3	5	4	5	4	5	0	0	0	0
3 Eardley Crescent	19	23	10	23	9	9	9	9	14	20	8	20
3 Philbeach Gardens	4	18	4	18	10	13	10	13	9	18	9	18
30 Lillie Bridge Road	5	14	5	14	9	9	9	9	0	5	0	5
30 Warwick Road	20	33	20	33	12	13	12	13	22	30	22	30
301 North End Road (Test Windows)	3	5	3	5	5	5	5	5	0	0	0	0
303 North End Road (Test Windows)	3	4	3	4	4	4	4	4	0	0	0	0
30-31 Philbeach Gardens	21	36	9	36	19	20	18	20	27	32	26	32
305 North End Road (Test Windows)	2	2	2	2	2	2	2	2	0	0	0	0
307 North End Road (Test Windows)	3	4	3	4	4	4	4	4	0	0	0	0
309 North End Road (Test Windows)	1	2	1	2	2	2	2	2	0	0	0	0
31 Eardley Crescent	1	12	1	12	4	10	4	10	1	12	1	12
31 To 38 Beaumont Crescent	27	52	27	52	32	32	32	32	3	6	3	6
311 North End Road (Test Windows)	0	2	0	2	2	2	2	2	0	0	0	0
32 Lillie Bridge Road	3	10	3	10	9	10	9	10	0	0	0	0
32 Philbeach Gardens	20	29	13	29	12	13	10	13	16	21	9	21
32 Warwick Road	11	18	11	18	8	9	8	9	12	18	12	18
33-34 Philbeach Gardens	24	39	16	39	24	24	18	24	36	38	20	38
34 Lillie Bridge Road	1	11	1	11	7	8	7	8	0	2	0	2
34 Warwick Road	8	15	8	15	6	7	6	7	8	15	8	15
344-346 Old Brompton Road	3	11	2	11	7	7	7	7	2	6	1	6
348 Old Brompton Road	4	7	3	7	7	7	7	7	0	0	0	0
35 Philbeach Gardens	5	10	4	10	9	9	9	9	10	10	10	10
350 Old Brompton Road	4	5	3	5	5	5	5	5	0	0	0	0
36 Lillie Bridge Road	0	11	0	11	6	8	6	8	0	0	0	0
36 Philbeach Gardens	9	15	7	15	12	12	11	12	12	12	10	12
36 Warwick Road	8	15	8	15	6	7	6	7	10	12	10	12
36-45 Kensington Hall Gardens	13	49	13	49	24	33	24	33	2	8	2	8
37 Philbeach Gardens	15	21	9	21	12	12	10	12	17	21	11	21
38 Lillie Bridge Road	2	10	2	10	8	9	8	9	0	2	0	2
38 Philbeach Gardens	14	19	10	19	12	13	10	13	16	18	12	18
38 Warwick Road	9	19	9	19	8	9	8	9	8	12	8	12
39 Eardley Crescent	0	11	0	11	4	8	4	8	0	0	0	0
39 Philbeach Gardens	13	19	8	19	11	11	10	11	14	19	11	19
39 To 46 Beaumont Crescent	28	44	28	44	24	24	24	24	2	7	2	7
4 Beaumont Crescent	9	18	9	18	8	9	8	9	0	0	0	0
4 Empress Place	9	16	8	16	14	15	12	15	4	9	3	9
4 Lillie Bridge Road	6	7	5	7	7	7	7	7	0	0	0	0
4 Philbeach Gardens	4	27	4	27	10	13	10	13	11	16	11	16
40 Philbeach Gardens	11	16	9	16	10	10	10	10	13	14	9	14
40-42 Lillie Bridge Road	8	37	8	37	21	27	21	27	3	12	3	12

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	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL
41 Eardley Crescent	3	17	3	17	5	10	5	10	1	2	1	2
41 Philbeach Gardens	12	17	8	17	11	11	10	11	15	17	11	17
42 Philbeach Gardens	11	16	8	16	11	11	10	11	13	14	9	14
43 Eardley Crescent	0	14	0	14	6	9	6	9	0	0	0	0
43 Philbeach Gardens	10	16	6	16	11	11	11	11	14	16	9	16
44 Lillie Bridge Road	1	15	1	15	5	12	5	12	0	0	0	0
44 Philbeach Gardens	11	15	8	15	11	11	10	11	13	14	8	14
45 Eardley Crescent	1	16	1	16	4	11	4	11	1	3	1	3
45 Philbeach Gardens	12	17	6	17	10	10	9	10	14	17	10	17
46 Lillie Bridge Road	2	10	2	10	4	7	4	7	0	3	0	3
46 Philbeach Gardens	15	21	10	21	12	12	11	12	14	20	7	20
46-55 Kensington Hall Gardens	46	91	25	91	48	50	42	50	3	11	3	11
47 Eardley Crescent	0	11	0	11	6	9	6	9	0	0	0	0
47 Philbeach Gardens	13	17	9	17	11	11	10	11	15	17	9	17
47-54 Beaumont Crescent	30	51	29	51	32	33	32	33	4	4	4	4
48 Lillie Bridge Road	1	8	1	8	6	8	6	8	0	0	0	0
48 Philbeach Gardens	10	14	9	14	11	12	11	12	9	13	8	13
49 Eardley Crescent	2	17	2	17	2	12	2	12	0	1	0	1
49 Philbeach Gardens	13	22	9	22	11	12	11	12	14	22	8	22
5 Beaumont Crescent	0	4	0	4	1	4	1	4	0	0	0	0
5 Eardley Crescent	8	9	2	9	7	7	6	7	9	9	5	9
5 Philbeach Gardens	5	24	5	24	7	14	7	14	10	24	10	24
50 Eardley Crescent	7	11	7	11	8	10	8	10	1	1	1	1
50 Lillie Bridge Road	9	16	9	16	9	9	9	9	2	5	2	5
51 Eardley Crescent	4	21	4	21	9	12	9	12	2	4	2	4
51 Warwick Road	8	11	8	11	7	7	7	7	1	4	1	4
52 Eardley Crescent	6	12	6	12	9	10	9	10	0	0	0	0
52 Lillie Bridge Road	5	15	5	15	9	12	9	12	0	0	0	0
53 Eardley Crescent	4	21	4	21	8	12	8	12	4	6	4	6
53 Warwick Road (Test Windows)	6	15	6	15	15	15	15	15	15	15	15	15
54 Eardley Crescent	6	13	6	13	9	10	9	10	1	1	1	1
54 Lillie Bridge Road	4	15	4	15	9	11	9	11	0	4	0	4
55 Eardley Crescent	0	8	0	8	2	8	2	8	0	0	0	0
55-64, 65-69 W Kensington Mansions	63	112	63	112	63	63	63	63	6	11	6	11
55-66 Warwick Road	44	96	44	96	36	36	36	36	65	90	65	90
56 Eardley Crescent	6	12	6	12	9	10	9	10	0	0	0	0
56 Lillie Bridge Road	6	9	6	9	7	7	7	7	0	1	0	1
57 Eardley Crescent	0	11	0	11	2	9	2	9	0	1	0	1
57 Philbeach Gardens	12	18	9	18	11	13	11	13	1	3	1	3
58 Eardley Crescent	8	16	8	16	13	14	13	14	0	0	0	0
58 Lillie Bridge Road	7	9	7	9	6	6	6	6	0	0	0	0
58 Philbeach Gardens	15	18	10	18	11	11	11	11	0	0	0	0
59 Eardley Crescent	1	9	1	9	2	9	2	9	0	0	0	0
59 Philbeach Gardens	15	25	11	25	11	11	11	11	1	3	1	3
6 Beaumont Crescent	6	16	6	16	8	10	8	10	0	0	0	0
6 Empress Place	11	19	9	19	12	13	10	13	10	11	6	11
6 Lillie Bridge Road	7	7	7	7	6	6	6	6	0	0	0	0
6 Philbeach Gardens	2	13	2	13	8	11	8	11	7	11	7	11
60 Lillie Bridge Road	5	11	5	11	9	9	9	9	0	1	0	1

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	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL
60 Philbeach Gardens	18	27	11	27	8	10	8	10	1	1	1	1
61 Eardley Crescent	0	9	0	9	4	8	4	8	0	1	0	1
61 Philbeach Gardens	18	27	12	27	12	12	12	12	1	1	1	1
62 Lillie Bridge Road	17	26	17	26	19	19	19	19	6	6	6	6
62 Philbeach Gardens	20	23	14	23	9	9	8	9	0	0	0	0
63 Eardley Crescent	2	15	2	15	7	9	7	9	0	0	0	0
63 Philbeach Gardens	21	25	16	25	9	9	9	9	1	1	1	1
64 Lillie Bridge Road	6	10	6	10	9	9	9	9	0	0	0	0
64 Philbeach Gardens	11	16	8	16	7	7	7	7	0	0	0	0
65 Eardley Crescent	4	12	4	12	7	10	7	10	0	2	0	2
65 Philbeach Gardens	10	18	7	18	7	8	7	8	0	0	0	0
66 Lillie Bridge Road	9	12	9	12	10	10	10	10	0	0	0	0
66 Philbeach Gardens	14	21	11	21	10	10	10	10	1	1	1	1
67 Eardley Crescent	9	20	9	20	14	15	14	15	0	2	0	2
67 Philbeach Gardens	11	18	9	18	10	10	10	10	0	0	0	0
68 Lillie Bridge Road	9	9	9	9	9	9	9	9	0	0	0	0
68 Philbeach Gardens	12	18	10	18	8	8	8	8	0	0	0	0
69 Eardley Crescent	8	16	8	16	9	12	9	12	0	0	0	0
69 Philbeach Gardens	7	16	7	16	10	10	10	10	0	0	0	0
7 Beaumont Crescent	3	15	3	15	9	9	9	9	0	2	0	2
7 Brompton Villas	3	4	3	4	3	3	3	3	0	0	0	0
7 Eardley Crescent	7	14	4	14	10	10	9	10	12	14	8	14
7 Empress Place	10	14	10	14	12	13	12	13	5	8	5	8
7 Philbeach Gardens	3	16	3	16	7	10	7	10	7	16	7	16
70 Philbeach Gardens	2	11	2	11	6	6	6	6	0	0	0	0
71 Eardley Crescent	9	14	9	14	10	13	10	13	0	4	0	4
71 Philbeach Gardens	10	29	10	29	13	13	13	13	0	4	0	4
72 Philbeach Gardens	10	31	10	31	15	15	15	15	0	4	0	4
73 Eardley Crescent	7	15	7	15	9	9	9	9	0	2	0	2
73 Philbeach Gardens	10	28	10	28	14	15	14	15	0	4	0	4
74 Philbeach Gardens	10	28	10	28	14	14	14	14	3	6	3	6
75 Eardley Crescent	6	11	6	11	8	10	8	10	0	3	0	3
75 Longridge Road	20	39	20	39	20	20	20	20	15	24	15	24
75 Philbeach Gardens	10	24	10	24	14	15	14	15	2	6	2	6
76 Longridge Road	48	63	48	63	30	30	30	30	51	56	51	56
76 Philbeach Gardens	9	26	9	26	14	14	14	14	2	5	2	5
77 Philbeach Gardens	44	108	44	108	59	59	59	59	25	81	25	81
78 North End Road	12	12	12	12	3	3	3	3	0	0	0	0
8 Beaumont Crescent	4	13	4	13	6	7	6	7	0	0	0	0
8 Brompton Villas	3	4	3	4	3	3	3	3	0	0	0	0
8 Empress Place	10	15	9	15	12	13	11	13	7	8	4	8
8 Philbeach Gardens	1	19	1	19	5	10	5	10	6	15	6	15
80 North End Road (Test Windows)	9	9	9	9	6	6	6	6	0	0	0	0
82 North End Road	9	9	9	9	6	6	6	6	0	0	0	0
83 Philbeach Gardens	8	20	8	20	10	11	10	11	10	17	10	17
84 North End Road	9	9	9	9	6	6	6	6	0	0	0	0
84 Philbeach Gardens	8	27	8	27	11	12	11	12	12	22	12	22
84a Lillie Road (Test Windows)	4	8	4	8	7	7	7	7	0	0	0	0
84b Lillie Road (Test Windows)	1	6	1	6	4	6	4	6	0	0	0	0

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Property	Total No. of Windows that achieve VSC values >27% in Current Existing Baseline Conditions		Total No. of Windows that achieve VSC values >27% in Mirrored Baseline Conditions		Total no. of rooms that receive NSL in excess of 50% in Existing Baseline Conditions		Total no. of rooms that receive NSL in excess of 50% in Mirrored Baseline Conditions		Total No. of Windows that achieve 25% total APSH and 5% APSH between 21 September and 21 March in Existing Baseline Conditions		Total No. of Windows that achieve 25% total APSH and 5% APSH between 21 September and 21 March in Mirrored Baseline Conditions	
	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL	PASS	TOTAL
84c Lillie Road (Test Windows)	1	6	1	6	3	6	3	6	0	0	0	0
84d Lillie Road (Test Windows)	1	6	1	6	4	6	4	6	0	0	0	0
85 Philbeach Gardens	8	25	8	25	11	12	11	12	15	20	15	20
86 Lillie Road (Test Windows)	1	6	1	6	3	6	3	6	0	0	0	0
86 North End Road	9	9	9	9	6	6	6	6	0	0	0	0
86 Philbeach Gardens	9	26	9	26	9	11	9	11	13	23	13	23
86a Lillie Road (Test Windows)	3	4	3	4	2	2	2	2	0	0	0	0
86b Lillie Road (Test Windows)	2	4	2	4	2	2	2	2	0	0	0	0
86c Lillie Road (Test Windows)	2	4	2	4	2	2	2	2	0	0	0	0
86d Lillie Road (Test Windows)	0	2	0	2	2	2	2	2	0	0	0	0
88 North End Road	4	4	3	4	4	4	4	4	0	0	0	0
88 Philbeach Gardens	18	45	18	45	18	18	18	18	24	44	24	44
89 Philbeach Gardens	9	23	9	23	10	11	10	11	14	22	14	22
9 Brompton Villas	3	4	3	4	3	3	3	3	0	0	0	0
9 Eardley Crescent	6	16	5	16	11	12	9	12	6	15	4	15
9 Empress Place	10	17	9	17	13	14	13	14	4	8	4	8
9 Philbeach Gardens	4	27	4	27	7	12	7	12	10	27	10	27
90 North End Road	3	4	3	4	4	4	4	4	0	0	0	0
90 Philbeach Gardens	10	22	10	22	10	10	10	10	11	22	11	22
91 Philbeach Gardens	9	23	9	23	10	10	10	10	12	23	12	23
92 Philbeach Gardens	10	23	10	23	10	10	10	10	14	23	14	23
93 Philbeach Gardens	8	21	8	21	10	11	10	11	11	20	11	20
94 Philbeach Gardens	8	24	8	24	10	10	10	10	10	24	10	24
95 Philbeach Gardens	8	18	8	18	9	11	9	11	12	18	12	18
96 Philbeach Gardens	8	19	8	19	9	10	9	10	11	19	11	19
97 Philbeach Gardens	8	18	8	18	9	11	9	11	12	18	12	18
98 Philbeach Gardens	10	35	10	35	10	16	10	16	14	34	14	34
99 Philbeach Gardens	8	21	8	21	10	10	10	10	13	21	13	21
Block A, Peabody Estate	34	39	18	39	38	38	38	38	0	0	0	0
Block B, Peabody Estate	33	39	22	39	38	38	38	38	0	0	0	0
Block C, Peabody Estate	30	39	26	39	38	38	38	38	0	0	0	0
Famous 3 Kings Ph	11	16	6	16	13	13	8	13	5	5	5	5
Gloucester	4	8	4	8	4	5	4	5	5	8	5	8
Philbeach Hall	23	38	23	38	20	20	20	20	22	36	22	36
Prince Of Wales (Ph)	25	43	25	43	32	32	32	32	12	12	12	12
St Cuthberts Church	48	61	39	61	3	3	2	3	26	35	26	35
Tesco Supermarket	36	58	36	58	44	44	44	44	44	49	44	49
West Kensington Court	217	271	183	271	234	234	222	234	234	249	213	249
Total	3161	6258	2764	6258	3480	3859	3388	3859	2094	3297	1944	3297
	51%		44%		90%		88%		63%		59%	

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Table 9-2 – Summary of Existing Baseline Permanent Overshadowing Levels

Garden/Amenity Area Assessed	% of Area of Garden/Amenity Space in Permanent Shadow on 21 st March in Existing Baseline Conditions	Garden/Amenity Area Assessed	% of Area of Garden/Amenity Space in Permanent Shadow on 21 st March in Existing Baseline Conditions	Garden/Amenity Area Assessed	% of Area of Garden/Amenity Space in Permanent Shadow on 21 st March in Existing Baseline Conditions
70 Philbeach Gardens	8.99	17 Philbeach Gardens	65.68	11 Eardley Crescent	22.09
69 Philbeach Gardens	36.41	16 Philbeach Gardens	72.87	9 Eardley Crescent	9.98
68 Philbeach Gardens	55.66	15 Philbeach Gardens	55.16	7 Eardley Crescent	21.04
67 Philbeach Gardens	36.87	14 Philbeach Gardens	63.49	5 Eardley Crescent	19.77
66 Philbeach Gardens	35.44	13 Philbeach Gardens	62.03	3 Eardley Crescent	27.04
65 Philbeach Gardens	14.44	12 Philbeach Gardens	72.34	1a Eardley Crescent	20.26
64 Philbeach Gardens	28.53	11 Philbeach Gardens	43.08	Prince Of Wales Ph	67.7
63 Philbeach Gardens	22.55	10 Philbeach Gardens	0	7 Empress Place	55.46
62 Philbeach Gardens	34.57	9 Philbeach Gardens	51.68	9 Empress Place	82.78
61 Philbeach Gardens	23.17	8 Philbeach Gardens	22.29	11 Empress Place	82.92
60 Philbeach Gardens	5.85	7 Philbeach Gardens	10.94	13 Empress Place	61.93
57-59 Philbeach Gardens	8.84	6 Philbeach Gardens	11.96	15 Empress Place	60.44
49 Philbeach Gardens	9.2	5 Philbeach Gardens	25.74	17 Empress Place	77.13
48 Philbeach Gardens	7.68	4 Philbeach Gardens	2.64	14 Empress Place	21.76
47 Philbeach Gardens	5.57	3 Philbeach Gardens	1.71	12 Empress Place	15.31
46 Philbeach Gardens	5.54	2 Philbeach Gardens	6.33	10 Empress Place	10.74
45 Philbeach Gardens	58.44	1 Philbeach Gardens	31.6	8 Empress Place	15.89
44 Philbeach Gardens	5.02	75 Eardley Crescent	69.75	6 Empress Place	12.79
43 Philbeach Gardens	0	73 Eardley Crescent	90.4	4 Empress Place	17.34
42 Philbeach Gardens	4.98	69 Eardley Crescent	33.76	28 Lillie Bridge Road	15.83
41 Philbeach Gardens	4.77	67 Eardley Crescent	7.17	30 Lillie Bridge Road	29.64
40 Philbeach Gardens	3.84	65 Eardley Crescent	19.47	32 Lillie Bridge Road	38.32
39a Philbeach Gardens	4.75	63 Eardley Crescent	36.25	34 Lillie Bridge Road	23.71
39b Philbeach Gardens	6.51	61 Eardley Crescent	31.87	36 Lillie Bridge Road	41.91
38 Philbeach Gardens	3.57	59 Eardley Crescent	38.2	38 Lillie Bridge Road	45.63
37 Philbeach Gardens	6.15	57 Eardley Crescent	38.77	4 Lillie Bridge Road	11.47
36a Philbeach Gardens	6.74	55 Eardley Crescent	41.9	40-42 Lillie Bridge Road	30.51
36b Philbeach Gardens	0	51-53 Eardley Crescent	21.37	44 Lillie Bridge Road	16.65
35 Philbeach Gardens	0.15	49 Eardley Crescent	27.25	46 Lillie Bridge Road	22.74
34 Philbeach Gardens	10.9	47 Eardley Crescent	52.59	48 Lillie Bridge Road	20.98
33 Philbeach Gardens	8.1	45 Eardley Crescent	49.72	50 Lillie Bridge Road	20.13
32 Philbeach Gardens	0	41-43 Eardley Crescent	17.87	52 Lillie Bridge Road	25
30-31 Philbeach Gardens	11.9	39 Eardley Crescent	23.68	54 Lillie Bridge Road	20.72
29 Philbeach Gardens	13.61	37 Eardley Crescent	16.93	56 Lillie Bridge Road	19.45
27-28 Philbeach Gardens	13.99	33-35 Eardley Crescent	12.94	58 Lillie Bridge Road	13.93
26 Philbeach Gardens	14.43	31 Eardley Crescent	28.4	60 Lillie Bridge Road	22.95
25a Philbeach Gardens	87.56	29 Eardley Crescent	34.69	62 Lillie Bridge Road	67.53
25b Philbeach Gardens	22.29	27 Eardley Crescent	39.57	64 Lillie Bridge Road	13.63
24 Philbeach Gardens	22.72	25 Eardley Crescent	48.53	66 Lillie Bridge Road	16.56
23 Philbeach Gardens	26.3	23 Eardley Crescent	56.4	68-70 Lillie Bridge Road	2.67
22 Philbeach Gardens	21.11	21 Eardley Crescent	71.52		
21 Philbeach Gardens	38.89	19 Eardley Crescent	22.83		
20 Philbeach Gardens	64.44	17 Eardley Crescent	14.34		
19 Philbeach Gardens	53.75	15 Eardley Crescent	28.53		
18 Philbeach Gardens	61.69	13 Eardley Crescent	23.5		

Potential Impacts

Demolition and Construction

9.93 The level of impact in relation to the daylight and sunlight amenity and overshadowing for the surrounding properties will vary throughout the construction phase, depending on the level of obstruction caused. The impact will almost certainly be less than that of the completed development, given that the extent of permanent massing will increase throughout the construction phase, until the buildings are complete.

9.94 The potential impacts of the construction of the Earls Court Development Proposals will steadily increase in magnitude as the superstructure is built and then clad. Those impacts that are perceptible, as the superstructure and cladding progress, will be similar to those during the completion and occupation of the Earls Court Development Proposals as presented below. Hence, the completed development impact is considered a 'worst case'.

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Completed Earls Court Development Proposals

9.95 Full details of the VSC, NSL and APSH analysis are provided within ES Volume III: Appendix D (Annex 3) with a summary of the salient points provided below.

Daylight to Surrounding Properties

9.96 In order to be regarded as meeting the VSC criteria once the Earls Court Development Proposals have been constructed, a window should either:

- retain at least 27% VSC in absolute terms; or
- retain at least 80% of its existing VSC value.

9.97 The 6,258 windows which serve 3,859 rooms within the 292 properties have been assessed.

9.98 Construction of the Earls Court Development Proposals will result in VSC alterations, which are beyond those recommended by the BRE Guidance, to one or more of the windows serving 935 of the surrounding rooms. Detailed results are presented in ES Volume III: Appendix D (Annex 3), a summary of which is provided in Table 9-3.

9.99 The 935 affected rooms were assessed to establish whether, as a consequence of the alterations in VSC to one or more of their windows, the area of the room which can benefit from direct skylight at working plane height (NSL) would alter beyond the BRE recommended alteration levels. In order to be regarded as meeting the NSL criteria once the Earls Court Development Proposals have been constructed, a room must retain at least 80% of its existing NSL value.

9.100 The analysis results show that the construction of the Earls Court Development Proposals will result in 426 (11%) of the 3859 surrounding rooms experiencing alterations in both VSC and NSL which are beyond the levels detailed in the BRE Guidance. This suggests that the construction of the Earls Court Development Proposals may result in the occupants experiencing a noticeable change to their levels of daylight amenity.

9.101 Since the remaining 3,433 (89%) of rooms will not experience alterations in VSC and/or NSL which are beyond the BRE Guidance, the occupants are unlikely to notice a change to their levels of daylight amenity. The impact to these rooms is, therefore, considered to be **negligible**.

9.102 The number of rooms within each of the surrounding properties which will experience a negligible impact are highlighted green in Table 9-3.

9.103 The remaining 426 (11%) of affected rooms were assessed to establish whether, as a consequence of the alteration in both VSC and NSL, the affected room would retain sufficient levels of overall daylight amenity (ADF) to suit their particular usage.

9.104 Whilst the ADF assessment is one which is recommended for the assessment of the level of overall daylight amenity within new, rather than existing, residential accommodation, the results provide a valuable indication as to whether existing rooms will retain adequate levels of daylight amenity to suit their usage following the construction of the Earls Court Development Proposals.

9.105 Since we were unable to establish the exact usage of each of the surrounding rooms, we have assessed all 426 rooms as if they were principal habitable living rooms to ensure a robust assessment although, it is likely that some of these rooms will be bedrooms and would have a lower requirement for daylight.. The BRE and British Standards recommend that living rooms retain a minimum of 1.5% ADF.

9.106 The analysis shows that, following the construction of the Earls Court Development Proposals, 336 (9%) of the surrounding rooms will experience alterations in both VSC and NSL which are beyond the levels detailed in the BRE Guidance and that the rooms will also fall below the BRE and British Standards recommended ADF level for a principal habitable living room.

9.107 There are, however, 90 rooms which, despite experiencing alterations in VSC and NSL beyond the levels detailed in the BRE Guidance, will retain an ADF level of greater than 1.5%. The impact to these rooms is, therefore, considered to be **minor adverse**.

9.108 Of the 336 of remaining rooms, some rooms, due to their locations at the lower levels of the property and/or inherent architectural features, do not meet the minimum ADF standards in the baseline scenario.

9.109 These rooms have, therefore, been assessed to establish the extent of the reductions in their overall daylight amenity levels (ADF). Where, following the construction of the Earls Court Development Proposals, the reduction in ADF is less than 20% of the baseline value, which is the BRE Guideline extended to VSC and NSL comparisons, it is considered that the occupant is unlikely to notice a materially adverse reduction in their overall daylight amenity.

9.110 91 of the surrounding rooms with baseline ADF levels less than 1.5% will, despite experiencing alterations in VSC and NSL beyond the levels detailed in the BRE Guidance, retain ADF levels of at least 80% of their baseline value. The impact to these rooms is, therefore, considered to be **minor adverse**.

9.111 The number of rooms within each of the surrounding properties which will experience a minor adverse impact are highlighted yellow.

9.112 The property, and number of rooms within each property, that the remaining 245 of rooms are located have been assessed in more detail and given an impact assessment within the final column of Table 9-3.

9.113 The impact assessment of the remaining 245 rooms has been made in consideration of both the quantum of daylight amenity lost and retained by each room..

9.114 The overall assessment of the neighbouring residential properties shows that, following the construction of the Earls Court Development Proposals:

- **89%** (3433)of surrounding residential rooms will experience a **negligible** impact to their daylight amenity;
- **9%** (346) will experience a **minor adverse** impact;
- **1.8%** (72) will experience a **moderate adverse** impact and;
- **0.2%** (8)will experience a **major adverse** impact.

9.115 Considering the site's unique characteristics, which compromise the ability of some of the neighbouring buildings to satisfy the BRE Guidelines, this represents an excellent rate of compliance for a site in a dense urban environment and illustrates the sensitive nature in which the massing of the development plots has been located throughout the site.

9.116 Location of the rooms listed in Table 9-3 are illustrated in the window maps within ES Volume III: Appendix D (Annex 2).

9.117 The impacts primarily occur within the basement and ground floor rooms. In many instances, the rooms have baseline daylight conditions below the BRE Guidance. This is particularly relevant to basement level rooms, which, generally speaking, are significantly below guidance. As such, they are sensitive to any alteration in massing as small absolute changes in daylight are at times, disproportionately and somewhat misleadingly reflected as a high percentage alteration when, in reality, the quantum of light which is lost is relatively small. The room's low level locations and inherent architectural features therefore clearly compromise the ability of them to strictly adhere to the methodologies specified within the BRE Guidelines and therefore a sensible and pragmatic approach to the basement level rooms is required.

9.118 The same assessment has also been undertaken based up the impact of the Earls Court Development Proposals compared to the more realistic Mirror Baseline.

9.119 The overall assessment of the neighbouring residential buildings shows that following the construction of the Earls Court Development Proposals:

- **94%** of surrounding residential rooms will experience a **negligible** impact to their daylight amenity;
- **5%** will experience a **minor adverse** impact;
- **0.8%** will experience a **moderate adverse** impact and;
- **0.2%** will experience a **major adverse** impact.

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- 9.120 Full details and the summary of this assessment against the Mirror Baseline can be found within ES Volume III: Appendix D (Annex 3).
- 9.121 The location of the rooms which do not fall within the first four assessment stages and which are listed within the Table within ES Volume III: Appendix D (Annex 3) are illustrated in the window maps within ES Volume III: Appendix D (Annex 2).
- 9.122 This assessment demonstrates that the number of rooms exceeding the GRE Guidance in the Existing baseline only do so when assessed against the open site. When the impacted rooms are assessed against

the Mirrored Baseline, a large number of the affected properties would see a negligible impact or even improvements in daylight levels.

Table 9-3 – Summary of Daylight Impacts of the Earls Court Development Proposals (Maximum Parameters) to All Rooms within Surrounding Properties Compared to Existing Baseline

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16			
															Assessment of level of adverse impact in consideration of both the quantum of daylight amenity lost and retained			
Property	No of Rooms	No of rooms within which all windows retain at least 27% VSC or at least 80% of their baseline value	No of rooms not in column 3 which retain at least 80% of their baseline NSL value	No of rooms not in columns 3 & 4 which retain at least 1.5% ADF	No of rooms not in columns 3,4 & 5 which have baseline ADF levels < 1.5% of which they retain at least 80% of the baseline value	Room Refs for those Rooms not in columns 3,4,5 & 6	Baseline VSC	Proposed VSC	% Change in VSC	Baseline % of room which can benefit from direct skylight at working plane height (NSL)	Proposed % of room which can benefit from direct skylight at working plane height (NSL)	Baseline ADF	Proposed ADF	% Change in ADF	Negligible	Minor	Moderate	Major
1 Barons Court Rd	3	3																
1 Philbeach Gdns	29	28	1															
10 Beaumont Cres	8	8																
10 Empress Place	12	11	1															
10 Philbeach Gdns	11	11																
100 Philbeach Gdn	10	10																
101 Philbeach Gdn	11	11																
102 Philbeach Gdn	10	10																
103 Philbeach Gdn	10	10																
104 Philbeach Gdn	10	10																
105 Philbeach Gdn	10	10																
106 Philbeach Gdn	10	10																
107 Philbeach Gdn	9	9																
108 Philbeach Gdn	10	10																
109 Philbeach Gdn	10	10																
11 Empress Place	15	10	3	1	1													
11 May Street	8	8																
11 Philbeach Gdns	11	11																
110 Philbeach Gdn	10	10																
1-10 W K'ton Mns	20	20																
11-20 W K'ton Mns	37	37																
12 Beaumont Cres	8	8																
12 Philbeach Gdns	12	12																
121 Warwick Rd	10	8	2															
13 Philbeach Gdns	11	11																
14 Empress Place	13	11	1		1													
14 Philbeach Gdns	10	10																
1-47 Beaufort Ct	90	57	24	9														
15 Philbeach Gdns	11	11																
16 Lillie Bridge Rd	6	6																
16 Philbeach Gdns	11	11																
17 Lillie Bridge Rd	10	10																
17 Mornington Ave	9	8	1															
17 Philbeach Gdns	12	12																
18 Philbeach Gdns	11	11																
180 Nth End Rd	2		2															
183/5 Nth End Rd	15	15																
188 Nth End Rd	2			2														

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1 Property	2 No of Rooms	3 No of rooms within which all windows retain at least 27% VSC or at least 80% of their baseline value	4 No of rooms not in column 3 which retain at least 80% of their baseline NSL value	5 No of rooms not in columns 3 & 4 which retain at least 1.5% ADF	6 No of rooms not in columns 3,4 & 5 which have baseline ADF levels < 1.5% of which they retain at least 80% of the baseline value	7 Room Refs for those Rooms not in columns 3,4,5 & 6	8 Baseline VSC	9 Proposed VSC	10 % Change in VSC	11 Baseline % of room which can benefit from direct skylight at working plane height (NSL)	12 Proposed % of room which can benefit from direct skylight at working plane height (NSL)	13 Baseline ADF	14 Proposed ADF	15 % Change in ADF	16 Assessment of level of adverse impact in consideration of both the quantum of daylight amenity lost and retained			
															Negligible	Minor	Moderate	Major
19 Eardley Cres	12	10			2													
19 Lillie Bridge Rd	5	5																
19 Mornington Ave	14	13	1															
19 Philbeach Gdns	11	11																
190 Nth End Rd	4	2	2															
192 Nth End Rd	2		1		1													
194 Nth End Rd	2		1	1														
196 Nth End Rd	1				1													
198 Nth End Rd	3	1		1	1													
2 Beaumont Cres	14	14																
2 Empress Place	13	11	2															
2 Philbeach Gdns	11	11																
20 Lillie Bridge Rd	2	2																
20 Philbeach Gdns	10	10																
204 Nth End Rd	2	2																
205 Nth End Rd	20	20																
206 Nth End Rd	2	2																
208 Nth End Rd	2	2																
21 Philbeach Gdns	11	11																
210 Nth End Rd	2	1			1													
212 Nth End Rd	2	1			1													
214 Nth End Rd	2	2																
216 Nth End Rd	2	2																
218 Nth End Rd	2	2																
22 Lillie Bridge Rd	6	6																
22 Mornington Ave	9	9																
22 Philbeach Gdns	10	9	1															
220 Nth End Rd	2	2																
222 Nth End Rd	2	2																
224 Nth End Rd	2	2																
226 Nth End Rd	2	2																
228 Nth End Rd	2	2																
23 Philbeach Gdns	11	11																
230 Nth End Rd	2	2																
232 Nth End Rd	2	2																
234 Nth End Rd	2	2																
24 Lillie Bridge Rd	4	1			3													
24 Mornington Ave	14	14																
24 Philbeach Gdns	10	10																
25 Eardley Cres	9	9																
25 Philbeach Gdns	11	11																
26 Mornington Ave	8	8																
26 Philbeach Gdns	10	10																
26 Mornington Ave	13	4	9															
27 Eardley Cres	10	10																
28 Warwick Road	5	5																
28-30 M'ton Ave	27	22	4		1													
28-30(6-16)M'ton A	22	6	16															
29 Eardley Cres	10	10																

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1 Property	2 No of Rooms	3 No of rooms within which all windows retain at least 27% VSC or at least 80% of their baseline value	4 No of rooms not in column 3 which retain at least 80% of their baseline NSL value	5 No of rooms not in columns 3 & 4 which retain at least 1.5% ADF	6 No of rooms not in columns 3,4 & 5 which have baseline ADF levels < 1.5% of which they retain at least 80% of the baseline value	7 Room Refs for those Rooms not in columns 3,4,5 & 6	8 Baseline VSC	9 Proposed VSC	10 % Change in VSC	11 Baseline % of room which can benefit from direct skylight at working plane height (NSL)	12 Proposed % of room which can benefit from direct skylight at working plane height (NSL)	13 Baseline ADF	14 Proposed ADF	15 % Change in ADF	16 Assessment of level of adverse impact in consideration of both the quantum of daylight amenity lost and retained				
															Negligible	Minor	Moderate	Major	
297 North End Rd	5	5																	
299 North End Rd	5	5																	
3 Eardley Cres	9	4	5																
3 Philbeach Gdns	13	13																	
30 Lillie Bridge Rd	9	4	2	2	1														
30 Warwick Rd	13	13																	
301 North End Rd	5	5																	
303 North End Rd	4	4																	
30-31 Plbech Gdns	20	14	3	2	1														
305 North End Rd	2	2																	
307 North End Rd	4	4																	
309 North End Rd	2	2																	
31 Eardley Cres	10	10																	
31 -38 B'mt Cres	32	30		2															
311 North End Rd	2	2																	
32 Lillie Bridge Rd	10	5	4		1														
32 Warwick Rd	9	9																	
34 Lillie Bridge Rd	8	6			2														
34 Warwick Rd	7	7																	
344-346 Old B Rd	7	7																	
348 Old B Rd	7	7																	
35 Philbeach Grdns	9	6	3																
36 Philbeach Grdns	12	7	5																
36 Warwick Rd	7	6	1																
36-45 K'hall Gdns	33	33																	
38 Lillie Bridge Rd	9	7	2																
38 Philbeach Grdns	13	10	3																
38 Warwick Rd	9	9																	
39 Eardley Cres	8	8																	
39 Philbeach Grdns	11	6	5																
4 Beaumont Cres	9	9																	
4 Empress Place	15	11	1		3														
4 Philbeach Grdns	13	13																	
40 Philbeach Grdns	10	6	3	1															
40-42 Lil Bridge Rd	27	17	10																
41 Eardley Cres	10	10																	
43 Eardley Cres	9	9																	
44 Lillie Bridge Rd	12	10			2														
45 Eardley Cres	11	11																	
46 Lillie Bridge Rd	7	5	2																
47 Eardley Cres	9	9																	
48 Lillie Bridge Rd	8	6	1		1														
49 Eardley Cres	12	12																	
49 Philbeach Grdns	12	7	4		1														
5 Beaumont Cres	4	4																	
5 Philbeach Grdns	14	14																	
50 Eardley Cres	10	10																	
50 Lillie Bridge Rd	9	5	3		1														
51 Eardley Cres	12	12																	

9 Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

1 Property	2 No of Rooms	3 No of rooms within which all windows retain at least 27% VSC or at least 80% of their baseline value	4 No of rooms not in column 3 which retain at least 80% of their baseline NSL value	5 No of rooms not in columns 3 & 4 which retain at least 1.5% ADF	6 No of rooms not in columns 3,4 & 5 which have baseline ADF levels < 1.5% of which they retain at least 80% of the baseline value	7 Room Refs for those Rooms not in columns 3,4,5 & 6	8 Baseline VSC	9 Proposed VSC	10 % Change in VSC	11 Baseline % of room which can benefit from direct skylight at working plane height (NSL)	12 Proposed % of room which can benefit from direct skylight at working plane height (NSL)	13 Baseline ADF	14 Proposed ADF	15 % Change in ADF	16 Assessment of level of adverse impact in consideration of both the quantum of daylight amenity lost and retained				
															Negligible	Minor	Moderate	Major	
51 Warwick Rd	7	7																	
52 Eardley Cres	10	10																	
52 Lillie Bridge Rd	12	9	1	1	1														
53 Eardley Cres	12	12																	
53 Warwick Road	15	15																	
54 Eardley Cres	10	10																	
54 Lillie Bridge Rd	11	6	2	1	2														
55 Eardley Cres	8	8																	
55-64, 65-69 W Kensington Mans	63	63																	
55-66 Warwck Rd	36	36																	
56 Eardley Cres	10	10																	
56 Lillie Bridge Rd	7	3	3		1														
57 Eardley Cres	9	9																	
57 Phlbch Gdns	13	12	1																
58 Eardley Cres	14	14																	
58 Lillie Bridge Rd	6	1	5																
58 Phlbch Gdns	11	11																	
59 Eardley Cres	9	9																	
59 Phlbch Gdns	11	10	1																
6 Beaumont Cres	10	9	1																
6 Lillie Bridge Road	6	6																	
6 Phlbch Gdns	11	11																	
60 Phlbch Gdns	10	8	2																
61 Eardley Cres	8	8																	
61 Phlbch Gdns	12	8	4																
63 Eardley Cres	9	9																	
67 Phlbch Gdns	10	6	4																
68 Phlbch Gdns	8	7	1																
69 Eardley Cres	12	12																	
69 Phlbch Gdns	10	10																	
7 Beaumont Cres	9	9																	
7 Brompton Villas	3	3																	
7 Philbeach Grdns	10	10																	
70 Phlbch Gdns	6	6																	
71 Eardley Cres	13	13																	
71 Phlbch Gdns	13	13																	
72 Phlbch Gdns	15	15																	
73 Eardley Cres	9	9																	
73 Phlbch Gdns	15	15																	
74 Phlbch Gdns	14	14																	
75 Eardley Cres	10	10																	
75 Longridge Rd	20	20																	
75 Phlbch Gdns	15	15																	
76 Longridge Rd	30	29	1																
76 Phlbch Gdns	14	14																	
77 Phlbch Gdns, "Beach House"	59	59																	
78 North End Road	3	3																	

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Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

1 Property	2 No of Rooms	3 No of rooms within which all windows retain at least 27% VSC or at least 80% of their baseline value	4 No of rooms not in column 3 which retain at least 80% of their baseline NSL value	5 No of rooms not in columns 3 & 4 which retain at least 1.5% ADF	6 No of rooms not in columns 3,4 & 5 which have baseline ADF levels < 1.5% of which they retain at least 80% of the baseline value	7 Room Refs for those Rooms not in columns 3,4,5 & 6	8 Baseline VSC	9 Proposed VSC	10 % Change in VSC	11 Baseline % of room which can benefit from direct skylight at working plane height (NSL)	12 Proposed % of room which can benefit from direct skylight at working plane height (NSL)	13 Baseline ADF	14 Proposed ADF	15 % Change in ADF	16 Assessment of level of adverse impact in consideration of both the quantum of daylight amenity lost and retained			
															Negligible	Minor	Moderate	Major
8 Beaumont Cres	7	6	1															
8 Brompton Villas	3	3																
8 Philbeach Grdns	10	10																
80 North End Road	6	6																
82 North End Road	6	6																
83 Phlbch Gdns	11	11																
84 North End Road	6	6																
84 Phlbch Gdns	12	12																
84a Lillie Road	7	6	1															
84b Lillie Road	6	6																
84c Lillie Road	6	6																
84d Lillie Road	6	6																
85 Phlbch Gdns	12	12																
86 Lillie Road	6	6																
86 North End Road	6	6																
86 Phlbch Gdns	11	11																
86a Lillie Road	2	2																
86b Lillie Road	2	2																
86c Lillie Road	2	2																
86d Lillie Road	2	2																
88 North End Road	4	4																
88 Phlbch Gdns	18	18																
89 Phlbch Gdns	11	11																
9 Brompton Villas	3	3																
9 Philbeach Grdns	12	12																
90 North End Road	4	4																
90 Phlbch Gdns	10	10																
91 Phlbch Gdns	10	10																
92 Phlbch Gdns	10	10																
93 Phlbch Gdns	11	11																
94 Phlbch Gdns	10	10																
95 Phlbch Gdns	11	11																
96 Phlbch Gdns	10	10																
97 Phlbch Gdns	11	11																
98 Phlbch Gdns	16	16																
99 Phlbch Gdns	10	10																
Blk A, Peabody Est	38	30	7	1														
Blk B, Peabody Est	38	37	1															
Blk C, Peabody Est	38	38																
Gloucester	5	5																
Prince Of Wales PH	32	30	1		1													
St Cuthberts Church	3	2	1															
Tesco Supermarket (Flats Above)	44	44																
1 Eardley Cres	16	8	3			R1/3857	24.36	11.27	53.74%	65.10%	19.06%	1.191	0.653	45.17%				1
						R1/3867	7.7	4.82	37.40%	76.43%	23.13%	0.713	0.55	22.86%				1
						R2/3857	23.29	10.36	55.52%	72.29%	16.82%	0.844	0.463	45.14%				1
						R2/3858	32.88	15.35	53.32%	96.42%	36.94%	1.955	1.136	41.89%				1

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Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16			
															Assessment of level of adverse impact in consideration of both the quantum of daylight amenity lost and retained			
Property	No of Rooms	No of rooms within which all windows retain at least 27% VSC or at least 80% of their baseline value	No of rooms not in column 3 which retain at least 80% of their baseline NSL value	No of rooms not in columns 3 & 4 which retain at least 1.5% ADF	No of rooms not in columns 3,4 & 5 which have baseline ADF levels < 1.5% of which they retain at least 80% of the baseline value	Room Refs for those Rooms not in columns 3,4,5 & 6	Baseline VSC	Proposed VSC	% Change in VSC	Baseline % of room which can benefit from direct skylight at working plane height (NSL)	Proposed % of room which can benefit from direct skylight at working plane height (NSL)	Baseline ADF	Proposed ADF	% Change in ADF	Negligible	Minor	Moderate	Major
11 Eardley Cres	9	5	2		1	R2/3859	34.83	21.93	37.04%	95.18%	60.96%	1.514	1.072	29.19%		1		
						R2/3768	29.04	19.86	31.61%	95.25%	49.97%	1.221	0.93	23.83%			1	
1-10 K'hall Gdns	48	16	20	3	1	R1/1811	25.67	12.06	53.02%	98.43%	47.69%	1.083	0.592	45.34%			1	
							25.52	11.94	53.21%									
							9.56	1.01	89.44%	71.46%	45.60%	1.185	0.946	20.17%			1	
						R24/1800	9.99	8.69	13.01%									
							24.82	13.76	44.56%	97.49%	72.15%	1.285	0.889	30.82%			1	
						R25/1802	34.08	20.13	40.93%									
							34.33	20.07	41.54%	97.79%	69.34%	1.311	0.916	30.13%			1	
						R25/1803	32.06	19.29	39.83%									
							27.9	16.7	40.14%	80.11%	63.29%	0.468	0.33	29.49%			1	
						R26/1801	21.4	13.79	35.56%									
	32.72	14.86	54.58%	94.62%	26.36%	1.229	0.742	39.63%			1							
R27/1800	30.23	11.79	61.00%															
	34.58	17.14	50.43%	99.89%	27.57%	2.366	1.404	40.66%			1							
R28/1800	26.87	11.49	57.24%															
	26.87	11.49	57.24%	97.13%	30.84%	1.069	0.588	45.00%			1							
R28/1801	2.59	1.97	23.94%															
11-20 K'hall Gdns	55	29	11		8	R1/1799	2.59	1.97	23.94%	6.71%	4.65%	0.211	0.145	31.28%		1		
						R15/1802	36.22	25.49	29.62%	95.83%	54.30%	0.442	0.34	23.08%			1	
						R16/1801	34.68	23.63	31.86%	98.56%	62.84%	1.796	1.353	24.67%			1	
						R18/1800	28.27	20.26	28.33%	97.48%	70.97%	1.848	1.45	21.54%			1	
						R20/1800	9.31	4.49	51.77%	30.09%	7.52%	0.482	0.243	49.59%			1	
						R20/1801	11.07	6.54	40.92%	32.54%	16.40%	0.612	0.417	31.86%			1	
						R21/1800	5.22	3.59	31.23%	13.41%	7.94%	0.38	0.255	32.89%			1	
119 WARWICK Rd	10	5	4			R1/2080	9.1	5.24	42.42%	42.00%	21.26%	0.479	0.32	33.19%			1	
12 Empress Place	14	10	1	1	1	R1/4939	18.23	12.40	31.98%	88.19%	44.56%	1.087	0.866	20.33%		1		
							8.16	7.38	9.56%									
13 Eardley Cres	11	7	2		1	R3/3757	15.43	10.41	32.53%	86.84%	31.32%	1.114	0.876	21.36%			1	
13 Empress Place	15	10	2	1	1	R1/4321	34.69	25.75	25.77%	96.54%	75.03%	1.529	1.24	18.90%		1		
1-30 Falkland House	98	10	68	4		R10/1241	10.83	2.91	73.13%	99.46%	59.97%	1.561	0.748	52.08%			1	
						R10/1242	12.01	4.71	60.78%	99.46%	73.72%	1.784	1.054	40.92%			1	
						R11/1240	26.2	13.96	46.72%	97.99%	67.46%	1.631	1.08	33.78%			1	
						R14/1240	35.19	21.19	39.78%	95.65%	73.76%	1.519	1.028	32.32%			1	
						R15/1240	32.57	18.75	42.43%	94.05%	68.19%	1.668	1.123	32.67%			1	
						R15/1241	33.26	19.99	39.90%	94.14%	72.00%	1.684	1.165	30.82%			1	
						R16/1240	18.17	7.03	61.31%	97.01%	66.49%	1.298	0.664	48.84%			1	
						R16/1241	22.99	11.78	48.76%	96.36%	71.56%	1.576	1.022	35.15%			1	
						R17/1240	18.42	4.78	74.05%	97.38%	65.53%	1.312	0.399	69.59%			1	
						R17/1241	23.24	8.27	64.41%	96.59%	70.12%	1.603	0.758	52.71%			1	
						R3/1240	11.39	3.82	66.46%	96.96%	62.17%	0.99	0.413	58.28%			1	
						R3/1241	16.56	9.91	40.16%	96.16%	71.43%	1.298	0.904	30.35%			1	
						R4/1240	14.7	4.53	69.18%	93.78%	61.01%	1.172	0.516	55.97%			1	
						R4/1241	20.04	10.43	47.95%	95.08%	70.60%	1.47	0.956	34.97%			1	
						R6/1240	32.94	21.82	33.76%	95.73%	72.36%	1.448	1.072	25.97%			1	
						R9/1240	24.45	16.25	33.54%	97.80%	77.85%	1.587	1.217	23.31%			1	
15 Eardley Cres	13	8	1		3	R1/3788	29.7	22.39	24.61%	83.96%	46.92%	1.199	0.958	20.10%		1		
15 Empress Place 15 Empress Place 15 Empress Place	16 16 16	10	3		0 0	R1/4309	31.66	19.64	37.97%	88.10%	61.25%	1.041	0.653	37.27%			1	
							11.67	5.60	52.01%									
							33.87	21.84	35.52%	93.89%	67.85%	1.425	1.031	27.65%			1	
							33.87	21.84	35.52%	93.89%	67.85%	1.425	1.031	27.65%			1	
						R3/4209	18.8	12.18	35.21%	76.68%	29.41%	0.797	0.608	23.71%			1	

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Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

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															Assessment of level of adverse impact in consideration of both the quantum of daylight amenity lost and retained							
Property	No of Rooms	No of rooms within which all windows retain at least 27% VSC or at least 80% of their baseline value	No of rooms not in column 3 which retain at least 80% of their baseline NSL value	No of rooms not in columns 3 & 4 which retain at least 1.5% ADF	No of rooms not in columns 3,4 & 5 which have baseline ADF levels < 1.5% of which they retain at least 80% of the baseline value	Room Refs for those Rooms not in columns 3,4,5 & 6	Baseline VSC	Proposed VSC	% Change in VSC	Baseline % of room which can benefit from direct skylight at working plane height (NSL)	Proposed % of room which can benefit from direct skylight at working plane height (NSL)	Baseline ADF	Proposed ADF	% Change in ADF	Negligible	Minor	Moderate	Major				
1-50 Kelway House	84	53	23	1	1	R10/5142	25.95	18.43	28.98%	90.84%	58.34%	0.736	0.55	25.27%		1						
						R3/5141	12.91	8.44	34.62%	60.45%	47.96%	1.37	1.007	26.50%		1						
						R4/5141	17.45	11.47	34.27%	94.40%	71.98%	1.558	1.155	25.87%		1						
						R6/5141	19.25	12.71	33.97%	98.35%	76.25%	1.853	1.367	26.23%		1						
						R8/5141	21.93	14.93	31.92%													
17 Eardley Cres	10	6	1		2	R8/5142	19.95	12.73	36.19%	97.90%	68.85%	1.947	1.398	28.20%		1						
						R8/5142	24.51	18.03	26.44%	91.76%	65.49%	0.744	0.585	21.37%		1						
17 Empress Place	17	6	5	1	0	R1/3718	24.04	17.32	27.95%	61.86%	31.90%	0.917	0.722	21.26%		1						
						R3/4201	34.28	23.19	32.35%	98.63%	78.83%	1.745	1.324	24.13%		1						
						R3/4300	26.54	18.34	30.90%	82.73%	38.35%	0.731	0.566	22.57%		1						
						R3/4301	32.24	20.85	35.33%	96.33%	58.85%	1.586	1.151	27.43%		1						
						R4/4201	31.72	20.59	35.09%													
						R4/4301	34.65	24.65	28.86%	96.09%	75.36%	1.254	0.985	21.45%		1						
186 North End Road	3	0	0			R4/4301	33.31	21.93	34.16%	94.77%	72.51%	1.338	0.996	25.56%		1						
						R1/5111	29.98	23.15	22.78%	96.24%	62.15%	1.508	1.205	20.09%		1						
						R1/5112	30.14	23.18	23.09%	96.10%	74.58%	1.51	1.2	20.53%		1						
1-9 Lillie Bridge Rd	25	22	2			R1/5115	12.7	6.8	46.46%	76.62%	41.30%	0.163	0.102	37.42%			1					
200 Nrth End Rd	4	1		2		R2/4009	3.27	2.08	36.39%	44.60%	21.58%	0.302	0.172	43.05%			1					
202 Nrth End Rd	2	1				R2/5075	24.61	18.02	26.78%	88.66%	67.53%	0.608	0.463	23.85%		1						
21 Eardley Cres	10	6	1		1	R2/5071	29.09	23.30	19.90%	81.52%	45.43%	1.678	1.417	15.55%		1						
						R1/3657	17.55	13.09	25.41%	27.98%	13.43%	0.547	0.407	25.59%		1						
						R2/3657	14.15	10.84	23.39%	36.85%	19.18%	0.576	0.457	20.66%		1						
21-30 B'mnt Cres	37	30	1	1	2	R2/3657	10.34	8.13	21.37%													
						R1/1680	12.64	10.05	20.49%													
						R1/1681	17.55	13.09	25.41%	91.49%	39.83%	0.637	0.466	26.84%		1						
						R7/1680	32.14	23.27	27.60%	92.45%	44.44%	1.092	0.833	23.72%		1						
21-35 Kensington Hall Gardens	49	26	14		5	R2/1680	8.38	6.55	21.84%	97.71%	70.76%	1.605	1.443	10.09%		1						
						R5/1800	15.21	13.74	9.66%	94.46%	48.99%	1.302	1.021	21.58%		1						
						R6/1801	16.12	10.8	33.00%	94.46%	48.99%	1.302	1.021	21.58%		1						
						R7/1801	28.97	20.88	27.93%	93.78%	71.48%	1.468	1.173	20.10%		1						
						R8/1801	6.91	5.38	22.14%	93.78%	71.48%	1.468	1.173	20.10%		1						
21-35 M'ton Ave	24	3	17		1	R7/1801	31.64	23.07	27.09%	83.77%	46.49%	1.25	0.989	20.88%		1						
						R2/1190	31.11	22.96	26.20%	96.67%	76.31%	1.717	1.371	20.15%		1						
						R2/1191	28.15	17.28	38.61%	76.49%	32.27%	0.835	0.588	29.58%			1					
23 Eardley Cres	10	7			1	R2/1192	31.38	18.37	41.46%	79.05%	38.40%	0.959	0.65	32.22%			1					
						R1/3647	31.79	19.06	40.04%	81.30%	41.82%	0.989	0.685	30.74%			1					
						R1/3647	12.86	8.80	31.57%	21.31%	10.88%	0.928	0.516	44.40%			1					
26 Lillie Bridge Rd	3				2	R2/3647	15.07	10.65	29.33%													
						R2/4181	15.68	11.19	28.64%	15.15%	8.14%	0.413	0.265	35.84%			1					
28 Lillie Bridge Rd	12	3	5			R2/4181	28.17	20.65	26.70%	99.27%	64.00%	1.584	1.322	16.54%		1						
						R1/4610	30.21	21.36	29.29%	99.27%	64.00%	1.584	1.322	16.54%		1						
						R1/4611	4.21	0.67	84.09%	81.48%	25.83%	0.754	0.152	79.84%				1				
						R1/4611	26.06	15.89	39.03%	94.09%	74.84%	1.647	0.855	48.09%			1					
							14.34	2.79	80.54%													

9 Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16				
															Assessment of level of adverse impact in consideration of both the quantum of daylight amenity lost and retained				
Property	No of Rooms	No of rooms within which all windows retain at least 27% VSC or at least 80% of their baseline value	No of rooms not in column 3 which retain at least 80% of their baseline NSL value	No of rooms not in columns 3 & 4 which retain at least 1.5% ADF	No of rooms not in columns 3,4 & 5 which have baseline ADF levels < 1.5% of which they retain at least 80% of the baseline value	Room Refs for those Rooms not in columns 3,4,5 & 6	Baseline VSC	Proposed VSC	% Change in VSC	Baseline % of room which can benefit from direct skylight at working plane height (NSL)	Proposed % of room which can benefit from direct skylight at working plane height (NSL)	Baseline ADF	Proposed ADF	% Change in ADF	Negligible	Minor	Moderate	Major	
						R1/4612	27.60	18.59	32.64%	96.21%	73.30%	1.777	1.079	39.28%		1			
							17.63	4.94	71.98%										
						R2/4600	9.96	5.56	44.18%										
29 Philbeach Grdns	12	8	3			R1/2590	31.05	23.97	22.80%	98.44%	66.94%	1.319	1.037	21.38%		1			
								29.09	21.99										24.41%
								28.96	21.93										24.27%
								31.35	24.24										22.68%
								31.09	24.01										22.77%
29-31 M'ton Ave	18	2	15			R7/1091	31.06	21.75	29.97%	89.04%	68.83%	1.35	1.065	21.11%		1			
32 Philbeach Grdns	13	9	3			R1/2541	18.46	15.05	18.47%	99.00%	71.02%	1.728	1.424	17.59%		1			
								35.16	26.79										23.81%
								33.47	25.24										24.59%
								33.71	25.33										24.86%
33-34 Philbch Gdns	24	14	4		4	R2/2530	34.98	26.69	23.70%	98.80%	58.39%	1.778	1.375	22.67%		1			
								35.15	25.16										28.42%
								35.11	25.13										28.42%
								35.04	25.07										28.45%
								34.45	24.72										28.24%
						R3/2530	34.31	24.60	28.30%	98.99%	57.11%	1.835	1.424	22.40%		1			
								33.95	24.32										28.37%
								20.60	15.85										23.06%
350 Old B Rd	5	4				R4/2531	28.91	28.91	0.00%	91.57%	57.60%	1.068	0.992	7.12%		1			
36 Lillie Bridge Rd	8	5	1		1	R1/3928	21.38	13.57	36.53%	91.42%	72.73%	1.051	0.84	20.08%		1			
37 Philbeach Grdns	12	6	4			R1/4680	1.01	0.12	88.12%	91.48%	42.23%	0.777	0.342	55.98%			1		
								8.04	2.74										65.92%
								31.84	23.40										26.51%
39 To 46 Beaumont Crescent	24	7	1	6	3	R3/2489	35.26	26.09	26.01%	98.14%	64.57%	1.759	1.374	21.89%		1			
								29.79	22.42										24.74%
								29.90	22.29										25.45%
								32.62	24.57										24.68%
								32.72	24.46										25.24%
								30.10	22.05										26.74%
								30.12	21.94										27.16%
								32.87	24.22										26.32%
								32.90	24.11										26.72%
								28.32	20.07										29.13%
4 Lillie Bridge Road	7	2	1		2	R7/1701	31.05	22.36	27.99%	97.58%	63.08%	1.222	0.952	22.09%		1			
								31.05	22.36										27.99%
41 Philbeach Gardens	11	6	2	1		R7/1702	31.05	22.36	27.99%	97.58%	63.08%	1.222	0.952	22.09%		1			
								34.26	25.64										25.16%
								36.61	14.39										60.69%
								36.47	19.08										47.68%
								36.47	19.08										47.68%
42 Philbeach Grdns	11	6	3	1		R7/1703	15.70	11.13	29.11%	96.69%	52.08%	1.059	0.817	22.85%		1			
								20.18	13.11										35.03%
								37.27	24.98										32.98%
								35.60	23.56										33.82%
43 Philbeach Grdns	11	4	4	2		R2/2450	37.34	25.51	31.68%	99.37%	75.79%	1.857	1.308	29.56%		1			
								37.21	25.20										32.28%
44 Philbeach Grdns	11	4	3	1		R2/2439	16.96	11.62	31.49%	87.14%	48.79%	1.503	1.2	20.16%		1			
						R1/2439	18.74	12.24	34.69%	93.72%	52.19%	1.88	1.461	22.29%		1			
						R1/2429	28.08	18.13	35.43%	98.04%	75.33%	1.793	1.366	23.81%		1			

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Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16			
Property	No of Rooms	No of rooms within which all windows retain at least 27% VSC or at least 80% of their baseline value	No of rooms not in column 3 which retain at least 80% of their baseline NSL value	No of rooms not in columns 3 & 4 which retain at least 1.5% ADF	No of rooms not in columns 3,4 & 5 which have baseline ADF levels < 1.5% of which they retain at least 80% of the baseline value	Room Refs for those Rooms not in columns 3,4,5 & 6	Baseline VSC	Proposed VSC	% Change in VSC	Baseline % of room which can benefit from direct skylight at working plane height (NSL)	Proposed % of room which can benefit from direct skylight at working plane height (NSL)	Baseline ADF	Proposed ADF	% Change in ADF	Assessment of level of adverse impact in consideration of both the quantum of daylight amenity lost and retained			
															Negligible	Minor	Moderate	Major
							11.31	9.35	17.33%									
						R1/2430	37.46	23.73	36.65%	95.46%	53.74%	1.059	0.726	31.44%		1		
						R2/2409	19.26	12.04	37.49%	84.43%	34.10%	1.214	0.913	24.79%		1		
						R1/2409	18.57	11.9	35.92%	83.00%	33.40%	1.201	0.917	23.65%		1		
						R2/2399	19.42	12.13	37.54%	96.43%	72.18%	1.314	1.012	22.98%		1		
						30.40	18.04	40.66%										
						10.86	9.24	14.92%										
						R2/2400	37.34	23.89	36.02%	98.56%	61.20%	1.663	1.085	34.76%		1		
						35.89	22.34	37.75%										
						37.48	24.45	34.77%										
						37.36	23.77	36.38%										
						R1/2399	30.55	18.61	39.08%	96.67%	74.10%	1.241	0.934	24.74%		1		
						20.21	12.98	35.77%										
						12.35	10.52	14.82%										
						R1/2400	37.30	24.06	35.50%	99.18%	61.03%	1.583	1.02	35.57%		1		
						35.88	22.53	37.21%										
						37.44	24.55	34.43%										
						R2/2389	20.56	13.30	35.31%									
							17.75	11.97	32.56%	90.83%	45.38%	1.428	1.094	23.39%		1		
						R10/1820	19.03	15.50	18.55%									
							22.87	15.05	34.19%	78.32%	44.95%	1.69	1.423	15.80%		1		
						R12/1820	31.74	18.31	42.31%	97.67%	35.08%	1.365	0.919	32.67%			1	
						R12/1821	23.91	12.76	46.63%	97.67%	41.47%	1.139	0.713	37.40%			1	
						R13/1820	31.73	18.2	42.64%	97.19%	34.17%	1.385	0.937	32.35%			1	
						R13/1821	23.61	12.34	47.73%	97.19%	38.82%	1.145	0.715	37.55%			1	
						R15/1820	24.68	15.02	39.14%	94.35%	36.83%	1.192	0.867	27.27%			1	
						R15/1821	19.84	9.45	52.37%	94.80%	38.44%	1.033	0.62	39.98%			1	
						R1/2379	25.03	15.51	38.03%	95.44%	70.15%	1.58	1.251	20.82%		1		
						10.17	8.63	15.14%										
						R1/2389	19.05	12.65	33.60%	86.77%	43.51%	1.319	1.029	21.99%		1		
						R2/2380	34.40	23.71	31.08%	98.88%	68.19%	1.764	1.277	27.61%		1		
						34.95	22.81	34.74%										
						36.58	24.18	33.90%										
						R1/1710	22.92	17.97	21.60%									
							22.66	17.72	21.80%	91.87%	46.79%	1.603	1.319	17.72%		1		
						R1/1713	33.52	24.86	25.84%	98.73%	65.22%	1.869	1.473	21.19%		1		
						33.06	24.57	25.68%										
						R3/1710	21.87	17.36	20.62%	64.60%	41.30%	1.638	1.372	16.24%		1		
						R3/1711	26.12	19.33	26.00%	77.37%	47.20%	1.855	1.482	20.11%		1		
						R3/1713	32.37	24.02	25.80%	98.73%	55.12%	1.857	1.461	21.32%		1		
						R4/1711	26.44	19.91	24.70%	64.30%	42.61%	1.295	1.034	20.15%		1		
						R4/1712	29.63	22.05	25.58%	86.17%	48.66%	1.408	1.117	20.67%		1		
						R4/1713	32.53	24.19	25.64%	98.27%	48.49%	1.297	1.022	21.20%		1		
						R5/1712	29.46	21.92	25.59%	87.54%	53.13%	1.609	1.289	19.89%		1		
						R5/1713	32.38	24.01	25.85%	97.93%	53.54%	1.463	1.156	20.98%		1		
						R8/1711	26.54	19.77	25.51%	79.62%	43.33%	1.746	1.402	19.70%		1		
						R8/1713	32.54	23.91	26.52%	97.73%	49.19%	1.823	1.426	21.78%		1		
						R9/1710	20.75	15.93	23.23%	98.90%	61.13%	1.359	1.067	21.49%		1		
						24.53	18.82	23.28%										

9 Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16			
															Assessment of level of adverse impact in consideration of both the quantum of daylight amenity lost and retained			
Property	No of Rooms	No of rooms within which all windows retain at least 27% VSC or at least 80% of their baseline value	No of rooms not in column 3 which retain at least 80% of their baseline NSL value	No of rooms not in columns 3 & 4 which retain at least 1.5% ADF	No of rooms not in columns 3,4 & 5 which have baseline ADF levels < 1.5% of which they retain at least 80% of the baseline value	Room Refs for those Rooms not in columns 3,4,5 & 6	Baseline VSC	Proposed VSC	% Change in VSC	Baseline % of room which can benefit from direct skylight at working plane height (NSL)	Proposed % of room which can benefit from direct skylight at working plane height (NSL)	Baseline ADF	Proposed ADF	% Change in ADF	Negligible	Minor	Moderate	Major
							19.57	13.79	29.54%									
						R9/1711	27.62	20.24	26.72%	90.60%	49.62%	1.264	1.002	20.73%		1		
						R9/1712	30.59	22.31	27.07%	96.22%	54.74%	1.364	1.07	21.55%		1		
						R9/1713	33.24	24.33	26.81%	96.98%	55.16%	1.263	0.983	22.17%		1		
48 Philbeach Grdns	12	7	4			R1/2381	36.64	26.52	27.62%	97.64%	76.21%	1.845	1.424	22.82%		1		
							36.75	26.55	27.76%									
5 Eardley Cre	7	3	2	1		R3/3807	23.15	15.44	33.30%	92.87%	36.27%	1.089	0.833	23.51%			1	
6 Empress Place	13	9	2			R1/4970	25.19	18.22	27.67%	97.55%	47.64%	1.057	0.844	20.15%		1		
6 Empress Place	13	9	2	0	0	R2/4970	27.51	19.5	29.12%	98.22%	48.80%	1.127	0.886	21.38%		1		
60 Lillie Bridge Rd	9		6		2	R1/4850	16.9	11.84	29.94%	80.26%	53.85%	1.116	0.891	20.16%		1		
62 Lillie Bridge Rd	19	6	7		5	R1/4881	29.45	22.32	24.21%	88.01%	47.82%	0.259	0.173	33.20%		1		
							12.19	5.86	51.93%									
62 Philbeach Gardens	9	5	3			R1/2170	11.58	5.42	53.20%	86.53%	66.54%	0.768	0.512	33.33%		1		
							13.24	7.50	43.35%									
63 Philbeach Gardens	9	4	3			R1/2161	32.46	23.13	28.74%	96.83%	47.15%	1.126	0.858	23.80%		1		
							15.11	8.82	41.63%									
63 Philbeach Gardens	9					R2/2160	16.32	9.94	39.09%	96.27%	67.01%	0.978	0.751	23.21%		1		
							18.00	12.42	31.00%									
64 Lillie Bridge Rd	9		1		3	R1/4880	23.75	16.65	29.89%	96.34%	48.99%	1.723	1.351	21.59%		1		
							25.72	18.38	28.54%									
						R1/4883	29.02	21.29	26.64%	90.83%	65.27%	1.671	1.339	19.87%		1		
						R2/4895	9.74	6.68	31.42%	75.70%	43.60%	0.267	0.177	33.71%		1		
						R3/4871	28.78	21.17	26.44%	93.75%	49.53%	1.095	0.866	20.91%		1		
						R3/4872	29.88	22.29	25.40%	96.59%	63.33%	1.133	0.904	20.21%		1		
64 Philbeach Gardens	7	2	3	1		R1/2151	30.17	22.18	26.48%	98.43%	61.85%	1.66	1.204	27.47%		1		
							28.41	20.47	27.95%									
							26.27	19.86	24.40%									
65 Eardley Cres	10	9				R1/3161	18.34	14.38	21.59%	54.54%	30.03%	1.529	1.303	14.78%		1		
65 Philbeach Gardens	8	1	4	2		R1/2140	11.17	8.76	21.58%	74.10%	44.08%	0.865	0.659	23.82%		1		
							11.22	7.31	34.85%									
66 Lillie Bridge Road	10		1		2	R1/4901	27.59	19.70	28.60%	96.65%	57.25%	1.432	1.111	22.42%		1		
							27.10	18.95	30.07%									
						R1/4902	30.4	22.02	27.57%	95.78%	65.04%	1.282	1.009	21.29%		1		
						R1/4910	26.5	18.46	30.34%	95.04%	48.96%	1.354	1.05	22.45%		1		
						R1/4911	29.59	20.88	29.44%	97.13%	69.18%	1.894	1.484	21.65%		1		
						R2/4910	27.95	19.21	31.27%	92.86%	44.30%	1.351	1.029	23.83%		1		
						R2/4911	29.72	20.74	30.22%	95.00%	66.36%	1.885	1.468	22.12%		1		
						R2/4913	28.16	19.74	29.90%	94.72%	75.53%	1.344	1.025	23.74%		1		
66 Philbch Grdns	10	4	3	1	1	R1/2132	32.4	25.9	20.06%	97.43%	63.92%	1.721	1.442	16.21%		1		
67 Eardley Cres	15	12			2	R3/3131	22.78	17	25.37%	78.67%	26.30%	0.923	0.735	20.37%		1		
							30.95	21.65	30.05%	98.31%	75.96%	1.914	1.484	22.47%		1		
68 Lillie Bridge Rd	9	1		5		R3/4913	28.42	19.59	31.07%	98.31%	70.52%	1.366	1.031	24.52%		1		
						R4/4913	28.76	19.56	31.99%	96.77%	63.51%	1.54	1.151	25.26%		1		
							31.39	18.80	40.11%									
7 Eardley Crescent	10	4	3			R1/3808	31.32	18.76	40.10%	95.93%	49.64%	1.461	1.122	23.20%		1		
							16.89	13.24	21.61%									
						R1/3809	34.31	26.19	23.67%	96.45%	74.46%	1.662	1.341	19.31%		1		
						R2/3807	17.4	11.1	36.21%	84.36%	30.50%	0.916	0.695	24.13%		1		
7 Empress Place	13	9	3			R1/4375	31.98	23.92	25.20%	96.87%	71.09%	1.22	0.961	21.23%		1		

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Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

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8 Empress Place	13	9	2		1	R1/4965	28.37	19.79	30.24%	98.07%	47.91%	1.288	0.994	22.83%		1																	
9 Eardley Crescent	12	7	2			R1/3737	17.67	12.11	31.47%	95.79%	37.58%	1.449	1.108	23.53%																			
							18.65	13.20	29.22%																								
							26.20	17.83	31.95%																								
							22.35	16.29	27.11%																								
						R1/3797	18.77	11.99	36.12%	86.53%	30.12%	0.713	0.553	22.44%																			
							11.80	8.10	31.36%																								
9 Empress Place	14	8	4			R2/3737	19.26	12.99	32.55%	57.14%	18.57%	0.5	0.355	29.00%				1															
							26.02	19.68	24.37%																								
Famous 3 Kings Ph	13	5	1			R1/1302	15.28	1.76	88.48%	89.37%	23.15%	0.846	0.235	72.22%				1															
						R1/1303	32.47	15.81	51.31%	99.03%	47.74%	1.765	1.023	42.04%				1															
						R1/1311	36.01	5.06	85.95%	97.19%	75.41%	1.708	1	41.45%																			
							21.91	16.12	26.43%																								
						R2/1301	19.86	4.1	79.36%	89.93%	25.45%	0.891	0.334	62.51%				1															
						R3/1303	22.65	9.71	57.13%	94.05%	5.73%	0.19	0	100.00%					1														
						R4/1301	34.29	15.32	55.32%	96.92%	25.34%	1.119	0.55	50.85%						1													
						R5/1302	35.31	16.17	54.21%	96.92%	25.23%	1.146	0.59	48.52%							1												
						Philbeach Hall	20	4	12			R1/2281	37.68	14.87	60.54%	97.65%	55.21%	2.234	1.137	49.10%				1									
												R1/2290	37.02	15.86	57.16%	95.83%	72.57%	1.844	1.1	40.35%													
37.05	17.59	52.52%																															
R1/2320	10.77	4.02	62.67%	52.49%	19.31%							0.757	0.368	51.39%																			
	5.46	2.25	58.79%																														
						R2/2321	35.86	21.25	40.74%	90.95%	62.75%	1.947	1.309	32.77%																			
							11.21	5.23	53.35%																								
West Kensington Court	234	135	29				5.87	2.96	49.57%	98.93%	67.68%	2.208	1.363	38.27%																			
							11.21	5.23	53.35%																								
							R1/1270	31.68	17.24										45.58%	98.43%	47.07%	2.091	1.152	44.91%				1					
							R10/1270	25.32	10.96										56.71%	98.69%	44.27%	2.123	1.248	41.22%				1					
							R10/1271	26.2	12.52										52.21%	98.25%	48.21%	1.483	0.959	35.33%									
								27.71	14.64										47.17%														
							R10/1272	25.61	13.45										47.48%	98.95%	53.37%	1.467	1.009	31.22%									
								28.27	16.41										41.95%														
							R10/1273	26.06	15.06										42.21%	99.04%	63.08%	1.503	1.099	26.88%									
								29.16	18.63										36.11%														
							R10/1274	26.76	17.04										36.32%	99.48%	72.00%	1.506	1.173	22.11%									
								30.87	21.77										29.48%														
							R10/1275	28.26	19.91										29.55%	97.41%	38.25%	1.483	0.808	45.52%					1				
							R11/1270	19.46	8.12										58.27%	93.97%	18.56%	0.822	0.481	41.48%					1				
							R11/1271	19.76	9.15										53.69%	93.97%	22.48%	0.829	0.521	37.15%					1				
							R11/1272	20.04	10.26										48.80%	94.29%	26.58%	0.82	0.552	32.68%					1				
							R11/1273	20.34	11.49										43.51%	94.06%	34.78%	0.841	0.605	28.06%					1				
							R11/1274	20.74	12.94										37.61%	94.61%	44.68%	0.833	0.642	22.93%					1				
							R11/1275	21.53	14.86										30.98%	65.59%	3.31%	0.284	0.001	99.65%						1			
							R12/1270	3.82	0.01										99.74%	99.05%	79.00%	1.372	1.076	21.57%					1				
R14/1281	35.63	26.35	26.05%	98.86%	41.19%	1.686	0.995	40.98%					1																				
R16/1270	36.12	18.53	48.70%	99.57%	38.78%	1.662	1.03	38.03%					1																				
R16/1271	36.4	19.87	45.41%																														

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16			
Property	No of Rooms	No of rooms within which all windows retain at least 27% VSC or at least 80% of their baseline value	No of rooms not in column 3 which retain at least 80% of their baseline NSL value	No of rooms not in columns 3 & 4 which retain at least 1.5% ADF	No of rooms not in columns 3,4 & 5 which have baseline ADF levels < 1.5% of which they retain at least 80% of the baseline value	Room Refs for those Rooms not in columns 3,4,5 & 6	Baseline VSC	Proposed VSC	% Change in VSC	Baseline % of room which can benefit from direct skylight at working plane height (NSL)	Proposed % of room which can benefit from direct skylight at working plane height (NSL)	Baseline ADF	Proposed ADF	% Change in ADF	Assessment of level of adverse impact in consideration of both the quantum of daylight amenity lost and retained			
															Negligible	Minor	Moderate	Major
						R16/1272	36.89	21.5	41.72%	99.57%	44.03%	1.684	1.095	34.98%		1		
						R16/1273	37.34	23.24	37.76%	99.57%	48.44%	1.655	1.13	31.72%		1		
						R16/1274	37.74	25.09	33.52%	99.57%	56.53%	1.672	1.198	28.35%		1		
						R17/1270	36.07	18.84	47.77%	98.86%	40.91%	1.685	1.009	40.12%			1	
						R17/1271	36.32	20.14	44.55%	99.57%	38.78%	1.661	1.044	37.15%			1	
						R17/1272	36.81	21.76	40.89%	99.57%	43.89%	1.684	1.108	34.20%		1		
						R17/1273	37.27	23.49	36.97%	99.57%	48.15%	1.655	1.141	31.06%		1		
						R17/1274	37.68	25.31	32.83%	99.57%	55.82%	1.672	1.208	27.75%		1		
						R17/1281	36.14	24.06	33.43%	98.96%	71.55%	1.874	1.339	28.55%		1		
						R17/1282	37.1	25.97	30.00%	98.96%	72.91%	1.921	1.423	25.92%		1		
						R2/1270	34.69	19.33	44.28%	98.48%	31.13%	1.554	0.972	37.45%		1		
						R2/1271	36	21.49	40.31%	99.17%	31.68%	1.589	1.043	34.36%		1		
						R2/1272	36.88	23.36	36.66%	99.45%	34.57%	1.607	1.105	31.24%		1		
						R2/1273	37.66	25.34	32.71%	99.17%	37.60%	1.597	1.151	27.93%		1		
						R3/1270	34.96	19.24	44.97%	99.01%	37.59%	1.58	0.974	38.35%		1		
						R3/1271	36.1	21.23	41.19%	99.57%	38.30%	1.615	1.046	35.23%		1		
						R3/1272	36.93	23.09	37.48%	99.57%	40.28%	1.632	1.109	32.05%		1		
						R3/1273	37.69	25.08	33.46%	99.57%	42.84%	1.621	1.156	28.69%		1		
						R4/1270	34.83	18.87	45.82%	98.81%	29.23%	1.64	0.987	39.82%			1	
						R4/1271	36.27	20.7	42.93%	99.38%	51.62%	2.151	1.357	36.91%		1		
						R4/1272	37.05	22.56	39.11%	99.38%	53.24%	2.174	1.441	33.72%		1		
						R5/1270	30.14	15.09	49.93%	99.20%	39.50%	1.003	0.492	50.95%			1	
							24.53	7.66	68.77%									
						R5/1280	23.62	11.23	52.46%	95.51%	60.11%	0.397	0.213	46.35%		1		
						R6/1270	35.49	18.07	49.08%	99.02%	39.86%	2.389	1.377	42.36%			1	
						R6/1271	36.47	20	45.16%	99.70%	40.24%	2.447	1.493	38.99%		1		
						R6/1280	20.33	7.55	62.86%									
							20.40	7.80	61.76%	100.00%	70.45%	1.989	1.065	46.46%			1	
							5.38	0.63	88.29%									
						R7/1270	35.7	17.75	50.28%	98.66%	36.98%	2.44	1.376	43.61%		1		
						R7/1271	36.54	19.56	46.47%	99.33%	36.72%	2.487	1.488	40.17%		1		
						R7/1280	23.91	10.12	57.67%	95.74%	24.73%	0.39	0.178	54.36%				1
						R8/1270	32.09	14.79	53.91%	96.81%	45.05%	1.978	1.1	44.39%			1	
						R8/1271	32.64	16.38	49.82%	97.58%	43.85%	1.997	1.18	40.91%			1	
						R8/1272	33.22	18.13	45.42%	97.69%	49.45%	2.015	1.262	37.37%			1	
						R8/1273	33.93	20.15	40.61%	98.24%	54.18%	2.031	1.349	33.58%		1		
						R8/1274	34.88	22.58	35.26%	98.13%	62.53%	2.068	1.457	29.55%		1		
						R9/1270	21.06	4.7	77.68%	93.67%	18.31%	0.446	0.107	76.01%				1
						R9/1271	30.04	14.51	51.70%	98.98%	41.02%	1.949	1.138	41.61%			1	
						R9/1272	30.57	16.18	47.07%	99.10%	46.21%	1.966	1.223	37.79%			1	
						R9/1273	31.24	18.12	42.00%	99.89%	52.20%	1.982	1.312	33.80%		1		
						R9/1274	32.24	20.54	36.29%	99.10%	60.45%	2.014	1.42	29.49%		1		
Total	3859	2924	509	90	91											165	72	8

Sunlight to Surrounding Properties

9.123 The BRE Guidelines suggest that in order to be regarded as meeting APSH criteria once the proposed development has been constructed, a window should either:

- retain at least 25% total APSH with 5% in the winter months in absolute terms; or
- retain at least 80% of its existing total and winter APSH values.

9.124 The BRE Guidelines suggest that if the above criteria are not met, then occupants of the existing building may notice the reduction in the amount of sunlight.

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- 9.125 There are 3,297 windows serving 197 properties which are material for consideration in sunlight terms since they are orientated to within 90 degrees of due south.
- 9.126 Full details of the sunlight analysis of all of these windows are provided within ES Volume III: Appendix D (Annex 3).
- 9.127 A summary of the APSH results for the surrounding properties for the Earls Court Development Proposals compared to the baseline scenario is presented in Table 9-4.
- 9.128 The location of the windows which do not meet the BRE Guidelines and which are listed in Table 9-4 are illustrated in the window maps within ES Volume III: Appendix D (Annex 2).
- 9.129 The assessment results for the neighbouring residential buildings show that following the construction of the Earls Court Development Proposals that, in terms of total APSH:
- 88% of windows will experience a **negligible** impact;
 - 7% will experience a **minor adverse** impact;
 - 4% will experience a **moderate adverse** impact and;
 - 1% will experience a **major adverse** impact.
- 9.130 In terms of winter sunlight impacts, the construction of the Earls Court Development Proposals will result in:
- 82% of windows experiencing a **negligible** impact;
 - 5% experiencing a **minor adverse** impact;
 - 5% experiencing a **moderate adverse** impact and;
 - 8% experiencing a **major adverse** impact.
- 9.131 The level of compliance noted in this assessment is considered to be very good, particularly when the unique characteristics of the site and the urban context in which it is located are taken into account and where

breaches of the BRE Guidance do occur, these primarily relate to winter sunlight as opposed to total sunlight which is common when developing sites in central London locations.

- 9.132 As was the case for daylight, the ability of all of the windows to strictly adhere to the sunlight criteria, which is predicated upon a low rise suburban model, is challenged not only by the fact that there are a number of properties which look out over a largely unobstructed landscape, but also the fact that the Victorian buildings surrounding the site are characterised with low level windows serving habitable accommodation. A sensible and pragmatic interpretation of the BRE Guidance is therefore required, particularly in relation to winter sunlight when the sun's low altitude (15.60 in mid winter and 39.40 in the spring equinox) dictates that even modest obstructions prevent the access of direct sunlight to reach the window face which is a common issue when developing sites in urban locations.
- 9.133 The same assessment has also been undertaken based on the impact of the Earls Court Development Proposals compared to the more realistic Mirror Baseline. The assessment results show that following the construction of the Earls Court Development Proposals that, in terms of total APSH:
- 91% of windows will experience a **negligible** impact;
 - 5% will experience a **minor adverse** impact;
 - 3% will experience a **moderate adverse** impact and;
 - 1% will experience a **major adverse** impact.
- 9.134 In terms of winter sunlight impacts, the construction of the Earls Court Development Proposals will result in:
- 87% of windows experiencing a **negligible** impact;
 - 5% experiencing a **minor adverse** impact;
 - 3% experiencing a **moderate adverse** impact and;
 - 5% experiencing a **major adverse** impact.
- 9.135 Full details and the summary of this assessment can be found within ES Volume III: Appendix D (Annex 3).

Table 9-4 - Summary of APSH Impacts to Properties within which One or More Windows do not meet BRE Guidance following the Construction of the Earls Court Development Proposals (Maximum Parameters)

Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major	
31 To 38 Beaumont Crescent	6	6																
39 To 46 Beaumont Crescent	7	7																
47-54 Beaumont Crescent	4	4																
11-12, 14-20 West Kensington Mansions	8	8																
1-10 West Kensington Mansions	5	5																

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Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major	
55-64, 65-69 West Kensington Mansions	11	11																
205 North End Road	2	2																
46-55 Kensington Hall Gardens	11	11																
36-45 Kensington Hall Gardens	8	8																
Famous 3 Kings Ph	5	5																
Gloucester	8	8																
Tesco Supermarket (Flats Above)	49	49																
121 Warwick Road	10	10																
75 Longridge Road	24	24																
66 Philbeach Gardens	1	1																
63 Philbeach Gardens	1	1																
61 Philbeach Gardens	1	1																
60 Philbeach Gardens	1	1																
59 Philbeach Gardens	3	3																
57 Philbeach Gardens	3	3																
35 Philbeach Gardens	10	10																
16 Philbeach Gardens	16	16																
14 Philbeach Gardens	12	12																
12 Philbeach Gardens	18	18																
11 Philbeach Gardens	14	14																
10 Philbeach Gardens	11	11																
9 Philbeach Gardens	27	27																
53 Warwick Road	15	15																
110 Philbeach Gardens	17	17																
109 Philbeach Gardens	21	21																

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Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major	
108 Philbeach Gardens	19	19																
107 Philbeach Gardens	19	19																
106 Philbeach Gardens	19	19																
105 Philbeach Gardens	21	21																
104 Philbeach Gardens	19	19																
103 Philbeach Gardens	21	21																
102 Philbeach Gardens	19	19																
101 Philbeach Gardens	20	20																
100 Philbeach Gardens	19	19																
99 Philbeach Gardens	21	21																
98 Philbeach Gardens	34	34																
97 Philbeach Gardens	18	18																
96 Philbeach Gardens	19	19																
95 Philbeach Gardens	18	18																
94 Philbeach Gardens	24	24																
93 Philbeach Gardens	20	20																
92 Philbeach Gardens	23	23																
91 Philbeach Gardens	23	23																
90 Philbeach Gardens	22	22																
89 Philbeach Gardens	22	22																
88 Philbeach Gardens	44	44																
86 Philbeach Gardens	23	23																
85 Philbeach Gardens	20	20																
84 Philbeach Gardens	22	22																
83 Philbeach Gardens	17	17																

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Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major	
76 Philbeach Gardens	5	5																
75 Philbeach Gardens	6	6																
74 Philbeach Gardens	6	6																
73 Philbeach Gardens	4	4																
72 Philbeach Gardens	4	4																
71 Philbeach Gardens	4	4																
38 Warwick Road	12	12																
36 Warwick Road	12	12																
34 Warwick Road	15	15																
32 Warwick Road	18	18																
30 Warwick Road	30	30																
75 Eardley Crescent	3	3																
73 Eardley Crescent	2	2																
71 Eardley Crescent	4	4																
65 Eardley Crescent	2	2																
61 Eardley Crescent	1	1																
57 Eardley Crescent	1	1																
53 Eardley Crescent	6	6																
51 Eardley Crescent	4	4																
49 Eardley Crescent	1	1																
45 Eardley Crescent	3	3																
41 Eardley Crescent	2	2																
50 Eardley Crescent	1	1																
54 Eardley Crescent	1	1																
51 Warwick Road	4	4																
Prince Of Wales (PH)	12	12																
7 Empress Place	8	8																

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Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major	
9 Empress Place	8	8																
11 Empress Place	12	12																
13 Empress Place	9	9																
15 Empress Place	8	8																
17 Empress Place	13	13																
10 Empress Place	6	6																
16 Lillie Bridge Road (Ph)	5	5																
17 Lillie Bridge Road	6	6																
19 Lillie Bridge Road (Ph)	4	4																
28 Lillie Bridge Road	2	2																
38 Lillie Bridge Road	2	2																
1-47 Beaufort Court	4	4																
228 North End Road	2	2																
220 North End Road	2	2																
192 North End Road	1	1																
190 North End Road	4	4																
21 To 30 Beaumont Crescent	5	2	W5/1680	10	5	50.00			1			0	0	0.00	1			
			W12/1680	6	4	33.33		1				0	0	0.00	1			
			W11/1681	9	5	44.44			1			0	0	0.00	1			
12 Beaumont Crescent	2	1	W2/1581	25	23	8.00	1					3	2	33.33		1		
10 Beaumont Crescent	2	1	W2/1561	20	17	15.00	1					2	1	50.00		1		
2 Beaumont Crescent	1	0	W2/1469	1	0	100.00		1				0	0	0.00	1			
7 Beaumont Crescent	2	1	W1/1852	2	0	100.00			1			0	0	0.00	1			
21-35 Kensington Hall Gardens	14	9	W2/1800	23	19	17.39	1					3	1	66.67			1	
			W17/1800	8	6	25.00		1				1	1	0.00	1			
			W2/1801	27	22	18.52	1					6	2	66.67				1

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Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room			
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W16/1802	6	5	16.67	1				1	0	100.00		1		
			W16/1803	14	13	7.14	1				1	0	100.00		1		
11-20 Kensington Hall Gardens	19	16	W28/1801	9	7	22.22		1			1	0	100.00		1		
			W25/1802	15	13	13.33	1				1	0	100.00		1		
			W25/1803	33	30	9.09	1				3	1	66.67			1	
1-10 Kensington Hall Gardens	25	16	W41/1800	15	12	20.00	1				1	0	100.00		1		
			W42/1800	8	6	25.00		1			0	0	0.00	1			
			W45/1800	24	21	12.50	1				3	2	33.33		1		
			W42/1801	21	18	14.29	1				3	2	33.33		1		
			W43/1801	12	10	16.67	1				1	0	100.00		1		
			W37/1802	29	27	6.90	1				4	2	50.00			1	
			W38/1802	23	21	8.70	1				2	0	100.00			1	
			W37/1803	39	37	5.13	1				5	3	40.00			1	
			W38/1803	37	36	2.70	1				3	2	33.33		1		
West Kensington Court	249	178	W5/1270	35	17	51.43			1		18	2	88.89				1
			W6/1270	28	7	75.00				1	22	5	77.27	1			
			W9/1270	50	19	62.00		1			18	0	100.00				1
			W10/1270	27	4	85.19				1	14	0	100.00				1
			W11/1270	41	16	60.98			1		18	0	100.00				1
			W12/1270	33	14	57.58			1		16	0	100.00				1
			W13/1270	4	0	100.00				1	4	0	100.00				1
			W15/1270	3	0	100.00				1	3	0	100.00				1
			W17/1270	7	2	71.43			1		7	2	71.43				1
			W18/1270	27	20	25.93		1			11	4	63.64		1		
			W19/1270	42	26	38.10	1				19	4	78.95		1		
			W20/1270	54	20	62.96		1			20	0	100.00				1
			W21/1270	48	19	60.42		1			15	0	100.00				1
			W22/1270	48	19	60.42		1			15	0	100.00				1
			W23/1270	47	22	53.19		1			14	0	100.00				1
			W7/1271	50	25	50.00	1				18	0	100.00				1
			W8/1271	46	20	56.52		1			18	0	100.00				1
			W9/1271	43	18	58.14			1		20	1	95.00				1

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Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room			
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W10/1271	32	15	53.13			1		16	1	93.75				1
			W11/1271	32	18	43.75			1		17	3	82.35				1
			W13/1271	42	27	35.71	1				19	4	78.95		1		
			W14/1271	36	8	77.78				1	19	0	100.00				1
			W15/1271	48	22	54.17		1			15	0	100.00				1
			W16/1271	48	24	50.00		1			15	0	100.00				1
			W17/1271	17	4	76.47				1	9	0	100.00				1
			W7/1272	50	27	46.00	1				18	1	94.44				1
			W8/1272	46	25	45.65	1				18	2	88.89				1
			W9/1272	35	20	42.86		1			10	0	100.00				1
			W10/1272	37	20	45.95		1			15	1	93.33				1
			W11/1272	32	18	43.75			1		16	3	81.25				1
			W12/1272	33	21	36.36		1			18	6	66.67	1			
			W15/1272	31	12	61.29			1		10	0	100.00				1
			W16/1272	46	19	58.70		1			19	1	94.74				1
			W17/1272	27	7	74.07				1	13	0	100.00				1
			W18/1272	48	25	47.92	1				15	0	100.00				1
			W19/1272	48	26	45.83	1				15	0	100.00				1
			W20/1272	15	4	73.33				1	7	0	100.00				1
			W21/1272	32	13	59.38			1		12	0	100.00				1
			W22/1272	18	3	83.33				1	9	0	100.00				1
			W7/1273	50	31	38.00	1				18	2	88.89				1
			W8/1273	46	28	39.13	1				18	4	77.78		1		
			W9/1273	35	23	34.29		1			10	1	90.00				1
			W10/1273	37	24	35.14		1			15	3	80.00				1
			W11/1273	32	21	34.38		1			16	5	68.75	1			
			W12/1273	33	23	30.30		1			18	8	55.56	1			
			W15/1273	30	14	53.33			1		10	0	100.00				1
			W16/1273	46	24	47.83		1			19	3	84.21				1
			W17/1273	25	7	72.00				1	13	0	100.00				1
			W18/1273	48	29	39.58	1				15	1	93.33				1
			W19/1273	48	29	39.58	1				15	1	93.33				1
			W20/1273	15	5	66.67				1	7	0	100.00				1
			W21/1273	32	17	46.88			1		12	1	91.67				1
			W22/1273	18	5	72.22				1	9	0	100.00				1

9 Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major	
			W9/1274	35	25	28.57	1				10	2	80.00					1
			W10/1274	37	25	32.43	1				15	4	73.33		1			
			W11/1274	32	22	31.25		1			16	6	62.50	1				
			W15/1274	30	18	40.00			1		10	1	90.00					1
			W17/1274	26	11	57.69			1		13	1	92.31					1
			W18/1274	48	32	33.33	1				15	3	80.00					1
			W19/1274	48	33	31.25	1				15	4	73.33		1			
			W20/1274	15	5	66.67				1	7	0	100.00					
			W21/1274	33	20	39.39		1			12	2	83.33					1
			W22/1274	18	6	66.67				1	9	0	100.00					1
			W9/1275	34	25	26.47	1				10	3	70.00					1
			W11/1275	32	24	25.00		1			16	8	50.00	1				
			W9/1276	36	28	22.22	1				10	4	60.00		1			
			W20/1280	17	6	64.71			1		14	5	64.29	1				
			W21/1280	38	15	60.53			1		21	8	61.90	1				
			W22/1280	38	16	57.89			1		24	10	58.33	1				
			W24/1280	7	1	85.71				1	7	1	85.71					1
			W23/1280	19	5	73.68				1	15	4	73.33		1			
1-30 Falkland House	111	55	W3/1240	13	5	61.54				1	11	3	72.73					1
			W4/1240	18	7	61.11			1		16	6	62.50	1				
			W21/1240	26	10	61.54			1		17	3	82.35					1
			W22/1240	29	13	55.17			1		19	5	73.68	1				
			W23/1240	30	15	50.00			1		20	5	75.00	1				
			W24/1240	31	17	45.16			1		20	6	70.00	1				
			W25/1240	31	17	45.16			1		20	6	70.00	1				
			W26/1240	30	17	43.33			1		18	5	72.22	1				
			W27/1240	28	16	42.86			1		17	5	70.59	1				
			W28/1240	13	1	92.31				1	13	1	92.31					1
			W29/1240	13	1	92.31				1	13	1	92.31					1
			W30/1240	14	2	85.71				1	14	2	85.71					1
			W31/1240	15	3	80.00				1	15	3	80.00					1
			W32/1240	14	3	78.57				1	14	3	78.57					1
			W33/1240	13	3	76.92				1	13	3	76.92					1
			W34/1240	11	2	81.82				1	11	2	81.82					1
			W11/1240	40	22	45.00		1			18	4	77.78		1			

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Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major	
			W16/1240	20	7	65.00				1	17	4	76.47		1			
			W17/1240	21	2	90.48				1	18	2	88.89					1
			W10/1240	32	19	40.63		1			4	0	100.00					1
			W3/1241	21	13	38.10			1		15	7	53.33	1				
			W4/1241	26	16	38.46			1		21	11	47.62	1				
			W10/1241	29	16	44.83			1		22	9	59.09	1				
			W11/1241	15	4	73.33				1	15	4	73.33		1			
			W12/1241	26	9	65.38				1	21	8	61.90	1				
			W18/1241	33	20	39.39		1			22	10	54.55	1				
			W19/1241	31	10	67.74				1	22	6	72.73	1				
			W22/1241	31	20	35.48		1			4	0	100.00					1
			W23/1241	30	19	36.67		1			5	0	100.00					1
			W3/1242	26	19	26.92		1			16	9	43.75	1				
			W4/1242	30	20	33.33		1			21	11	47.62	1				
			W10/1242	31	20	35.48		1			22	11	50.00	1				
			W11/1242	18	9	50.00			1		18	9	50.00	1				
			W12/1242	27	12	55.56			1		21	9	57.14	1				
			W18/1242	34	22	35.29		1			22	11	50.00	1				
			W19/1242	33	11	66.67			1		22	7	68.18	1				
			W22/1242	32	21	34.38		1			4	0	100.00					1
			W23/1242	32	23	28.13		1			4	0	100.00					1
			W3/1243	24	18	25.00		1			17	11	35.29	1				
			W4/1243	26	18	30.77		1			21	13	38.10	1				
			W10/1243	29	18	37.93			1		22	11	50.00	1				
			W11/1243	16	8	50.00			1		16	8	50.00	1				
			W12/1243	26	12	53.85			1		21	10	52.38	1				
			W18/1243	33	22	33.33		1			22	12	45.45	1				
			W19/1243	31	12	61.29			1		22	8	63.64	1				
			W22/1243	33	22	33.33		1			5	0	100.00					1
			W23/1243	33	24	27.27		1			5	0	100.00					1
			W3/1244	23	18	21.74		1			18	13	27.78	1				
			W4/1244	26	19	26.92		1			21	14	33.33	1				
			W10/1244	27	18	33.33		1			22	13	40.91	1				
			W11/1244	15	9	40.00			1		15	9	40.00	1				
			W12/1244	26	15	42.31			1		21	12	42.86	1				

9 Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room			
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W18/1244	29	21	27.59		1			22	14	36.36	1			
			W19/1244	30	12	60.00			1		22	9	59.09	1			
			W22/1244	35	23	34.29		1			7	0	100.00				1
			W23/1244	36	26	27.78		1			7	0	100.00				1
19 Mornington Avenue	17	14	WA5/1209	29	28	3.45	1				2	1	50.00		1		
			W7/1210	45	36	20.00	1				12	4	66.67				1
			W8/1210	23	21	8.70	1				5	3	40.00			1	
21-35 Mornington Avenue	33	5	W5/1190	42	28	33.33	1				15	4	73.33				1
			W6/1190	41	26	36.59	1				15	4	73.33				1
			W7/1190	56	33	41.07	1				14	0	100.00				1
			W8/1190	48	28	41.67	1				14	0	100.00				1
			W9/1190	50	29	42.00	1				16	0	100.00				1
			W4/1190	50	33	34.00	1				18	4	77.78		1		
			W3/1190	45	29	35.56	1				16	3	81.25				1
			W1/1190	39	29	25.64	1				11	3	72.73				1
			W2/1190	38	27	28.95	1				11	2	81.82				1
			W5/1191	44	30	31.82	1				15	4	73.33		1		
			W6/1191	45	31	31.11	1				15	4	73.33		1		
			W7/1191	61	36	40.98	1				18	0	100.00				1
			W8/1191	50	31	38.00	1				15	1	93.33				1
			W9/1191	51	31	39.22	1				16	0	100.00				1
			W4/1191	50	33	34.00	1				18	4	77.78		1		
			W3/1191	49	33	32.65	1				16	3	81.25				1
			W1/1191	42	32	23.81	1				11	3	72.73				1
			W2/1191	42	31	26.19	1				11	2	81.82				1
			W5/1192	47	34	27.66	1				15	4	73.33		1		
			W6/1192	47	33	29.79	1				15	4	73.33		1		
			W7/1192	62	37	40.32	1				19	0	100.00				1
			W8/1192	50	32	36.00	1				15	1	93.33				1
			W9/1192	52	33	36.54	1				16	1	93.75				1
			W4/1192	53	36	32.08	1				18	4	77.78		1		
			W1/1192	46	37	19.57	1				12	4	66.67		1		
			W2/1192	44	34	22.73	1				12	3	75.00				1

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Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major	
			W3/1193	58	34	41.38	1				19	0	100.00					1
			W4/1193	61	42	31.15	1				16	1	93.75					1
17 Mornington Avenue	14	8	WA3/1209	39	34	12.82	1				6	2	66.67					1
			WA4/1209	42	38	9.52	1				4	1	75.00			1		
			W1/1210	51	44	13.73	1				10	3	70.00					1
			W2/1210	52	45	13.46	1				11	4	63.64			1		
			W3/1210	31	22	29.03		1			13	4	69.23			1		
			W4/1210	46	38	17.39	1				12	4	66.67			1		
22 Mornington Avenue	23	18	W2/1170	31	29	6.45	1				6	4	33.33			1		
			W7/1170	24	18	25.00		1			10	4	60.00			1		
			W5/1171	36	33	8.33	1				6	3	50.00				1	
			W7/1171	33	30	9.09	1				7	4	42.86			1		
			W9/1171	34	31	8.82	1				7	4	42.86			1		
24 Mornington Avenue	26	23	W3/1170	29	27	6.90	1				5	3	40.00				1	
			W10/1171	33	31	6.06	1				5	3	40.00				1	
			W12/1171	32	29	9.38	1				7	4	42.86			1		
26(1-5) Mornington Avenue	50	34	W1/1129	26	22	15.38	1				6	2	66.67					1
			W2/1129	32	28	12.50	1				7	3	57.14					1
			W5/1129	41	31	24.39	1				13	3	76.92					1
			W6/1129	36	26	27.78	1				13	3	76.92					1
			W1/1130	20	15	25.00		1			9	4	55.56			1		
			W2/1130	28	22	21.43		1			11	5	54.55	1				
			W5/1130	46	36	21.74	1				14	4	71.43			1		
			WT1/1131	16	12	25.00		1			10	6	40.00	1				
			WT2/1131	1	0	100.00		1			1	0	100.00			1		
			WT4/1131	1	0	100.00		1			1	0	100.00			1		
			WT5/1131	22	19	13.64	1				7	4	42.86			1		
			WT6/1131	1	0	100.00		1			1	0	100.00			1		
			W7/1131	23	17	26.09		1			12	6	50.00	1				
			W10/1131	12	8	33.33		1			8	4	50.00			1		
			W7/1132	26	20	23.08		1			13	7	46.15	1				
			W10/1132	18	13	27.78		1			11	6	45.45	1				

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							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major	
28-30(6-16) Mornington Avenue	73	34	W5/1120	43	30	30.23	1				14	2	85.71					1
			W8/1129	45	33	26.67	1				13	1	92.31					1
			W9/1129	35	22	37.14		1			14	1	92.86					1
			W10/1129	30	23	23.33		1			7	0	100.00					1
			W11/1129	33	28	15.15	1				5	0	100.00					1
			W12/1129	21	20	4.76	1				2	1	50.00		1			
			W13/1129	19	16	15.79	1				5	2	60.00			1		
			W14/1129	19	18	5.26	1				3	2	33.33		1			
			W8/1130	47	35	25.53	1				15	3	80.00					1
			W9/1130	37	24	35.14		1			15	2	86.67					1
			W10/1130	26	18	30.77		1			12	4	66.67		1			
			W11/1130	31	23	25.81		1			12	4	66.67		1			
			W12/1130	23	21	8.70	1				5	3	40.00			1		
			W13/1130	17	14	17.65	1				5	2	60.00			1		
			W14/1130	18	17	5.56	1				3	2	33.33			1		
			W18/1131	27	20	25.93		1			13	6	53.85	1				
			W19/1131	41	33	19.51	1				12	4	66.67		1			
			W20/1131	41	32	21.95	1				13	4	69.23		1			
			W21/1131	16	10	37.50			1		10	4	60.00		1			
			W22/1131	24	22	8.33	1				6	4	33.33		1			
			WT23/1131	21	13	38.10			1		12	4	66.67		1			
			WT24/1131	1	0	100.00		1			1	0	100.00		1			
			WT25/1131	24	20	16.67	1				8	4	50.00		1			
			WT26/1131	1	0	100.00		1			1	0	100.00		1			
			W29/1131	23	21	8.70	1				6	4	33.33		1			
			W30/1131	22	19	13.64		1			7	4	42.86		1			
			W31/1131	9	7	22.22		1			6	4	33.33		1			
			W33/1131	23	22	4.35	1				4	3	25.00		1			
			W34/1131	11	10	9.09	1				4	3	25.00		1			
			W18/1132	29	21	27.59		1			15	7	53.33	1				
			W21/1132	19	12	36.84			1		12	5	58.33	1				
			W31/1132	11	8	27.27		1			8	5	37.50	1				
			W8/1140	43	33	23.26	1				12	2	83.33					1
			W9/1140	44	35	20.45	1				12	3	75.00					1

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Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

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							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W10/1140	42	33	21.43	1				12	3	75.00				1
			W11/1140	40	30	25.00	1				12	2	83.33				1
			W12/1140	40	31	22.50	1				12	3	75.00				1
			W13/1140	46	37	19.57	1				12	3	75.00				1
			W14/1140	40	31	22.50	1				12	3	75.00				1
29-31 Mornington Avenue	27	8	W1/1090	53	34	35.85	1				16	1	93.75				1
			W2/1090	54	36	33.33	1				16	1	93.75				1
			W3/1090	62	38	38.71	1				18	0	100.00				1
			W4/1090	54	34	37.04	1				16	1	93.75				1
			W5/1090	53	33	37.74	1				16	1	93.75				1
			W6/1090	54	35	35.19	1				16	2	87.50				1
			W7/1090	53	35	33.96	1				16	3	81.25				1
			W8/1090	7	2	71.43				1	6	2	66.67				1
			W9/1090	53	37	30.19	1				15	4	73.33		1		
			W10/1090	52	36	30.77	1				15	4	73.33		1		
			W2/1091	37	28	24.32	1				9	3	66.67				1
			W3/1091	56	38	32.14	1				17	2	88.24				1
			W4/1091	55	38	30.91	1				16	2	87.50				1
			W5/1091	55	38	30.91	1				16	2	87.50				1
			W6/1091	55	39	29.09	1				16	2	87.50				1
			W7/1091	55	39	29.09	1				16	2	87.50				1
			W8/1091	55	37	32.73	1				17	3	82.35				1
			W9/1091	38	22	42.11					17	5	70.59	1			
			W1/1091	43	31	27.91	1				14	3	78.57				1
28-30 Mornington Avenue	20	15	WT4/1061	28	25	10.71	1				6	4	33.33		1		
			WT2/1081	21	19	9.52	1				2	1	50.00		1		
			WT3/1081	19	16	15.79	1				5	2	60.00			1	
			W2/1082	24	19	20.83		1			5	1	80.00			1	
			W2/1083	30	24	20.00	1				6	1	83.33				1
76 Longridge Road	56	55	W2/2009	39	36	7.69	1				6	4	33.33		1		
119 Warwick Road	8	6	W1/2069	4	3	25.00		1			0	0	0.00	1			

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Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room			
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W1/2071	31	21	32.26		1			6	5	16.67	1			
St Cuthberts Church	35	28	W2/2330	16	11	31.25		1		2	0	100.00			1		
			W3/2330	23	14	39.13			1	8	0	100.00				1	
			W5/2330	32	26	18.75	1			7	3	57.14				1	
			W6/2330	33	26	21.21	1			7	3	57.14				1	
			W7/2330	33	25	24.24	1			7	2	71.43				1	
			W1/2339	2	0	100.00			1	2	0	100.00			1		
			W1/2340	6	5	16.67	1			2	1	50.00		1			
Philbeach Hall	36	16	W1/2281	52	24	53.85		1		18	7	61.11	1				
			W1/2290	36	17	52.78			1	10	2	80.00				1	
			W2/2291	35	20	42.86		1		10	2	80.00				1	
			W1/2300	21	7	66.67				1	10	2	80.00			1	
			W1/2310	15	10	33.33		1		5	0	100.00				1	
			W2/2310	16	10	37.50			1	4	0	100.00				1	
			W1/2311	17	12	29.41		1		5	0	100.00				1	
			W2/2311	16	11	31.25		1		4	0	100.00				1	
			W1/2312	18	14	22.22		1		5	1	80.00			1		
			W2/2312	31	27	12.90	1			5	1	80.00			1		
			W1/2320	13	4	69.23				1	8	0	100.00			1	
			W2/2320	6	2	66.67			1	4	0	100.00				1	
			W1/2321	37	26	29.73	1			10	3	70.00				1	
			W2/2321	30	24	20.00	1			9	3	66.67				1	
			W3/2321	41	25	39.02	1			16	0	100.00				1	
			W4/2321	15	8	46.67			1	8	1	87.50				1	
			W5/2321	7	3	57.14			1	4	0	100.00				1	
			W3/2322	41	28	31.71	1			16	3	81.25				1	
			W4/2322	19	13	31.58		1		10	4	60.00		1			
			W5/2322	15	11	26.67		1		8	4	50.00		1			
49 Philbeach Gardens	22	13	W1/2359	19	12	36.84			1	2	0	100.00			1		
			W2/2359	16	10	37.50			1	2	0	100.00			1		
			W1/2360	28	18	35.71			1	6	0	100.00				1	
			W3/2360	29	18	37.93			1	6	0	100.00				1	
			W1/2361	30	22	26.67		1		7	1	85.71				1	
			W2/2361	38	29	23.68	1			10	3	70.00				1	

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Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room			
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W3/2361	31	22	29.03		1			7	1	85.71				1
			W5/2369	15	10	33.33		1			3	1	66.67			1	
			W1/2370	40	29	27.50		1			13	4	69.23		1		
48 Philbeach Gardens	13	7	W2/2369	22	13	40.91			1		4	0	100.00				1
			W2/2370	20	13	35.00		1			2	0	100.00			1	
			W2/2371	20	15	25.00		1			2	0	100.00			1	
			W4/2373	29	24	17.24	1				7	3	57.14				1
			W1/2381	33	24	27.27		1			8	2	75.00				1
			W2/2381	40	29	27.50	1				11	4	63.64		1		
47 Philbeach Gardens	17	9	W1/2379	32	20	37.50		1			8	1	87.50				1
			W2/2379	18	16	11.11	1				6	4	33.33		1		
			W2/2380	29	16	44.83			1		7	0	100.00				1
			W4/2380	29	15	48.28			1		7	0	100.00				1
			W4/2381	29	20	31.03		1			7	1	85.71				1
			W5/2381	39	27	30.77	1				10	3	70.00				1
			W6/2381	29	20	31.03		1			7	1	85.71				1
			W1/2389	29	21	27.59		1			4	1	75.00			1	
46 Philbeach Gardens	20	6	W2/2389	22	12	45.45			1		4	0	100.00				1
			W3/2389	13	5	61.54			1		1	0	100.00		1		
			W2/2390	23	12	47.83			1		4	0	100.00				1
			W2/2391	25	17	32.00		1			4	1	75.00			1	
			W4/2392	37	32	13.51	1				6	3	50.00			1	
			W3/2393	34	29	14.71	1				8	4	50.00		1		
			W1/2399	33	17	48.48			1		7	1	85.71				1
			W2/2399	20	12	40.00			1		2	0	100.00			1	
			W1/2400	31	17	45.16			1		7	0	100.00				1
			W3/2400	21	2	90.48			1		9	0	100.00				1
			W4/2400	31	17	45.16			1		7	0	100.00				1
			W1/2401	31	20	35.48		1			7	0	100.00				1
			W2/2401	42	27	35.71	1				12	3	75.00				1
			W3/2401	31	20	35.48		1			7	0	100.00				1
45 Philbeach Gardens	17	10	W3/2399	24	16	33.33		1			6	1	83.33				1
			W4/2399	32	17	46.88			1		10	1	90.00				1

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							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W5/2399	19	17	10.53	1				6	4	33.33		1		
			W5/2400	31	17	45.16			1		7	0	100.00				1
			W7/2400	21	2	90.48				1	9	0	100.00				1
			W8/2400	31	17	45.16			1		7	0	100.00				1
			W1/2409	32	24	25.00		1			7	2	71.43				1
44 Philbeach Gardens	14	6	W2/2409	21	11	47.62			1		4	0	100.00				1
			W2/2410	29	15	48.28			1		6	0	100.00				1
			W2/2411	30	19	36.67		1			6	1	83.33				1
			W3/2412	32	24	25.00		1			7	2	71.43				1
			W4/2413	41	34	17.07	1				8	3	62.50				1
			W1/2429	41	21	48.78		1			8	2	75.00				1
			W1/2431	38	26	31.58	1				11	3	72.73				1
			W3/2431	38	26	31.58	1				11	3	72.73				1
43 Philbeach Gardens	16	11	W2/2429	26	15	42.31			1		4	1	75.00			1	
			W3/2429	31	18	41.94			1		9	1	88.89				1
			W2/2430	34	22	35.29		1			10	2	80.00				1
			W4/2430	34	22	35.29		1			10	2	80.00				1
			W1/2439	32	24	25.00		1			6	1	83.33				1
42 Philbeach Gardens	14	9	W2/2439	20	13	35.00		1			2	0	100.00			1	
			W2/2440	30	18	40.00			1		6	0	100.00				1
			W2/2441	30	21	30.00		1			6	1	83.33				1
			W1/2450	34	21	38.24		1			12	3	75.00				1
			W3/2450	34	22	35.29		1			12	3	75.00				1
41 Philbeach Gardens	17	11	W1/2449	22	17	22.73		1			5	1	80.00			1	
			W2/2449	25	19	24.00		1			5	1	80.00			1	
			W4/2450	34	22	35.29		1			12	3	75.00				1
			W6/2450	19	4	78.95				1	12	2	83.33				1
			W7/2450	34	22	35.29		1			12	3	75.00				1
			W1/2459	29	25	13.79	1				6	3	50.00			1	
40 Philbeach Gardens	14	9	W2/2459	26	19	26.92		1			7	2	71.43				1
			W2/2460	31	20	35.48		1			7	1	85.71				1
			W2/2461	32	24	25.00		1			7	2	71.43				1

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							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W4/2462	15	8	46.67			1		11	5	54.55	1			
			W1/2471	32	24	25.00		1			12	5	58.33	1			
39 Philbeach Gardens	19	13	W1/2479	22	19	13.64	1				6	3	50.00			1	
			W1/2485	23	18	21.74		1			7	2	71.43				1
			W4/2485	10	5	50.00			1		9	4	55.56		1		
			W1/2486	33	24	27.27		1			12	4	66.67		1		
			W3/2486	24	12	50.00			1		15	6	60.00	1			
			W4/2486	33	24	27.27		1			12	4	66.67		1		
38 Philbeach Gardens	18	16	W2/2479	24	22	8.33	1				5	3	40.00			1	
			W2/2480	33	25	24.24	1				9	4	55.56		1		
37 Philbeach Gardens	21	16	W2/2489	24	20	16.67	1				8	4	50.00		1		
			W5/2489	11	2	81.82				1	11	2	81.82				1
			W9/2490	25	18	28.00		1			13	6	53.85	1			
			W7/2491	14	13	7.14	1				4	3	25.00				
			W1/2500	29	22	24.14		1			19	12	36.84	1			
36 Philbeach Gardens	12	9	W1/2499	27	23	14.81	1				6	3	50.00			1	
			W2/2500	35	27	22.86	1				10	4	60.00		1		
			W2/2501	35	27	22.86	1				10	4	60.00		1		
33-34 Philbeach Gardens	38	34	W5/2529	42	37	11.90	1				6	2	66.67				1
			W8/2529	40	32	20.00	1				9	2	77.78				1
			W9/2529	41	32	21.95	1				9	2	77.78				1
			W1/2530	32	24	25.00		1			10	3	70.00				
32 Philbeach Gardens	21	18	W2/2541	31	24	22.58		1			14	7	50.00	1			
			W5/2541	31	24	22.58		1			14	7	50.00	1			
			W1/2549	14	12	14.29	1				3	1	66.67			1	
			W1/2568	16	13	18.75	1				7	4	42.86		1		
			W1/2570	18	14	22.22		1			8	4	50.00		1		
29 Philbeach Gardens	20	15	W1/2579	17	15	11.76	1				6	4	33.33		1		
			W2/2579	23	21	8.70	1				6	4	33.33		1		
			W7/2579	19	18	5.26	1				3	2	33.33		1		
			W9/2579	10	8	20.00	1				3	1	66.67			1	

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							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W4/2590	13	4	69.23				1	13	4	69.23		1		
26 Philbeach Gardens	14	12	W8/2579	20	17	15.00	1				5	2	60.00			1	
			WA9/2579	24	19	20.83		1			8	3	62.50				1
25 Philbeach Gardens	18	11	W10/2579	19	15	21.05		1			4	0	100.00				1
			W11/2579	2	0	100.00			1		2	0	100.00			1	
			W12/2579	18	15	16.67	1				5	2	60.00			1	
			W1/2609	37	31	16.22	1				8	2	75.00				1
			W1/2610	29	24	17.24	1				8	3	62.50				1
			W2/2610	40	34	15.00	1				10	4	60.00				1
			W3/2610	28	24	14.29	1				7	3	57.14				1
24 Philbeach Gardens	17	10	WA13/2579	17	16	5.88	1				1	0	100.00		1		
			W7/2580	23	22	4.35	1				4	3	25.00		1		
			W6/2581	26	22	15.38	1				7	3	57.14				1
			W7/2581	17	14	17.65	1				7	4	42.86		1		
			W2/2615	59	56	5.08	1				8	2	75.00				1
			W4/2615	70	65	7.14	1				8	3	62.50				1
			W5/2615	60	57	5.00	1				6	3	50.00			1	
23 Philbeach Gardens	20	9	W1/2620	30	26	13.33	1				8	4	50.00		1		
			W1/2621	30	25	16.67	1				9	4	55.56		1		
			W1/2629	16	15	6.25	1				3	2	33.33		1		
			W2/2629	20	18	10.00	1				3	1	66.67			1	
			W4/2630	66	61	7.58	1				7	1	85.71				1
			W5/2630	45	41	8.89	1				7	1	85.71				1
			W6/2630	67	63	5.97	1				7	1	85.71				1
			W7/2630	53	54	-1.89	1				5	1	80.00			1	
			W8/2630	61	59	3.28	1				5	1	80.00			1	
			W9/2630	37	41	-10.81	1				1	0	100.00		1		
			W10/2630	54	53	1.85	1				3	0	100.00				1
22 Philbeach Gardens	14	9	W2/2621	25	24	4.00	1				4	3	25.00		1		
			W12/2630	41	42	-2.44	1				3	1	66.67			1	
			W13/2630	42	42	0.00	1				3	1	66.67			1	
			W14/2630	3	0	100.00				1	3	0	100.00				1

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							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major	
21 Philbeach Gardens	23	14	W1/2631	40	38	5.00	1				6	4	33.33		1			
			WA1/2639	16	15	6.25	1				1	0	100.00		1			
			WA2/2639	14	13	7.14	1				1	0	100.00		1			
			WA3/2639	15	14	6.67	1				1	0	100.00		1			
			W2/2640	40	43	-7.50	1				2	1	50.00		1			
			W3/2640	48	49	-2.08	1				4	1	75.00				1	
			W4/2640	48	49	-2.08	1				4	1	75.00				1	
			W5/2640	41	42	-2.44	1				4	1	75.00				1	
			W2/2641	37	36	2.70	1				4	3	25.00		1			
			W1/2651	25	23	8.00	1				6	4	33.33		1			
20 Philbeach Gardens	12	11	W6/2640	46	47	-2.17	1			3	1	66.67			1			
19 Philbeach Gardens	26	21	W4/2670	43	45	-4.65	1			2	0	100.00			1			
			W5/2670	43	45	-4.65	1			2	0	100.00			1			
			W9/2670	22	21	4.55	1				3	1	66.67			1		
			W2/2671	15	14	6.67	1				2	1	50.00		1			
			W3/2672	23	21	8.70	1				4	2	50.00			1		
18 Philbeach Gardens	11	10	W10/2670	40	43	-7.50	1			1	0	100.00		1				
17 Philbeach Gardens	31	17	W1/2685	22	19	13.64	1			3	0	100.00				1		
			W2/2685	22	20	9.09	1			3	1	66.67			1			
			W3/2685	28	27	3.57	1			3	0	100.00				1		
			W4/2685	25	24	4.00	1			3	1	66.67			1			
			W5/2685	23	21	8.70	1			3	0	100.00				1		
			W6/2685	20	18	10.00	1			3	1	66.67			1			
			W7/2685	24	22	8.33	1			3	1	66.67			1			
			W8/2685	29	29	0.00	1			3	0	100.00				1		
			W9/2685	44	48	-9.09	1			2	0	100.00			1			
			W11/2685	42	48	-14.29	1			1	0	100.00		1				
			W12/2685	60	62	-3.33	1			3	1	66.67			1			
			W14/2685	43	47	-9.30	1			1	0	100.00		1				
			W1/2690	3	2	33.33				1			2	1	50.00		1	
			W1/2691	9	8	11.11	1					2	1	50.00		1		
15 Philbeach Gardens	22	20	W1/2712	6	5	16.67	1			1	0	100.00		1				

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							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W2/2712	8	7	12.50	1				2	1	50.00		1		
13 Philbeach Gardens	19	18	W2/2732	12	11	8.33	1				2	1	50.00		1		
8 Philbeach Gardens	15	14	W2/2760	17	18	-5.88	1				2	1	50.00		1		
7 Philbeach Gardens	16	14	W1/2789	38	34	10.53	1				3	1	66.67			1	
			W2/2789	31	30	3.23	1				3	1	66.67			1	
6 Philbeach Gardens	11	10	W4/2789	41	40	2.44	1				4	2	50.00			1	
5 Philbeach Gardens	24	21	W1/2810	29	27	6.90	1				2	1	50.00		1		
			W8/2810	46	46	0.00	1				4	3	25.00		1		
			W9/2810	55	54	1.82	1				6	4	33.33		1		
4 Philbeach Gardens	16	11	W1/2820	32	30	6.25	1				4	1	75.00			1	
			W2/2820	37	36	2.70	1				4	1	75.00			1	
			W3/2820	42	41	2.38	1				4	2	50.00			1	
			W4/2820	45	44	2.22	1				6	3	50.00			1	
			W6/2820	47	46	2.13	1				6	3	50.00			1	
3 Philbeach Gardens	18	17	W1/2839	22	21	4.55	1				4	3	25.00		1		
2 Philbeach Gardens	13	12	W1/2869	13	12	7.69	1				4	3	25.00		1		
1 Philbeach Gardens	57	54	W3/2879	12	9	25.00		1			0	0	0.00	1			
			W3/2880	27	26	3.70	1				3	2	33.33		1		
			W4/2880	18	12	33.33		1			2	0	100.00			1	
77 Philbeach Gardens	81	56	W11/8000	4	3	25.00		1			0	0	0.00	1			
			W12/8000	3	2	33.33		1			0	0	0.00	1			
			W10/8002	22	21	4.55	1				4	3	25.00		1		
			W7/8003	27	25	7.41	1				4	3	25.00		1		
			W11/8004	27	24	11.11	1				5	3	40.00			1	
			W12/8004	28	25	10.71	1				5	3	40.00			1	
			W1/8011	12	11	8.33	1				2	1	50.00		1		
			W2/8011	15	14	6.67	1				2	1	50.00		1		
			W3/8011	11	9	18.18	1				2	0	100.00			1	
			W1/8012	15	14	6.67	1				3	2	33.33		1		
			W2/8012	18	16	11.11	1				4	2	50.00			1	

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Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room			
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W3/8012	11	9	18.18	1				2	0	100.00			1	
			W1/8013	18	16	11.11	1				5	3	40.00			1	
			W2/8013	20	18	10.00	1				5	3	40.00			1	
			W3/8013	11	9	18.18	1				2	0	100.00			1	
			W1/8014	19	17	10.53	1				5	3	40.00			1	
			W2/8014	21	19	9.52	1				5	3	40.00			1	
			W3/8014	12	10	16.67	1				2	0	100.00			1	
			W1/8015	21	19	9.52	1				6	4	33.33		1		
			W2/8015	23	21	8.70	1				6	4	33.33		1		
			W3/8015	14	13	7.14	1				2	1	50.00		1		
			W1/8016	25	23	8.00	1				6	4	33.33		1		
			W2/8016	25	23	8.00	1				6	4	33.33		1		
			W3/8016	24	21	12.50	1				7	4	42.86			1	
			W3/8024	18	15	16.67	1				6	4	33.33		1		
55-66 Warwick Rd	90	88	W2/2351	18	17	5.56	1				2	1	50.00		1		
			W3/2351	19	18	5.26	1				1	0	100.00		1		
67 Eardley Crescent	2	1	W4/3130	3	1	66.67			1		0	0	0.00	1			
31 Eardley Crescent	12	10	W1/3478	16	12	25.00		1			3	1	66.67			1	
			W2/3478	12	10	16.67	1				3	2	33.33		1		
29 Eardley Crescent	21	15	W2/3487	7	5	28.57		1			4	3	25.00		1		
			W1/3488	13	10	23.08		1			2	1	50.00		1		
			W1/3497	7	5	28.57		1			0	0	0.00	1			
			W2/3497	8	6	25.00		1			0	0	0.00	1			
			W3/3497	5	3	40.00			1		0	0	0.00	1			
			W4/3497	9	7	22.22		1			0	0	0.00	1			
27 Eardley Crescent	12	7	W6/3497	1	0	100.00		1			0	0	0.00	1			
			W2/3500	4	3	25.00		1			0	0	0.00	1			
			W2/3608	18	12	33.33		1			3	1	66.67			1	
			W1/3609	18	16	11.11	1				3	2	33.33		1		
			W1/3610	21	19	9.52	1				4	3	25.00		1		
25 Eardley Crescent	13	6	WS1/3629	21	18	14.29	1				5	1	80.00			1	
			W1/3637	31	23	25.81		1			8	5	37.50	1			

9 Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

Property	No of Windows	Meet Total & Winter BRE Guidelines	Window Ref which breach guidance	Baseline % Total APSH	Proposed % Total APSH	% Change in Total APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room				Baseline % Winter APSH	Proposed % Winter APSH	% Change in Winter APSH	Assessment of level of adverse impact to rooms in previous column in consideration of both the quantum of sunlight amenity lost and retained by each room			
							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W1/3638	16	10	37.50			1		3	1	66.67			1	
			W2/3638	18	11	38.89			1		3	1	66.67			1	
			W1/3639	19	14	26.32		1			5	2	60.00			1	
			W2/3639	21	19	9.52	1				5	3	40.00			1	
			W1/3640	20	16	20.00	1				5	2	60.00			1	
23 Eardley Crescent	14	4	W1/3647	9	0	100.00				1	2	0	100.00			1	
			W2/3647	9	1	88.89				1	2	0	100.00			1	
			W3/3647	9	1	88.89				1	2	0	100.00			1	
			W4/3647	11	5	54.55			1		2	1	50.00		1		
			W1/3648	3	2	33.33		1			0	0	0.00	1			
			W2/3648	2	1	50.00			1		0	0	0.00	1			
			W3/3648	19	11	42.11			1		6	3	50.00			1	
			W1/3649	25	16	36.00			1		8	3	62.50			1	
			W1/3650	27	22	18.52	1				8	4	50.00			1	
			W1/3659	4	3	25.00		1			0	0	0.00	1			
21 Eardley Crescent	15	2	W4/3648	20	11	45.00			1		6	2	66.67			1	
			W2/3649	25	16	36.00			1		8	3	62.50			1	
			W2/3650	29	23	20.69		1			8	4	50.00		1		
			W1/3657	14	7	50.00			1		2	1	50.00		1		
			W4/3657	13	6	53.85			1		0	0	0.00	1			
			W5/3657	3	1	66.67			1		0	0	0.00	1			
			W6/3657	6	2	66.67			1		0	0	0.00	1			
			W2/3659	22	19	13.64	1				4	1	75.00			1	
			W2/3660	28	25	10.71	1				7	4	42.86		1		
			W8/3661	27	23	14.81	1				7	4	42.86		1		
			W1/3668	27	18	33.33		1			11	6	45.45	1			
			W2/3668	27	18	33.33		1			9	3	66.67				1
			W3/3668	17	12	29.41		1			6	2	66.67			1	
19 Eardley Crescent	11	4	W7/3657	2	1	50.00			1		0	0	0.00	1			
			W3/3659	5	3	40.00			1		0	0	0.00	1			
			W2/3708	26	17	34.62		1			8	3	62.50			1	
			W3/3708	24	16	33.33		1			6	2	66.67			1	
			W2/3709	24	17	29.17		1			7	2	71.43				1
			W1/3710	27	21	22.22		1			8	4	50.00			1	

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Daylight, Sunlight and Overshadowing: Planning Application 2 - LBHF

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							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W3/3712	29	25	13.79	1				7	4	42.86			1	
17 Eardley Crescent	12	6	W1/3718	23	15	34.78		1		6	1	83.33					1
			W1/3719	25	18	28.00		1		7	2	71.43					1
			W1/3720	28	23	17.86	1			8	4	50.00			1		
			W1/3727	19	13	31.58		1		2	0	100.00			1		
			W2/3727	17	11	35.29			1	2	0	100.00			1		
			W1/3728	25	19	24.00		1		4	0	100.00					1
15 Eardley Crescent	13	8	WS1/3747	4	3	25.00		1		0	0	0.00	1				
			W1/3748	6	4	33.33		1		0	0	0.00	1				
			W2/3757	18	13	27.78		1		0	0	0.00	1				
			W2/3758	34	24	29.41		1		10	4	60.00					1
			W1/3788	32	21	34.38		1		9	3	66.67					1
13 Eardley Crescent	11	7	W3/3757	13	4	69.23				1	0	100.00		1			
			W3/3758	13	8	38.46			1	1	0	100.00		1			
			W2/3759	30	28	6.67	1			3	2	33.33		1			
			W1/3768	8	4	50.00			1	0	0	0.00	1				
11 Eardley Cres	9	6	W3/3768	30	19	36.67		1		8	3	62.50			1		
			WA1/3777	21	18	14.29	1			1	0	100.00		1			
			W1/3778	31	25	19.35	1			8	4	50.00			1		
9 Eardley Crescent	15	4	W1/3737	16	12	25.00		1		2	0	100.00			1		
			W2/3737	28	19	32.14		1		3	1	66.67			1		
			W3/3737	1	0	100.00		1		1	0	100.00		1			
			W4/3737	17	10	41.18			1	1	0	100.00		1			
			W5/3737	24	13	45.83			1	6	1	83.33					1
			W1/3739	31	25	19.35	1			8	3	62.50			1		
			W1/3740	33	29	12.12	1			5	2	60.00			1		
			W2/3778	9	7	22.22		1		0	0	0.00	1				
			W1/3797	19	10	47.37			1	3	0	100.00					1
			W2/3797	10	6	40.00			1	0	0	0.00	1				
			W1/3798	14	11	21.43		1		1	0	100.00		1			
7 Eardley Crescent	14	11	W4/3807	28	18	35.71			1	6	1	83.33					1
			W1/3808	43	26	39.53	1			13	4	69.23					1

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							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W2/3808	40	23	42.50		1			12	3	75.00				1
5 Eardley Crescent	9	5	W5/3807	31	19	38.71		1			5	1	80.00			1	
			W5/3808	37	25	32.43	1				11	3	72.73				1
			W1/3818	36	22	38.89		1			10	3	70.00				1
			W3/3818	32	19	40.63		1			8	2	75.00				1
3 Eardley Crescent	20	10	W6/3807	38	12	68.42			1		12	2	83.33				1
			W10/3807	38	12	68.42			1		12	2	83.33				1
			W11/3807	44	17	61.36			1		15	3	80.00				1
			W12/3807	15	5	66.67				1	2	0	100.00			1	
			W6/3808	19	12	36.84				1	3	0	100.00				1
			W4/3809	20	13	35.00			1		3	0	100.00				1
			W5/3810	22	15	31.82			1		3	0	100.00				1
			W1/3848	37	18	51.35				1	10	1	90.00				1
1 Eardley Crescent	12	4	W2/3848	36	17	52.78			1		9	1	88.89				1
			W3/3848	41	23	43.90		1			15	5	66.67	1			
			W4/3848	10	6	40.00			1		2	0	100.00			1	
			W4/3849	10	7	30.00			1		2	0	100.00			1	
			W4/3850	12	9	25.00			1		2	0	100.00			1	
			W1/3857	29	7	75.86				1	5	0	100.00				1
			W2/3857	29	7	75.86				1	5	0	100.00				1
			W2/3858	45	16	64.44				1	13	1	92.31				1
			W2/3859	47	27	42.55			1		14	4	71.43				1
			W1/3867	8	4	50.00					0	0	0.00	1			
344-346 Old Brompton Road	6	3	W1/3968	32	27	15.63		1			7	3	57.14			1	
			W2/3968	32	27	15.63		1			4	2	50.00			1	
			W3/3968	27	23	14.81		1			2	0	100.00			1	
14 Empress Place	9	7	WA1/4929	21	17	19.05		1			5	2	60.00			1	
			WA2/4930	29	25	13.79		1			7	3	57.14			1	
12 Empress Place	11	8	WA2/4939	22	13	40.91			1		4	0	100.00				1
			WA1/4939	15	10	33.33			1		2	0	100.00			1	
			WA3/4940	20	15	25.00			1		5	1	80.00			1	
8 Empress	8	4	WA1/4960	22	17	22.73			1		5	1	80.00			1	

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							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major		
Place																			
			WA1/4961	33	31	6.06	1				5	3	40.00			1			
			WA1/4965	37	27	27.03	1				9	3	66.67						1
			WA1/4966	33	28	15.15	1				7	3	57.14			1			
6 Empress Place	11	7	WA2/4970	34	27	20.59	1				5	1	80.00			1			
			WA1/4970	35	27	22.86	1				7	2	71.43						1
			WA3/4971	37	32	13.51	1				7	3	57.14			1			
			WA4/4971	40	36	10.00	1				7	4	42.86			1			
4 Empress Place	9	2	WA2/4980	22	17	22.73		1			2	0	100.00			1			
			WA1/4980	28	21	25.00		1			4	0	100.00						1
			WA1/4981	28	22	21.43		1			4	0	100.00						1
			WA1/4982	32	28	12.50	1				5	2	60.00			1			
			WA1/4985	24	19	20.83		1			5	1	80.00			1			
			WA1/4986	37	33	10.81	1				7	4	42.86			1			
			WA1/4988	22	20	9.09	1				6	4	33.33		1				
2 Empress Place	7	1	WA1/4990	8	6	25.00		1			1	0	100.00		1				
			WA1/4991	14	10	28.57		1			2	0	100.00			1			
			WA1/4992	16	14	12.50	1				2	0	100.00			1			
			WA2/4993	24	22	8.33	1				3	2	33.33		1				
			WA1/4993	29	27	6.90	1				3	2	33.33		1				
			WA1/4996	11	9	18.18	1				2	0	100.00			1			
30 Lillie Bridge Road	5	3	WA1/4620	11	6	45.45			1		0	0	0.00	1					
			WS3/4621	8	5	37.50			1		0	0	0.00	1					
34 Lillie Bridge Road	2	0	WS2/4660	5	3	40.00			1		0	0	0.00	1					
			WA2/4670	2	0	100.00			1		0	0	0.00	1					
40-42 Lillie Bridge Road	12	5	W5/4710	23	19	17.39	1				2	1	50.00		1				
			W5/4711	25	21	16.00	1				2	1	50.00		1				
			WS6/4711	17	13	23.53	1				2	1	50.00		1				
			WS5/4712	29	26	10.34	1				3	2	33.33		1				
			WS6/4712	17	14	17.65	1				2	1	50.00		1				
			WS6/4713	17	14	17.65	1				2	1	50.00		1				
			WS1/4720	6	4	33.33		1			0	0	0.00	1					

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							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
46 Lillie Bridge Road	3	2	W3/4730	7	4	42.86			1		0	0	0.00	1			
50 Lillie Bridge Road	5	4	W2/4782	23	20	13.04	1				2	1	50.00		1		
54 Lillie Bridge Road	4	3	WA40/4801	16	12	25.00		1			0	0	0.00	1			
56 Lillie Bridge Road	1	0	W3/4810	27	23	14.81	1				1	0	100.00		1		
60 Lillie Bridge Road	1	0	WA2/4842	13	10	23.08		1			1	0	100.00		1		
62 Lillie Bridge Road	6	5	W1/4998	68	60	11.76	1				6	4	33.33		1		
1-50 Kelway House	84	36	W4/5141	12	7	41.67			1		1	1	0.00	1			
			W5/5141	16	9	43.75			1		0	0	0.00	1			
			W6/5141	25	17	32.00		1			3	2	33.33		1		
			W7/5141	21	13	38.10			1		5	4	20.00	1			
			W8/5141	26	18	30.77		1			6	5	16.67	1			
			W9/5141	21	13	38.10			1		3	1	66.67			1	
			W10/5141	23	15	34.78		1			7	5	28.57	1			
			W4/5142	19	13	31.58		1			0	0	0.00	1			
			W5/5142	19	11	42.11			1		2	2	0.00	1			
			W6/5142	29	21	27.59		1			4	4	0.00	1			
			W7/5142	26	17	34.62		1			3	2	33.33		1		
			W8/5142	24	15	37.50			1		7	6	14.29	1			
W9/5142	26	18	30.77		1			3	2	33.33		1					
W10/5142	26	17	34.62		1			3	1	66.67			1				
W11/5142	29	21	27.59		1			9	7	22.22	1						
W12/5142	23	13	43.48			1		4	1	75.00				1			
W3/5143	30	23	23.33		1			4	3	25.00		1					
W4/5143	30	21	30.00		1			4	3	25.00		1					
W7/5143	20	13	35.00		1			3	3	0.00	1		1				
W8/5143	24	16	33.33		1			7	7	0.00	1						
W9/5143	31	23	25.81		1			5	4	20.00	1						
W10/5143	22	14	36.36			1		3	1	66.67			1				
W11/5143	24	16	33.33		1			7	5	28.57	1						
W12/5143	26	17	34.62		1			6	3	50.00			1				
W3/5144	30	23	23.33		1			4	4	0.00	1						

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							Negligible	Minor	Moderate	Major				Negligible	Minor	Moderate	Major
			W4/5144	26	19	26.92		1			3	3	0.00	1			
			W7/5144	26	19	26.92		1			3	3	0.00	1			
			W9/5144	26	19	26.92		1			3	3	0.00	1			
			W10/5144	27	18	33.33		1			4	1	75.00				1
			W12/5144	27	18	33.33		1			4	1	75.00				1
			W6/5145	27	20	25.93		1			4	4	0.00	1			
			W8/5145	27	20	25.93		1			4	4	0.00	1			
			W9/5145	27	20	25.93		1			4	3	25.00		1		
			W11/5145	27	19	29.63		1			4	2	50.00			1	
			W2/5146	27	20	25.93		1			4	4	0.00	1			
			W3/5146	27	20	25.93		1			4	3	25.00		1		
			W4/5146	27	19	29.63		1			4	2	50.00			1	
			W1/5151	12	6	50.00			1		0	0	0.00	1			
			W1/5152	13	7	46.15			1		0	0	0.00	1			
			W1/5153	13	7	46.15			1		0	0	0.00	1			
			W1/5154	18	12	33.33		1			0	0	0.00	1			
			W1/5155	23	15	34.78		1			3	1	66.67			1	
			W1/5161	16	9	43.75			1		2	0	100.00			1	
			W1/5162	16	10	37.50			1		2	0	100.00			1	
			W1/5163	17	10	41.18			1		2	0	100.00			1	
			W1/5164	18	10	44.44			1		2	0	100.00			1	
			W1/5165	18	10	44.44			1		2	0	100.00			1	
			W1/5166	29	21	27.59		1			2	0	100.00			1	
11 May Street	3	0	W1/5180	9	4	55.56			1		0	0	0.00	1			
			W1/5181	5	1	80.00				1	0	0	0.00	1			
			W1/5182	10	5	50.00			1		0	0	0.00	1			
Total	3297	2578					315	224	135	45				133	173	151	262

Permanent Overshadowing

- 9.136 Full details of the permanent overshadowing analysis are provided within ES Volume III Appendix D, Annex 4.
- 9.137 It is suggested that for it to appear adequately sunlit throughout the year, no more than two fifths (40%) and preferably no more than a quarter (25%) of any garden or amenity area should be prevented by buildings from receiving any sun at all on the 21st March. If, as a result of new development, an existing garden or

amenity area does not meet these guidelines, and the area which can receive some sun on the 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

- 9.138 A summary of the permanent overshadowing results can be found at Table 9.5.
- 9.139 The analysis results show that of the 130 areas of amenity space, the following 13 (10%) of properties will experience an improvement to their levels of permanent overshadowing;
- 68 Philbeach Gardens
 - 67 Philbeach Gardens

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- 66 Philbeach Gardens
- 65 Philbeach Gardens
- 45 Philbeach Gardens
- 14 Philbeach Gardens
- 13 Philbeach Gardens
- 12 Philbeach Gardens
- 11 Philbeach Gardens
- 9 Philbeach Gardens
- 51-53 Eardley Crescent
- 49 Eardley Crescent
- 45 Eardley Crescent

9.140 The overall effect of the Earls Court Development Proposals upon the gardens to numbers 68, 65, 11 and 9 Philbeach Gardens and , 49, 45 & 51-53 Eardley Crescent is considered to be **negligible beneficial**. The impact to numbers 13,14, 66 and 67 Philbeach is considered **minor beneficial** and the impact to 45 and 12 Philbeach Gardens is considered to be **Major Beneficial**.

9.141 93 (72%) of the gardens which are highlighted in 'Green' will experience an increase in permanent overshadow which is within the levels permitted by the BRE Guidance and the impact to them is therefore considered to be of **negligible significance**.

9.142 The following 8 gardens (6%) highlighted in Yellow will experience a modest increase in overshadowing beyond the BRE Guidance and the impact to them is considered to be **minor adverse**

- 33 Philbeach Gardens
- 25a Philbeach Gardens
- 16 Philbeach Gardens
- 6 Philbeach Gardens
- 5 Philbeach Gardens
- 1a Eardley Crescent
- 17 Empress Place
- 14 Empress Place

9.143 The following 7 gardens (5%) will experience an increase in permanent overshadowing beyond BRE Guidance which is considered to be **moderate adverse**;

- 49 Philbeach Gardens
- 29 Philbeach Gardens
- 20 Philbeach Gardens
- 19 Philbeach Gardens
- 18 Philbeach Gardens
- 17 Philbeach Gardens
- 1 Philbeach Gardens

9.144 In the Existing Baseline, the rear gardens of 20, 19, 18 and 17 Philbeach Gardens experience shadow in excess of the BRE upper shadow threshold and are therefore any further shadow will be disproportionately reflected as a percentage alteration. The percentage changes in sunlit areas for these properties range between 45.47 and 56.30%.

9.145 49, 29 and 1 Philbeach Gardens, which all have levels of existing shadow below the BRE criteria will experience alterations in the areas receiving direct sunlight of between 39.62% and 45.87%

9.146 The following 9 gardens (7%) will experience a material increase in permanent overshadowing and the impact to them is considered major adverse;

- 27 Philbeach Gardens
- 26 Philbeach Gardens
- 25b Philbeach Gardens
- 24 Philbeach Gardens
- 23 Philbeach Gardens
- 22 Philbeach Gardens
- 21 Philbeach Gardens
- 6 Empress Place
- 4 Empress Place

Transient Overshadowing

9.147 Full details of the transient overshadowing analysis are provided within ES Volume III: Appendix D (Annex 5).

9.148 The analysis illustrates the comparison of the path of the shadows cast by the Existing Buildings and the Earls Court Development Proposals on 21st March, 21st June and 21st December. The shadows cast by the extant buildings of the Existing Baseline are shown in green, whilst those of the Earls Court Development Proposals are shown in blue within Annex 5. Shadows cast by the existing buildings surrounding the site are shown in grey.

9.149 The permanent overshadowing assessment is undertaken on 21st March. The path of the shadows from the Earls Court Development Proposals on that date, therefore, confirm the results described in the permanent overshadowing section.

9.150 The 21st March is used for the permanent overshadowing assessment since it represents, as does 21st September, a time when the sun is midway between its lowest point in the sky during the winter months and its highest point during the summer months.

9.151 The permanent overshadowing assessment highlighted the following areas as being the potentially worst affected in overshadowing terms from the construction of the Earls Court Development Proposals:-

- 27 Philbeach Gardens
- 26 Philbeach Gardens
- 25b Philbeach Gardens
- 24 Philbeach Gardens
- 23 Philbeach Gardens
- 22 Philbeach Gardens
- 21 Philbeach Gardens
- 6 Empress Place
- 4 Empress Place

9.152 The 21st June transient overshadowing assessment confirms that, when the sun is higher in the sky during the summer months, which is generally the period during which most benefit is derived from sunlight upon areas of amenity space, the levels of shadow upon the above areas will improve substantially compared to those demonstrated on 21st March.

9.153 A point of note in respect of the transient overshadowing analysis on 21st June is that there will be some additional shadow cast upon the rear gardens of Lillie Bridge Road and Empress Place in the late afternoon compared to the shadows cast by the existing buildings.

9

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Table 9-5 – Summary of Completed Development Permanent Overshadowing Levels

Garden/Amenity Area Assessed	% Shadow in Existing Baseline	% Shadow in the Earls Court Development Proposals	% Change in sunlit area between Existing Baseline and Earls Court Development Proposals if total shadow is above BRE Recommended 40% Maximum	Assessment of level of adverse impact to amenity space area in consideration of both the quantum of sunlight amenity lost and retained by each area
70 Philbeach Gardens	8.99	8.99	0.00%	Negligible
69 Philbeach Gardens	36.41	36.41	0.00%	Negligible
68 Philbeach Gardens	55.66	51.9	-8.48%	Minor Beneficial
67 Philbeach Gardens	36.87	24.42	-19.72%	Minor Beneficial
66 Philbeach Gardens	35.44	20.19	-23.62%	Minor Beneficial
65 Philbeach Gardens	14.44	12.72	-2.01%	Minor Beneficial
64 Philbeach Gardens	28.53	28.53	0.00%	Negligible
63 Philbeach Gardens	22.55	22.55	0.00%	Negligible
62 Philbeach Gardens	34.57	34.57	0.00%	Negligible
61 Philbeach Gardens	23.17	23.17	0.00%	Negligible
60 Philbeach Gardens	5.85	5.85	0.00%	Negligible
57-59 Philbeach Gardens	8.84	8.84	0.00%	Negligible
49 Philbeach Gardens	9.2	49.4	44.27%	Moderate Adverse
48 Philbeach Gardens	7.68	34.44	28.99%	Negligible
47 Philbeach Gardens	5.57	22.79	18.24%	Negligible
46 Philbeach Gardens	5.54	22	17.43%	Negligible
45 Philbeach Gardens	58.44	24.41	-81.88%	Major Beneficial
44 Philbeach Gardens	5.02	19.15	14.88%	Negligible
43 Philbeach Gardens	0	22.37	22.37%	Negligible
42 Philbeach Gardens	4.98	18.73	14.47%	Negligible
41 Philbeach Gardens	4.77	13.47	9.14%	Negligible
40 Philbeach Gardens	3.84	3.84	0.00%	Negligible
39a Philbeach Gardens	4.75	5.54	0.83%	Negligible
39b Philbeach Gardens	6.51	6.51	0.00%	Negligible
38 Philbeach Gardens	3.57	5.3	1.79%	Negligible
37 Philbeach Gardens	6.15	32.03	27.58%	Negligible
36a Philbeach Gardens	6.74	26.34	21.02%	Negligible
36b Philbeach Gardens	0	32.52	32.52%	Negligible
35 Philbeach Gardens	0.15	2.93	2.78%	Negligible
34 Philbeach Gardens	10.9	32.4	24.13%	Negligible
33 Philbeach Gardens	8.1	42.9	37.87%	Minor Adverse
32 Philbeach Gardens	0	24.45	24.45%	Negligible
30-31 Philbeach Gardens	11.9	34.98	26.20%	Negligible
29 Philbeach Gardens	13.61	53.24	45.87%	Moderate Adverse
27-28 Philbeach Gardens	13.99	62.32	56.19%	Major Adverse
26 Philbeach Gardens	14.43	57.43	50.25%	Major Adverse
25a Philbeach Gardens	87.56	90.78	25.88%	Minor Adverse
25b Philbeach Gardens	22.29	63.35	52.84%	Major Adverse
24 Philbeach Gardens	22.72	76.11	69.09%	Major Adverse
23 Philbeach Gardens	26.3	81.3	74.63%	Major Adverse
22 Philbeach Gardens	21.11	75.06	68.39%	Major Adverse
21 Philbeach Gardens	38.89	79.16	65.90%	Major Adverse
20 Philbeach Gardens	64.44	84.46	56.30%	Moderate Adverse
19 Philbeach Gardens	53.75	78.67	53.88%	Moderate Adverse
18 Philbeach Gardens	61.69	79.11	45.47%	Moderate Adverse
17 Philbeach Gardens	65.68	81.84	47.09%	Moderate Adverse
16 Philbeach Gardens	72.87	79.79	25.51%	Minor Adverse
15 Philbeach Gardens	55.16	58.85	8.23%	Negligible
14 Philbeach Gardens	63.49	55.69	-21.36%	Minor Beneficial
13 Philbeach Gardens	62.03	52.46	-25.20%	Minor Beneficial

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Garden/Amenity Area Assessed	% Shadow in Existing Baseline	% Shadow in the Earls Court Development Proposals	% Change in sunlit area between Existing Baseline and Earls Court Development Proposals if total shadow is above BRE Recommended 40% Maximum	Assessment of level of adverse impact to amenity space area in consideration of both the quantum of sunlight amenity lost and retained by each area
12 Philbeach Gardens	72.34	49.47	-82.68%	Major Beneficial
11 Philbeach Gardens	43.08	39.14	-6.92%	Minor Beneficial
10 Philbeach Gardens	0	0	0.00%	Negligible
9 Philbeach Gardens	51.68	48.2	-7.20%	Minor Beneficial
8 Philbeach Gardens	22.29	33.88	14.91%	Negligible
7 Philbeach Gardens	10.94	30.76	22.25%	Negligible
6 Philbeach Gardens	11.96	40.29	32.18%	Minor Adverse
5 Philbeach Gardens	25.74	41.93	21.80%	Minor Adverse
4 Philbeach Gardens	2.64	32.28	30.44%	Negligible
3 Philbeach Gardens	1.71	21.03	19.66%	Negligible
2 Philbeach Gardens	6.33	17.66	12.10%	Negligible
1 Philbeach Gardens	31.6	58.7	39.62%	Moderate Adverse
75 Eardley Crescent	69.75	69.75	0.00%	Negligible
73 Eardley Crescent	90.4	90.4	0.00%	Negligible
69 Eardley Crescent	33.76	33.76	0.00%	Negligible
67 Eardley Crescent	7.17	7.17	0.00%	Negligible
65 Eardley Crescent	19.47	19.47	0.00%	Negligible
63 Eardley Crescent	36.25	36.25	0.00%	Negligible
61 Eardley Crescent	31.87	31.87	0.00%	Negligible
59 Eardley Crescent	38.2	38.2	0.00%	Negligible
57 Eardley Crescent	38.77	38.77	0.00%	Negligible
55 Eardley Crescent	41.9	41.9	0.00%	Negligible
51-53 Eardley Crescent	21.37	21.27	-0.13%	Minor Beneficial
49 Eardley Crescent	27.25	27.19	-0.08%	Minor Beneficial
47 Eardley Crescent	52.59	52.59	0.00%	Negligible
45 Eardley Crescent	49.72	49.66	-0.12%	Minor Beneficial
41-43 Eardley Crescent	17.87	17.87	0.00%	Negligible
39 Eardley Crescent	23.68	23.68	0.00%	Negligible
37 Eardley Crescent	16.93	16.93	0.00%	Negligible
33-35 Eardley Crescent	12.94	13.14	0.23%	Negligible
31 Eardley Crescent	28.4	28.8	0.56%	Negligible
29 Eardley Crescent	34.69	34.97	0.43%	Negligible
27 Eardley Crescent	39.57	39.57	0.00%	Negligible
25 Eardley Crescent	48.53	49.17	1.24%	Negligible
23 Eardley Crescent	56.4	57.02	1.42%	Negligible
21 Eardley Crescent	71.52	73.48	6.88%	Negligible
19 Eardley Crescent	22.83	24.69	2.41%	Negligible
17 Eardley Crescent	14.34	17.02	3.13%	Negligible
15 Eardley Crescent	28.53	32.15	5.07%	Negligible
13 Eardley Crescent	23.5	25.45	2.55%	Negligible
11 Eardley Crescent	22.09	23.66	2.02%	Negligible
9 Eardley Crescent	9.98	15.88	6.55%	Negligible
7 Eardley Crescent	21.04	27.25	7.86%	Negligible
5 Eardley Crescent	19.77	27.27	9.35%	Negligible
3 Eardley Crescent	27.04	36.9	13.51%	Negligible
1a Eardley Crescent	20.26	44.02	29.80%	Minor Adverse
Prince Of Wales PH	67.7	67.7	0.00%	Negligible
7 Empress Place	55.46	55.46	0.00%	Negligible
9 Empress Place	82.78	82.78	0.00%	Negligible
11 Empress Place	82.92	82.92	0.00%	Negligible
13 Empress Place	61.93	61.93	0.00%	Negligible
15 Empress Place	60.44	60.44	0.00%	Negligible
17 Empress Place	77.13	84.16	30.74%	Minor Adverse
14 Empress Place	21.76	48.38	34.02%	Minor Adverse
12 Empress Place	15.31	30.97	18.49%	Negligible

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Garden/Amenity Area Assessed	% Shadow in Existing Baseline	% Shadow in the Earls Court Development Proposals	% Change in sunlit area between Existing Baseline and Earls Court Development Proposals if total shadow is above BRE Recommended 40% Maximum	Assessment of level of adverse impact to amenity space area in consideration of both the quantum of sunlight amenity lost and retained by each area
10 Empress Place	10.74	27.56	18.84%	Negligible
8 Empress Place	15.89	37.01	25.11%	Negligible
6 Empress Place	12.79	57.16	50.88%	Major Adverse
4 Empress Place	17.34	99.73	99.67%	Major Adverse
28 Lillie Bridge Road	15.83	15.85	0.02%	Negligible
30 Lillie Bridge Road	29.64	30.72	1.53%	Negligible
32 Lillie Bridge Road	38.32	39.43	1.80%	Negligible
34 Lillie Bridge Road	23.71	24.1	0.51%	Negligible
36 Lillie Bridge Road	41.91	42.55	1.10%	Negligible
38 Lillie Bridge Road	45.63	46.33	1.29%	Negligible
4 Lillie Bridge Road	11.47	11.47	0.00%	Negligible
40-42 Lillie Bridge Road	30.51	30.51	0.00%	Negligible
44 Lillie Bridge Road	16.65	16.68	0.04%	Negligible
46 Lillie Bridge Road	22.74	22.74	0.00%	Negligible
48 Lillie Bridge Road	20.98	20.98	0.00%	Negligible
50 Lillie Bridge Road	20.13	20.13	0.00%	Negligible
52 Lillie Bridge Road	25	25	0.00%	Negligible
54 Lillie Bridge Road	20.72	20.72	0.00%	Negligible
56 Lillie Bridge Road	19.45	19.45	0.00%	Negligible
58 Lillie Bridge Road	13.93	14.02	0.10%	Negligible
60 Lillie Bridge Road	22.95	24.08	1.47%	Negligible
62 Lillie Bridge Road	67.53	67.53	0.00%	Negligible
64 Lillie Bridge Road	13.63	19.68	7.00%	Negligible
66 Lillie Bridge Road	16.56	31.47	17.87%	Negligible
68-70 Lillie Bridge Road	2.67	24.2	22.12%	Negligible

Mitigation Measures

- 9.154 Throughout the design evolution of the Earls Court Development Proposals, mitigation measures have been adopted and incorporated into the design as and when the continual assessments highlighted potentially adverse impacts.
- 9.155 These mitigation measures have included reductions in the height and massing of certain areas of the Earls Court Development Proposals and the orientation and spacing of the buildings in order to maximise the daylight and sunlight amenity to the surrounding residential properties.
- 9.156 No further mitigations measures are, therefore, suggested in reaction to the above described impacts since any reduction in massing suggested would be disproportionate to the quantum of daylight/sunlight gained.
- 9.157 It is important to note, however, that all of the above assessments have been undertaken based upon the maximum parameters of the various development plots within the Earls Court Development Site. The results, therefore, represent a worst case scenario and one which is could not be built out to the extent that has been analysed due to the requirements for open space, limits upon the quantum of accommodation and the need to apply an architectural solution to the development plots.

Conclusions and Residual Impacts

- 9.158 Since no mitigation measures have been suggested as this has been dealt with throughout the design evolution stage, the residual impact of the Earls Court Development Proposals remains the same as that of the completed development described above and summarised below.
- 9.159 Construction of the Earls Court Development Proposals will result in the following likely daylight and sunlight impacts to surrounding residential properties:-

Daylight – 6,258 windows serving 3,859 rooms within the 292 properties have been assessed:

- 89% of surrounding residential rooms will experience a **negligible** impact;
- 9% will experience a **minor adverse** impact;
- 1.8% will experience a **moderate adverse** impact and;
- 0.2% will experience a **major adverse** impact.

Total APSH – 3,297 windows serving 197 properties have been assessed:

- 88% of windows will experience a **negligible** impact;
- 7% will experience a **minor adverse** impact;
- 4% will experience a **moderate adverse impact** and;
- 1% will experience a **major adverse** impact.

Winter APSH:

- 82% of windows will experience a **negligible** impact;
- 5% will experience a **minor adverse** impact;
- 5% will experience a **moderate adverse** impact and;
- 8% will experience a **major adverse** impact.

9.160 Considering the site's unique characteristics, which compromise the ability of some of the neighbouring buildings to satisfy the BRE Guidelines, the above results represent a very good rate of compliance for a site in a dense urban environment and illustrate the sensitive nature in which the massing of the development plots have been located across the site.

9.161 When the impact of the Earls Court Development Proposals is assessed against the more realistic Mirror Baseline, the compliance rates improve further as follows:

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- **Daylight to surrounding residential properties:**
- 94% will experience a **negligible** impact to their daylight amenity;
- 5% will experience a **minor adverse** impact;
- 0.8% will experience a **moderate adverse** impact; and
- 0.2% will experience a **major adverse** impact.
- **Total APSH:**
- 91% of windows will experience a **negligible** impact;
- 5% will experience a **minor adverse** impact;
- 3% will experience a **moderate adverse** impact; and
- 1% will experience a **major adverse** impact.
- **Winter APSH:**
- 87% of windows will experience a **negligible** impact;
- 5% will experience a **minor adverse** impact;
- 3% will experience a **moderate adverse** impact; and
- 5% will experience a **major adverse** impact.

9.162 In terms of permanent overshadowing 130 areas of amenity space were assessed, and construction of the Earls Court Development Proposals will result in the following impacts:

- 11 (8%) will see an improvement and will be impacted to a **minor beneficial** extent;
- 2 (2%) will see an improvement and will be impacted to a **major beneficial** extent;
- 93 (72%) will be impacted to a **negligible** extent;
- 7 (5%) will be impacted to a **minor adverse** extent;
- 8 (6%) will be impacted to a **moderate adverse** extent; and
- 9 (7%) will be impacted to a **major adverse** extent.

9.163 In terms of transient overshadowing, the assessment results confirm that there are areas which, following the construction of the Earls Court Development Proposals, will experience increased levels of overshadowing from the proposed buildings.

9.164 The 21st June transient overshadowing assessment confirms, however, that when the sun is higher in the sky during the summer months, which is generally the period during which most benefit is derived from sunlight upon areas of amenity space, the levels of shadow upon those areas will improve substantially compared to the winter months.

Cumulative Impact Assessment

9.165 The cumulative daylight, sunlight and overshadowing impacts associated with local schemes, including Seagrave Road, which are either under construction or consented are considered, due to their size and their distance from the site, to be **negligible**.

References

- Ref. 9-1 Greater London Authority (GLA), 2008; 'The London Plan: Consolidated with Alterations since 2004'.
- Ref. 9-2 GLA, 2010; 'The Consolidated Draft Replacement London Plan'.
- Ref. 9-3 LBHF, 2003; 'London Borough of Hammersmith & Fulham Unitary Development Plan' as saved by the Secretary of State September 2007.'

- Ref. 9-4 RBKC (2007) Revised RBKC UDP 2002 (2007) showing 'expired' policies struck-out, in red-shaded boxes
- Ref. 9-5 RBKC (2010) Core Strategy
- Ref. 9-6 Building Research Establishment (BRE) Handbook 'Site Layout Planning for Daylight and Sunlight 1991: A Guide to Good Practice'
- Ref. 9-7 BSI, (2008); 'BS8206 Lighting for buildings pt 2: code of practice for daylighting'
- Ref. 9-10 CIBSE; Applications Manual Window Design of the Chartered Institute of Building Services Engineers

