



ANSTEYHORNE

DAYLIGHT & SUNLIGHT REPORT

60 The Bishops Avenue
London
N2 0BE

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**Figure 1: Oblique aerial photograph of the site looking south east
(Source: Google Satellite Imagery)**



Figure 2: 3D view of the proposed site condition (with trees)

1. INTRODUCTION

- 1.1 Anstey Horne has been instructed to undertake a daylight and sunlight assessment associated with the proposed development at 60 The Bishops Avenue, N2 0BE (The Proposed Development"). The Proposed Development consists of the following:

Conversion and extension (including demolition of rear modern extensions and internal remodelling) of Manor House to create 7no residential units and associated communal amenity space;

Replacement of existing swimming pool extension with 3 storey above ground Annex to Manor House to create 6no residential units;

Refurbishment of existing Gate House 1 to create 1 residential unit;

Erection of 2 storey Gate House 2 to create 1 residential unit;

Erection of 5-storey above ground building (Villa 1) to create 9no residential units;

Erection of 5-storey above ground building (Villa 2) to create 9no residential units;

Erection of 5-storey above ground building (Villa 3) to create 13no residential units;

Erection of 5-storey above ground building (Villa 4) to create 9no residential units;

Overall provision of 54no self-contained units.

Basement 1 to include external car ramp to ancillary cycle parking, motorcycle parking and car parking (x61 spaces), refuse store, plant and storage rooms.

Basement 2 to include plant and amenity space

6 off-street surface visitor spaces, landscaping, refuse/cycle stores, replacement of existing substation and associated plant.

- 1.2 Located within the London Borough of Barnet, the site is a detached residential house located in a residential area located to the north of Hampstead Heath and to the west of Highgate. The site is mainly bounded by residential properties, namely No. 62 The Bishops Avenue to the south, properties along Winnington Road and Danewood Drive to the west. To the north, there is a care home at No. 58 The Bishops Avenue and there are other residential houses along The Bishops Avenue to the east.

- 1.3 As part of the planning application process, the London Borough of Barnet will be informed by the BRE document entitled *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2022* (BRE Guidelines). As such, technical assessments of the effects of the

proposed development been carried out upon the existing surrounding properties in accordance with the BRE Guidelines.

- 1.4 There are existing trees surrounding the site, as well as a number of proposed trees, which we carefully considered. The BRE guidelines state that: 'The question of whether trees or fences should be included in the calculation depends upon the type of shade they produce. Normally trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to deciduous trees)'. Nevertheless, a formal technical assessment has been undertaken with the existing trees included in the baseline condition.
- 1.5 Our study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page 3.
- 1.6 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential effects of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

2. PLANNING POLICY AND GUIDANCE

National Planning Policy and Guidance

- 2.1 The Revised National Planning Policy Framework (revised December 2024, Department for Communities and Local Government) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.
- 2.2 In terms of daylight and sunlight, under section 11 *'Making effective use of land'*, paragraph 130(c) states that:

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

- 2.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."

Regional Planning Policy and Guidance

London Plan March 2021

- 2.4 The Mayor of London's London Plan March 2021 sets out the spatial development strategy for London. It forms part of the development plan for Greater London, along with local plans of the London boroughs.
- 2.5 Policy D6 Housing quality and standards:
- D. The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

Mayor's Housing Supplementary Planning Guidance

- 2.6 The Mayor of London's 'Housing Supplementary Planning Guidance' (March 2016) provides guidance on how to implement the housing policies in the London Plan. It replaces the 2012 edition.
- 2.7 Part 1 of the SPG covers housing supply and sets out the Mayor's approach to optimising housing output. In relation to the effect on daylight and sunlight to surrounding properties it advises:
- 2.8 *"Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines^{1F} to assess the daylight and sunlight impacts of new development on surrounding properties ... Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."*
- 2.9 *"The degree of harm on adjacent properties ... should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."*

Local Planning Policy and Guidance

- 2.10 The development site is located within the London Borough of Barnet in London.

Barnet Local Plan 2021-2036

- 2.11 The new Local Plan establishes the Council's vision for growth and development in Barnet over a 15 year period (2021-2036).
- 2.12 In respect of daylight and sunlight, paragraph 6.10.1 under 'Amenity – Lighting, Privacy, Noise' it states the following:
- 2.13 *proposals that significantly harm the amenity of neighbouring occupiers will not be acceptable. Protecting amenity helps to protect residents' wellbeing and privacy. It is important to ensure that development does not significantly overshadow neighbouring buildings, block daylight, reduce sunlight, or result in a loss of privacy or outlook. Further guidance on standards affecting daylight, sunlight, privacy and outlook will be set out within the Sustainable Design and Development Guidance SPD.*

2.14 Policy CDH01: Promoting High Quality Design also states the following in respect of daylight and sunlight

The Council will expect development proposals to:

Provide a good standard of amenity that is consistent with other policies in the Plan and will allow for acceptable levels of daylight, sunlight, privacy and outlook for adjoining and potential occupants and nearby users impacted by the development.

Provide outdoor amenity space to comply with Policy CDH07

3. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

- 3.1 Section 2.2 of the BRE Guidelines makes recommendations concerning the effects on daylight to existing buildings. In summary, the BRE states that:

“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.”*

- 3.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25° (see Figure 3 below), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

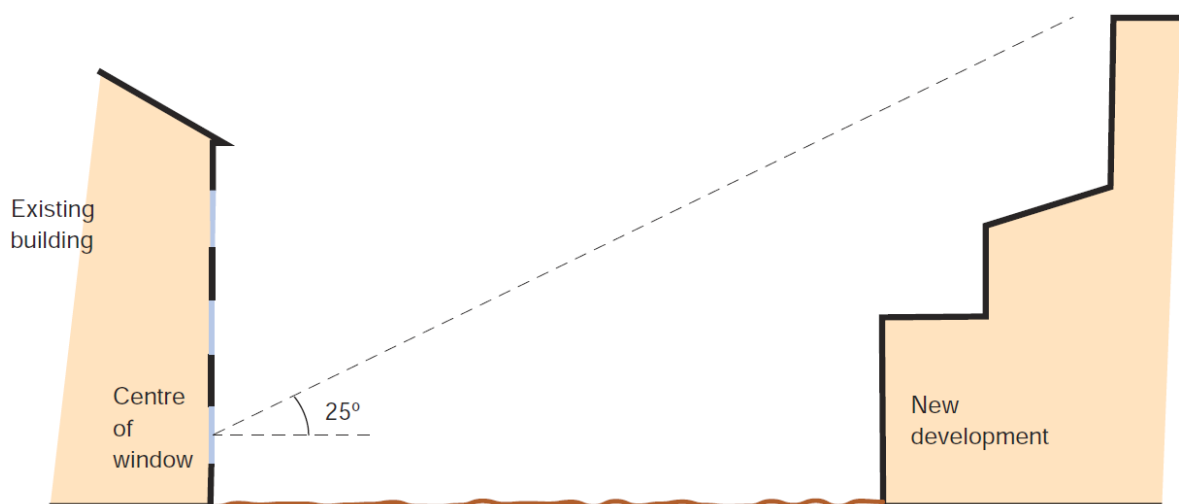


Figure 3 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Guidelines)

- 3.3 Where the obstruction angle is greater than 25° , both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants.
- 3.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any effects are acceptable when weighed against the many other planning considerations.
- 3.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.
- 3.6 The daylight distribution test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.

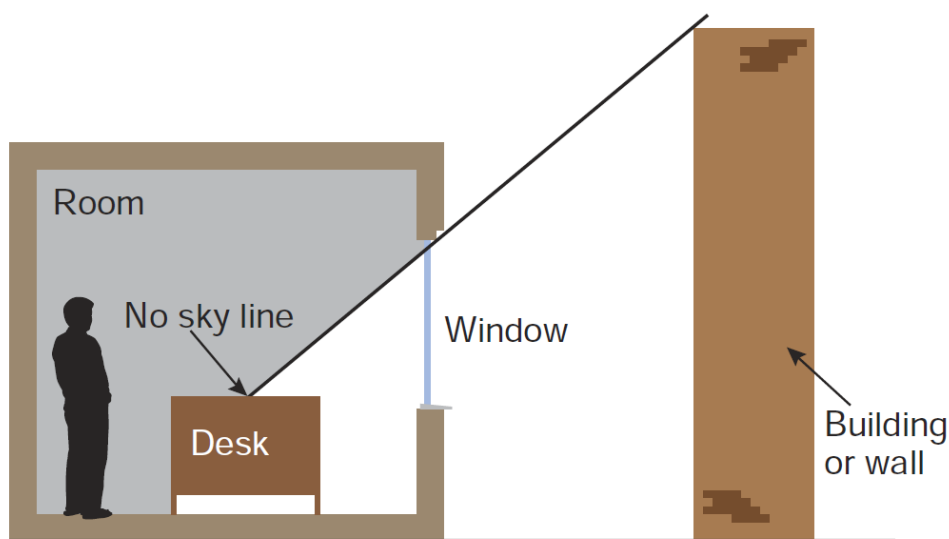


Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight. (© BRE Guidelines)

- 3.7 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.
- 3.8 The BRE Guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

Sunlight to existing surrounding buildings

- 3.9 Section 3.2 of the BRE Guidelines makes recommendations concerning the effect on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.2 that:

“obstruction to sunlight may become an issue if:

- *some part of a new development is situated within 90° of due south of a main window wall of an existing building; and*
- *in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room.”*

- 3.10 If these angle criteria are not met, the guide recommends a more detailed check to calculate the effect of the proposed development on the available sunlight.

- 3.11 The BRE suggests:

“all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway.” (BRE paragraph 3.2.3)

- 3.12 The available sunlight is measured in terms of the percentage of annual probable sunlight hours (‘APSH’) at the centre point of the window. ‘Probable sunlight hours’ is defined as:

“the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account).”

3.13 Paragraph 3.2.13 of the BRE Guidelines summarises its sunlight guidance as follows:

“If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;*
- *and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours”.*

Sunlight to existing surrounding gardens and open spaces

3.14 Section 3.3 of the BRE Guidelines makes recommendations concerning the effect of proposed development on sunlight to open spaces between buildings, such as main back gardens of houses, allotments, parks and playing fields, children’s playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains. The guide recommends that the level of overshadowing on such areas should be checked on the equinox (21 March).

3.15 The BRE Guidelines recognises that each of these spaces has different sunlighting requirements and that it is difficult to suggest a hard and fast rule. It recommends that at least half of the amenity area should receive at least two hours of sunlight on the equinox on 21 March.

3.16 When assessing the effect of a proposed development on the level of overshadowing of an existing open amenity, the BRE recommends that:

“if, as a result of new development the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant. The garden or amenity area will tend to look more heavily overshadowed”.

3.17 Sunlight at an altitude of 10° or less does not count, because it is likely to be blocked by planting anyway. Driveways and hard standing for cars is usually left out of the area calculation. Around housing, front gardens which are relatively small and visible from public footpaths can be omitted with only main back gardens needing to be analysed.

3.18 Fences or walls less than 1.5 metres high can be ignored. The guide notes that:

“normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building”.

This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

Computer simulation

- 3.19 Appendix A of the BRE Guidelines describes a method for calculating VSC and APSH using various indicator templates and Appendix D shows how the no-sky line may be plotted inside a room. Where the obstructions on the skyline are complex these manual methods can be difficult to apply and the results can be crude. We therefore prefer to use computer simulation and our specialist software, which is based on the more accurate Waldram method, which is described in Appendix B of the BRE Guidelines.
- 3.20 The information upon which our computer model was based is explained in the section 6 of this report.

4. APPLICATION OF BRE GUIDELINES

Flexible application of the guidelines

4.20 In its introduction the BRE Guidelines states:

- *(Its) "main aim is ... to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (BRE paragraph 1.5)
- *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."* (BRE paragraph 1.6)
- *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (BRE paragraph 1.6)

4.21 Clearly, the BRE is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

Alternative target values

4.22 In theory the BRE's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes:

"In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings... The calculation methods ... are entirely flexible in this respect." (BRE paragraph 1.6)

4.23 At paragraph 2.2.3 the Guidelines state:

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

4.24 Appendix F of the BRE Guidelines gives advice on setting alternative target values for skylight access. At page 85 it states:

“different targets may be used, based on the special requirements of the proposed development or its location”.

- 4.25 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

Proximity of neighbouring building to the boundary

- 4.26 The BRE permits the reasonableness or otherwise of the distance of the neighbouring building from the boundary to be taken into account. At paragraph 2.2.3 it states:

“Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light”.

Interpretation of relative impacts

- 4.27 Except where the BRE’s specified minimum values will be retained in the proposed condition (see paragraphs 3.1, 3.14), the guidelines advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the ‘BRE 0.8 guideline’.) Care must be taken when interpreting the ‘relative impact’ figures (in the columns marked “factor of former value” in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example a reduction from 6% VSC to 3% VSC will appear as a reduction to 0.5 times its former value, and is therefore a transgression of the guidelines in theory, but in reality a loss of 3% VSC is very small and would be barely perceptible.
- 4.28 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 3.14 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

Balconies, projecting wings and other self-obstructing projections

- 4.29 The BRE guide acknowledges that balconies and projecting wings to existing neighbouring buildings artificially limit the available daylight and sunlight and, as a consequence, larger relative reductions in light may be unavoidable. More specifically it states:

“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight.”

One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.” (BRE paragraph 2.2.11)

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

“Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight.” (BRE paragraph 3.2.11)

- 4.30 Clearly, where windows are inset or self-obstructed by balconies or other projections they will be unusually sensitive to changes in massing opposite and transgressions of the BRE’s default numerical guidelines are more likely to arise. In such circumstances flexible application of the guidelines is very important.

Deep rooms

- 4.31 The BRE advises that light penetration into deep rooms lit from one side only may be unavoidably affected. At paragraph 2.2.12 it states

“The guidelines ... need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable.”

5. INFORMATION USED IN THE TECHNICAL STUDY

5.1 In the process of compiling this report, a three-dimensional computer model of the Site, neighbouring context and Proposed Development was created to a level of detail appropriate for performing the BRE’s recommended calculations. Our understanding of the existing and proposed conditions can be seen illustrated on the drawings contained within Appendix A. The following sources of information have been used:

Proposed scheme:

- Squire and Partners Revit Model of the proposed scheme received 3rd June 2026

Existing building on the site and existing surrounding buildings:

- Laser Point Cloud Survey undertaken by Anstey Horne on 22nd October 2025
- Site photographs

Surrounding Trees:

- Proposed trees received from Ida-design on 23rd June 2026;
- Existing retained trees received from landmark trees on 21st May 2026

Internal arrangements within existing surrounding buildings:

<u>Property</u>	<u>Drawings Source</u>
58 The Bishops Avenue	Local planning records under application number 20/2008/S73
67 The Bishops Avenue	Local planning records under application number F/04159/11
Jersey House 62 The Bishops Avenue	Local planning records under application number 21/1407/HSE



81 Winnington Road	Existing and proposed plans modelled under application reference 18-0507-FUL
79 Winnington Road	Local planning records under application number C02786AX-07
4 Danewood Drive	Local planning records under application number F/02613/10

5.2 Best estimates have been made to establish the neighbouring building uses (residential or commercial) and the associated internal arrangement and room uses; generally, external observation and online research have been utilised, including VOA and planning data base searches.

5.3 It is worth noting that No. 81 Winnington Road benefits from an extant planning permission under application reference 18/0507/FUL (and subsequent amendments) for the:

Demolition of the existing house and erection of two detached houses with rooms in roofspace and basement level

5.4 In consideration of the above, we have considered it appropriate to assess both the daylight & sunlight effects to the existing dwelling at this property, along with the extant permission which may come forwards at some point in the future. Full technical results can be found appended to this report.

5.5 Where information was not available, reasonable assumptions as to the internal configuration, have been made. Where window positions have been identified from external scan, this typically has no bearing upon the VSC and APSH assessments given the reference point is at the centre of the window on the outer plane of the wall. It is, however, relevant to the daylight distribution assessment, as measured by NSL, but in the absence of suitable plans, estimation is a conventional approach.

6. SCOPE OF TECHNICAL STUDY

- 6.1 The basis of the technical study has considered those neighbouring properties that may, as a result of the Proposed Development, experience a change in natural light. The BRE also recognise that the primary expectation of daylight and sunlight relates to residential properties and the habitable rooms within those properties (i.e. living rooms, bedrooms and kitchens).
- 6.2 The scoping exercise identified the following two neighbouring properties in proximity to the site as material for daylight and sunlight assessment:

Table 1 - Scope of assessments

Properties	Daylight	Sunlight	Sun on Ground
58 The Bishops Avenue	Yes	Yes	Yes
67 The Bishops Avenue	Yes	Yes	Yes
Jersey House 62 The Bishops Avenue	Yes	Yes	Yes
81 Winnington Road (Existing & Cumulative)	Yes	Yes	Yes
79 Winnington Road	Yes	Yes	Yes

- 6.3 We have only tested the effect on the main rooms in each property, as advised in the BRE Guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc.
- 6.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.
- 6.5 The daylight distribution contour plans at Appendix E show the window positions and room layouts that have been tested in each of the buildings concerned.
- 6.6 We have calculated the effects of the Proposed Extension on sunlight on 21 March to the rear gardens relevant rear gardens. The locations of these spaces and the proportion of each that receives at least two hours of sunlight on 21 March in the existing and proposed conditions are shown on our drawing(s) at Appendix F.

7. EFFECTS UPON SURROUNDING PROPERTIES

- 7.1 In this section of our report, we set out our analysis of the results under the headings of daylight and sunlight. For each element we will provide commentary on the results taking each property, or groups of properties, in turn.
- 7.2 To re-cap briefly on the assessment criteria explained in section 5, each of the tests is run in the existing and proposed condition so that the daylight and sunlight levels before and after development are quantified and the relative change is determined. Except where the BRE guide's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

Daylight and sunlight to existing surrounding buildings

- 7.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and no-sky contour plans are shown on our drawings at Appendix E. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.
- 7.4 The numerical results of the percentage of annual probable sunlight hours ('APSH') test are tabulated at Appendix D.
- 7.5 In terms of daylight and sunlight in neighbouring properties, the headline BRE adherence rates are as follows without trees in place:
- 253 (100%) of the 253 windows tested for VSC achieve the guideline values
 - 118 (100%) of the 118 rooms tested for daylight distribution achieve the guideline values
 - 85 (100%) of the 85 rooms tested for APSH meet the guideline values on an annual basis.
- 7.6 Overall, the results demonstrate that all of the windows and all rooms within the neighbouring properties assessed would meet the BRE's guidelines values for both daylight and annual sunlight.

- 7.7 Furthermore, when considering the built-out consented scheme for No. 81 Winnington Road (18/0507/FUL), all windows and rooms continue to adhere to daylight and sunlight guidelines. Full technical results are appended to this report.
- 7.8 We have also carried out a daylight and sunlight assessment with the proposed trees in place, which also takes into account the existing trees being removed. The BRE guidelines states that: *'The question of whether trees or fences should be included in the calculation depends upon the type of shade they produce. Normally trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to deciduous trees).'*
- 7.9 In respect of neighbouring properties, the VSC, DD and APSH methods of assessment do not take into account reflectances or transparency and will generally consider trees to be an opaque obstruction. Furthermore, the leaves will present a different degree of obstruction throughout the year, particularly in the case of deciduous trees. Therefore, it is typically against industry standard to carry out an assessment with trees in place for this reason and it is unlikely to present what the true daylight and sunlight conditions are in a neighbouring property. In reality, sunlight will be able to penetrate through the tree leaves and occupants will have greater visibility of sky throughout the trees than what the assessment may suggest.
- 7.10 Nevertheless, a formal technical assessment has been undertaken with the existing trees included in the baseline condition. It must be borne in mind, however, that this assessment is to give a rough indication as to how the trees may affect the position in respect of neighbouring properties.
- 7.11 The headline BRE adherence rates are as follows with trees in place:
- 246 (97%) of the 253 windows tested for VSC achieve the guideline values
 - 118 (100%) of the 118 rooms tested for daylight distribution achieve the guideline values
 - 85 (100%) of the 85 rooms tested for APSH meet the guideline values on an annual basis.
- 7.12 For the seven windows that remain, three achieve results ranging between 0.72 and 0.77 times their former value and are therefore only marginally outside the BRE's 0.8 guideline.
- 7.13 The remaining four windows are secondary windows serving a living room and a bedroom within Jersey House, 62 The Bishops Avenue. The primary windows serving these rooms retain high absolute VSC values, above the BRE's suggested target of 27% VSC, demonstrating that the rooms will continue to receive very good daylight availability with

the trees in full leaf. In addition, both rooms adhere to the daylight distribution assessment and retain visible sky access to at least 99% of their room areas.

Sunlight to surrounding gardens and open spaces

- 7.14 In accordance with the BRE Guidelines we have calculated the effect on the two neighbouring gardens by plotting the two-hour sun contour on 21 March in the existing and proposed condition as shown on our drawings at Appendix F. The parts of each garden receiving at least two hours of sunlight are shaded yellow and expressed as a percentage on the drawings. The figures are also set out in Table 2 below, along with the factor by which the existing sunlit area will change as a consequence of the proposed development.

Table 2 - Summary of two-hour sun-on-ground results

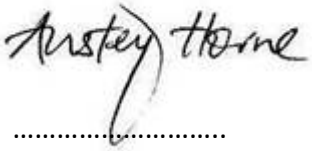
Address	Proportion in sun for ≥ 2 hrs on 21 March (without trees)		Factor of former value
	Existing	Proposed	
58 The Bishops Avenue (Courtyard 1)	14.46%	14.46%	1.00
58 The Bishops Avenue (Courtyard 2)	100.0%	100.0%	1.00
Jersey House 62 The Bishops Avenue	100.0%	100.0%	1.00
83 Winnington Road	100.0%	100.0%	1.00
Tennis Court	100.0%	100.0%	1.00
81 Winnington Road	97.40%	97.40%	1.00
79 Winnington Road	99.91%	99.89%	1.00
4 Danewood Drive	100.0%	100.0%	1.00
3 Danewood Drive	100.0%	100.0%	1.00

- 7.15 The results of the two-hour sun contour test confirm that all of the neighbouring amenity spaces assessed will exceed the BREs guideline values in the proposed condition, experiencing no change in the area which receives two hours of sunlight.
- 7.16 For completeness, we have also considered the position, drawing a comparison with the existing and proposed trees. These results confirm that all neighbouring properties comfortably meet and exceed the guidance, with all amenity spaces experiencing no material change in the area that receives two hours of sunlight on 21st March.

8. SUMMARY AND CONCLUSION

- 8.1 Anstey Horne has undertaken a technical assessment of the Proposed Development of 60 The Bishops Avenue by reference to daylight and sunlight. The tests were undertaken in accordance with the BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022), more commonly known as the BRE Guidelines. The BRE Guidelines gives useful advice and recommends various numerical guidelines by which to assess the effects of development on daylight and sunlight to existing surrounding properties.
- 8.2 In summary of the Proposed Development has a very high level of overall compliance:
- 253 (100%) of the 253 windows tested for VSC achieve the guideline values
 - 118 (100%) of the 118 rooms tested for daylight distribution achieve the guideline values
 - 85 (100%) of the 85 rooms tested for APSH meet the guideline values on an annual basis.
 - All assessed gardens (100%) assessed for Sun on Ground will meet the guidelines.
- 8.3 When considering the daylight and sunlight results to No. 81 Winnington Road in a cumulative scenario, all windows, rooms and amenity space still achieve the relevant Guidelines.
- 8.4 We have also carried out a daylight and sunlight assessment with the proposed trees in place, which also takes into account the existing trees being removed. Whilst there are obvious challenges of carrying out these assessments in respect of neighbouring properties, given the nature of the assessment methodologies and the deciduous nature of trees, the assessment has still been undertaken to give a very rough indication of how the trees could have an effect on neighbouring properties. The results confirm that almost all of the windows and rooms assessed will adhere to the BRE's recommendations. Where there are a very small number of windows with results outside of the BRE's 0.8 guideline, these are considered either marginal reductions or serve rooms which will continue to receive very good levels of daylight.

- 8.5 In conclusion, the layout of the Proposed Development follows the BRE Guidelines and will not significantly or noticeably reduce sunlight or daylight to existing surrounding properties or gardens with and without trees in place. Therefore, it is considered that the Proposed Development performs very well from a daylight and sunlight perspective in respect of neighbouring properties.



.....
ANSTEY HORNE

25th June 2026

APPENDICES

APPENDIX A

-

PLAN AND 3D VIEWS OF THE COMPUTER MODEL



PLAN VIEW

ANSTEY

HORNE

EST. 1795

Chartered Surveyors

Rights of Light/ Daylight & Sunlight

Party Wall & Neighbourly Matters

Building Consultancy

Fire Consultancy

Project & Cost Management

Building Safety

LEGEND:

Existing

Proposed

12120

AOD Height (mm)

Consented

Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE

Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP

Received on 15/05/26

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0m

10m

20m

30m

40m

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

SITE PLAN VIEW
EXISTING CONDITION

LEAD: / UPDATED:

DATE:

SCALE:

A3

BS/JSC

19/05/26

1:1000

PROJECT No:

RELEASE No:

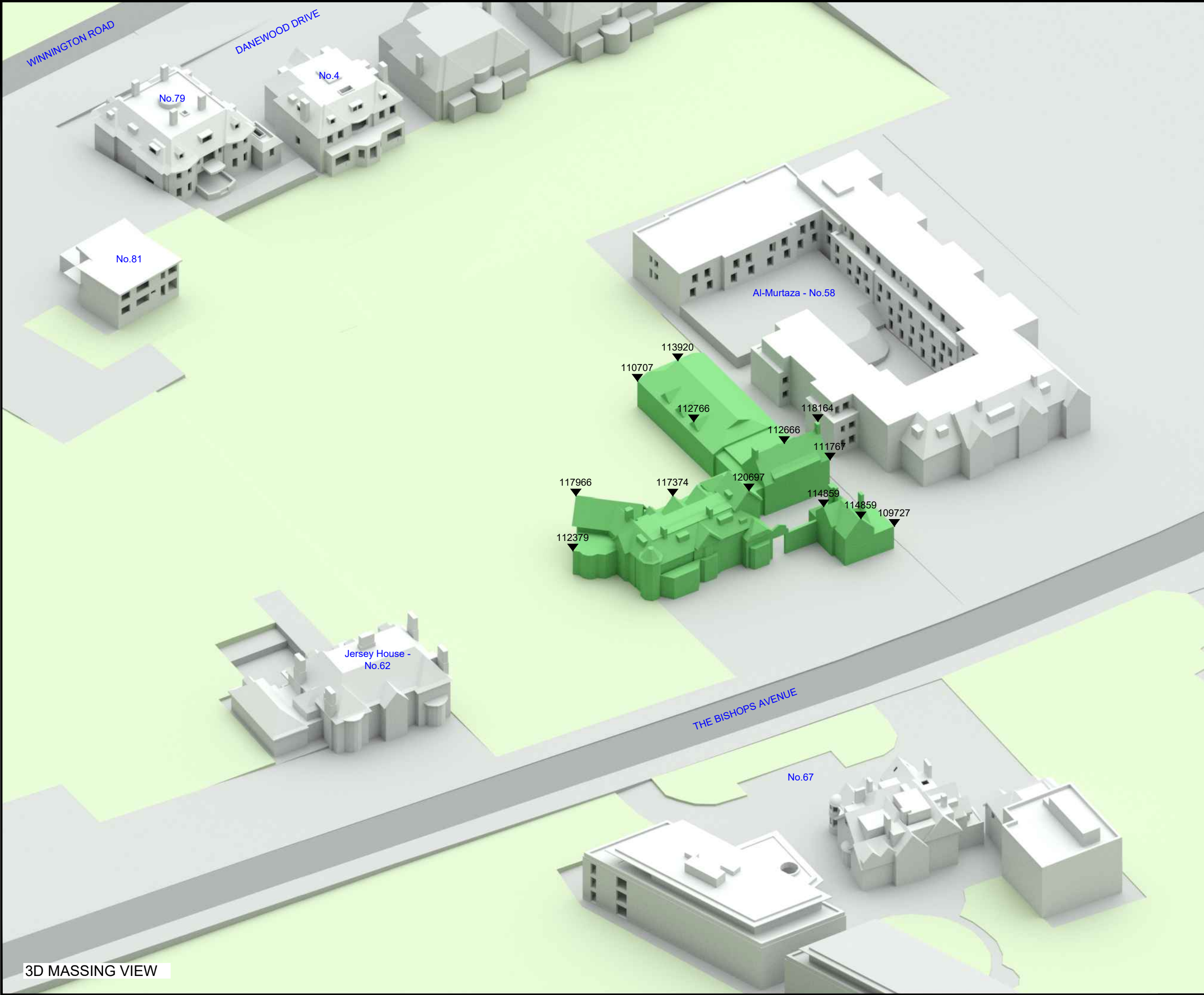
VERSION No:

DRAWING No:

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Site Plan



ANSTEY

HORNE

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Chartered Surveyors

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}; Fire Consultancy

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; Building Safety

LEGEND:

Existing

Proposed

12120

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AOD Height (mm)

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EXISTING CONDITION

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19/05/26

SCALE: N.T.S.

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RELEASE No:

VERSION No:

DRAWING No:

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3D Massing Model



3D MASSING VIEW

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3D Massing Model



PLAN VIEW

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SCHEME REF:

SCHEME RECEIVED: 15/05/26

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PROPOSED SCHEME

LEAD: / UPDATED:
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DATE:
19/05/26

SCALE: 1:1000

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PROJECT No:

RELEASE No:

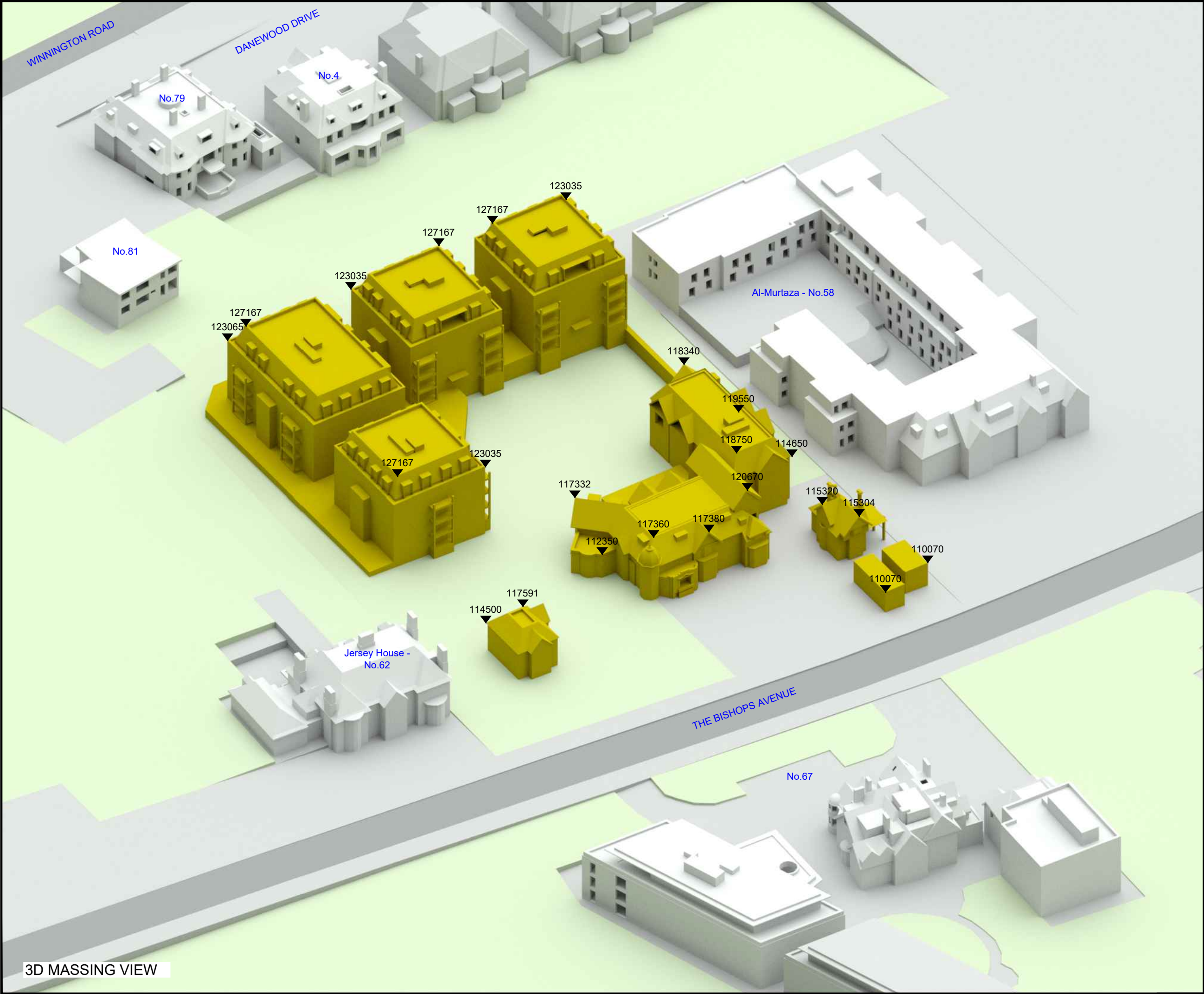
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Site Plan



3D MASSING VIEW

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3D Massing Model



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SCALE: N.T.S.

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006

3D Massing Model

Cumulative for 81 Winnington Road



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SITE PLAN VIEW
EXISTING CONDITION

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DATE:
19/05/26

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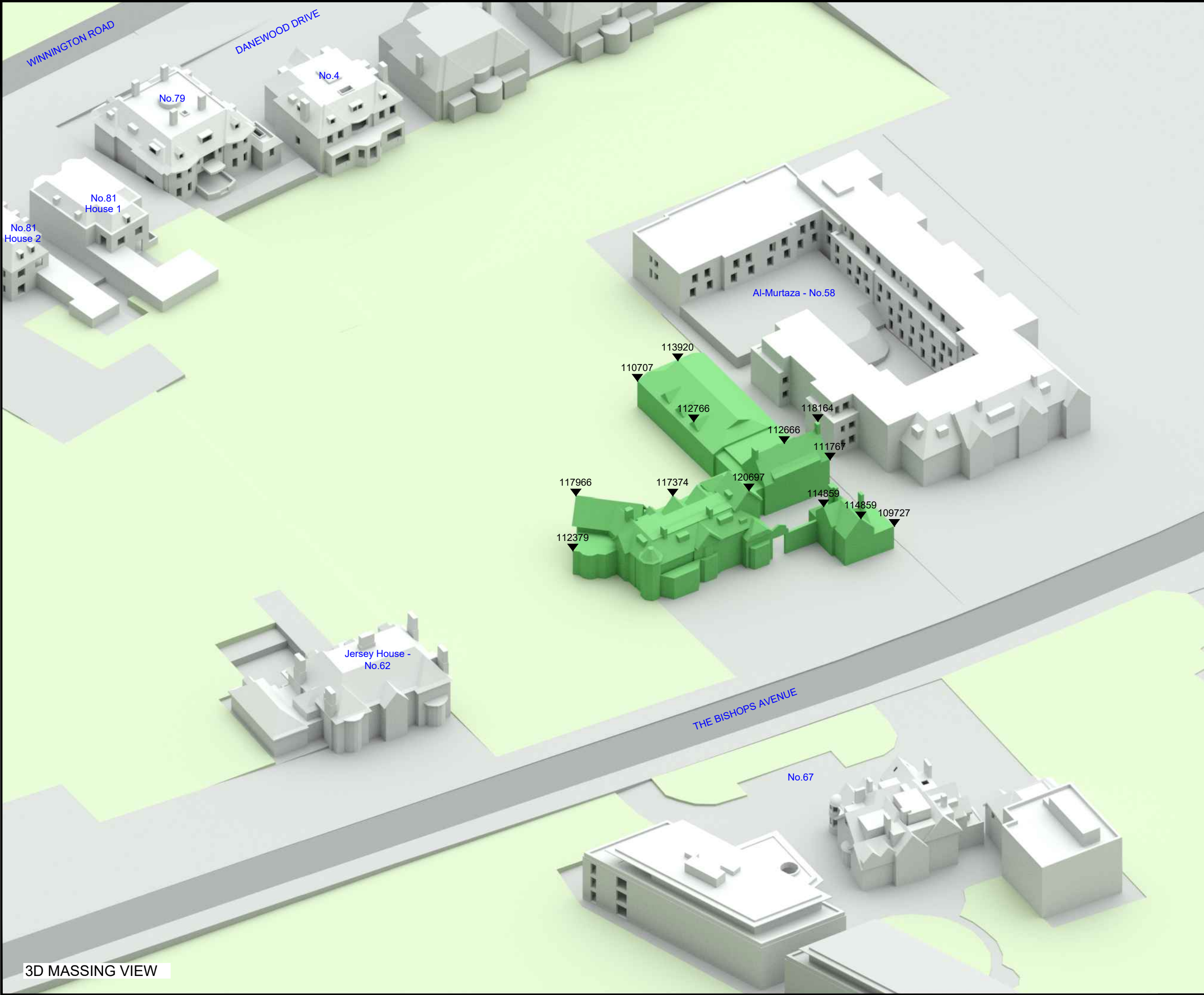
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001

Site Plan



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3D Massing Model



3D MASSING VIEW

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003

3D Massing Model



PLAN VIEW

ANSTEY

HORNE

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SITE PLAN VIEW
PROPOSED SCHEME

LEAD: / UPDATED:

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A3

PROJECT No:

RELEASE No:

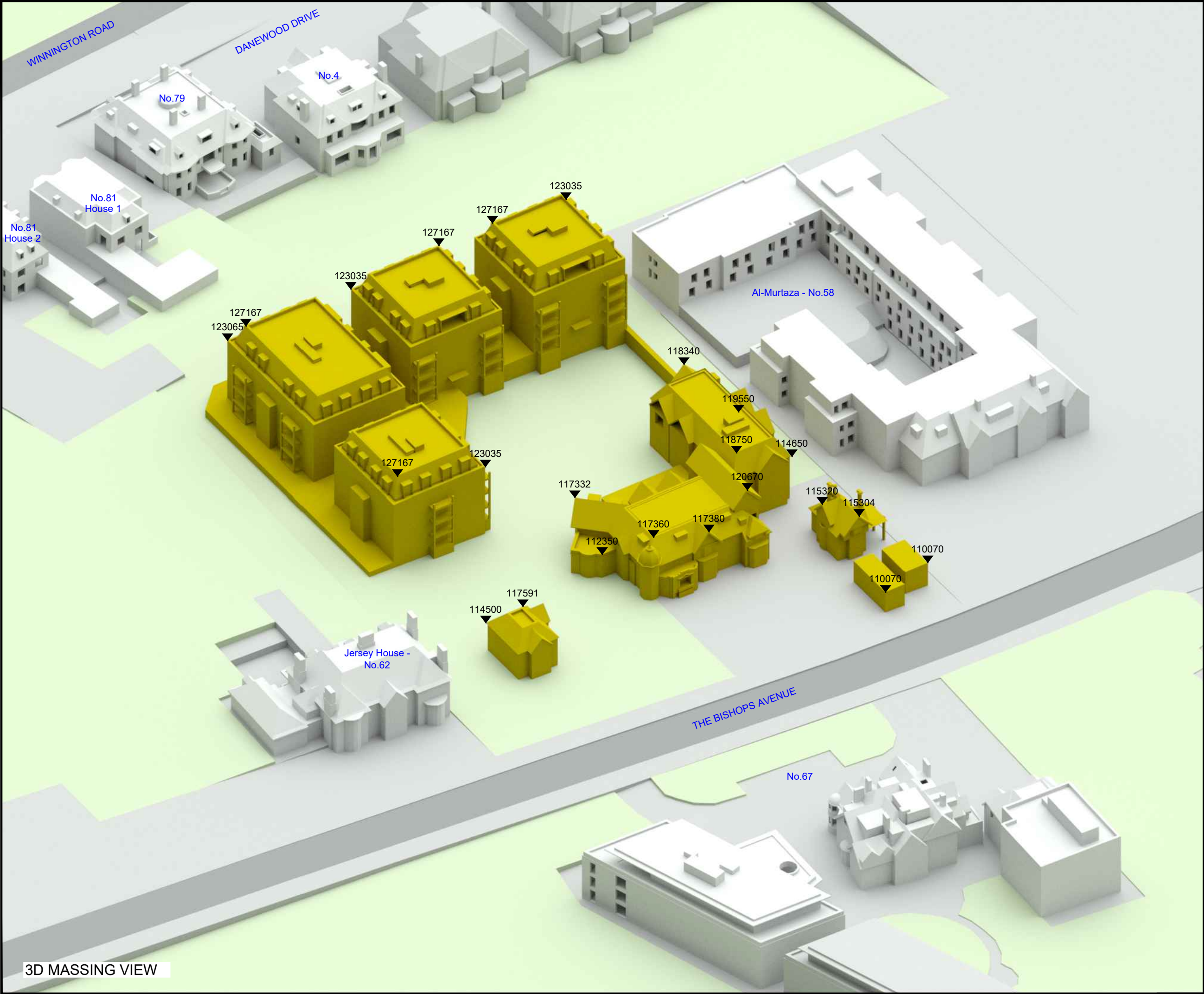
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004

Site Plan



3D MASSING VIEW

ANSTEY

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{} Building Consultancy

{} Fire Consultancy

{} Project & Cost Management

{} Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

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PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

3D MASSING MODEL VIEW
PROPOSED SCHEME

LEAD: / UPDATED:
BS/JSC

DATE:
19/05/26

SCALE: N.T.S.

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V02_

005

3D Massing Model

APPENDIX B

-

VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Al-Murtaza 58 The Bishops Avenue						
Lower ground						
R2	CARE HOME	LIVING ROOM	W2	22.63	22.55	1.00
R3	CARE HOME	BEDROOM	W3	22.73	22.27	0.98
R4	CARE HOME	LIVING ROOM	W4	22.01	21.20	0.96
R5	CARE HOME	BEDROOM	W5	20.78	20.09	0.97
R6	CARE HOME	BEDROOM	W6	19.19	18.75	0.98
R7	CARE HOME	LIVING ROOM	W7	18.00	17.68	0.98
R8	CARE HOME	DINING ROOM	W8	15.18	15.00	0.99
Gnd Floor						
R1	CARE HOME	LIVING ROOM	W1	30.73	30.73	N/A
R1	CARE HOME	LIVING ROOM	W2	19.83	19.59	0.99
R1	CARE HOME	LIVING ROOM	W33	39.19	39.17	N/A
R1	CARE HOME	LIVING ROOM	W34	23.82	23.66	0.99
R1	CARE HOME	LIVING ROOM	W35	26.70	26.70	1.00
R2	CARE HOME	LIVING ROOM	W3	20.71	19.69	0.95
R3	CARE HOME	LIVING ROOM	W4	27.82	26.05	0.94
R4	CARE HOME	BEDROOM	W5	30.03	27.82	N/A
R5	CARE HOME	LIVING ROOM	W6	31.28	28.83	N/A
R6	CARE HOME	BEDROOM	W7	31.53	29.01	N/A
R7	CARE HOME	BEDROOM	W8	31.03	28.58	N/A
R8	CARE HOME	LIVING ROOM	W9	30.22	27.95	N/A
R9	CARE HOME	LIVING ROOM	W10	29.38	27.22	N/A
R10	CARE HOME	BEDROOM	W11	28.09	26.37	0.94
R11	CARE HOME	LIVING ROOM	W12	27.11	25.79	0.95
R12	CARE HOME	BEDROOM	W13	25.52	24.68	0.97
R13	CARE HOME	BEDROOM	W14	24.57	23.99	0.98
R14	CARE HOME	LIVING ROOM	W15	22.71	22.35	0.98
R15	CARE HOME	LIVING ROOM	W16	19.76	19.55	0.99
R15	CARE HOME	LIVING ROOM	W17	15.06	14.95	0.99
R16	CARE HOME	LIVING ROOM	W18	22.71	24.85	1.09
R16	CARE HOME	LIVING ROOM	W19	19.38	20.64	1.07
R17	CARE HOME	BEDROOM	W20	15.00	12.39	0.83
R18	CARE HOME	BEDROOM	W21	13.56	13.32	0.98
R19	CARE HOME	LIVING ROOM	W22	32.71	28.13	N/A
R19	CARE HOME	LIVING ROOM	W23	32.58	28.14	N/A
R21	CARE HOME	BEDROOM	W25	33.34	32.52	N/A
R22	CARE HOME	BEDROOM	W26	32.79	32.11	N/A
R23	CARE HOME	BEDROOM	W27	32.30	31.54	N/A
R24	CARE HOME	BEDROOM	W28	32.41	31.83	N/A
R27	CARE HOME	BEDROOM	W31	31.55	31.07	N/A
R28	CARE HOME	BEDROOM	W32	29.99	29.59	N/A

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
1st Floor						
R1	CARE HOME	LIVING ROOM	W1	34.10	34.10	N/A
R1	CARE HOME	LIVING ROOM	W3	27.06	26.87	0.99
R1	CARE HOME	LIVING ROOM	W4	28.24	27.21	N/A
R1	CARE HOME	LIVING ROOM	W33	29.57	29.41	N/A
R2	CARE HOME	LIVING ROOM	W2	32.12	30.15	N/A
R3	CARE HOME	BEDROOM	W5	33.65	31.25	N/A
R4	CARE HOME	LIVING ROOM	W6	34.67	32.11	N/A
R5	CARE HOME	BEDROOM	W7	34.74	32.18	N/A
R6	CARE HOME	BEDROOM	W8	34.27	31.89	N/A
R7	CARE HOME	LIVING ROOM	W9	34.14	31.94	N/A
R8	CARE HOME	LIVING ROOM	W10	33.35	31.41	N/A
R9	CARE HOME	BEDROOM	W11	32.71	31.11	N/A
R10	CARE HOME	LIVING ROOM	W12	31.84	30.71	N/A
R11	CARE HOME	BEDROOM	W13	31.04	30.23	N/A
R12	CARE HOME	BEDROOM	W14	29.92	29.41	N/A
R13	CARE HOME	LIVING ROOM	W15	28.91	28.52	N/A
R14	CARE HOME	LIVING ROOM	W16	25.26	25.00	0.99
R15	CARE HOME	BEDROOM	W17	20.53	20.35	0.99
R16	CARE HOME	LIVING ROOM	W18	26.73	28.12	1.05
R16	CARE HOME	LIVING ROOM	W19	22.21	22.94	1.03
R17	CARE HOME	BEDROOM	W20	19.16	16.00	0.84
R18	CARE HOME	BEDROOM	W21	17.82	17.12	0.96
R19	CARE HOME	LIVING ROOM	W22	36.23	31.79	N/A
R19	CARE HOME	LIVING ROOM	W23	36.07	31.91	N/A
R21	CARE HOME	BEDROOM	W25	36.13	35.37	N/A
R22	CARE HOME	BEDROOM	W26	35.83	35.25	N/A
R23	CARE HOME	BEDROOM	W27	35.57	34.89	N/A
R24	CARE HOME	BEDROOM	W28	35.68	35.15	N/A
R27	CARE HOME	BEDROOM	W31	35.05	34.66	N/A
R28	CARE HOME	BEDROOM	W32	34.38	34.03	N/A
2nd Floor						
R2	CARE HOME	BEDROOM	W2	37.67	35.37	N/A
R3	CARE HOME	LIVING ROOM	W3	38.07	35.76	N/A
R4	CARE HOME	LIVING ROOM	W4	38.07	35.81	N/A
R5	CARE HOME	BEDROOM	W5	37.87	35.86	N/A
R8	CARE HOME	BEDROOM	W8	37.34	35.80	N/A
R9	CARE HOME	LIVING ROOM	W9	36.91	35.72	N/A
R10	CARE HOME	LIVING ROOM	W10	36.45	35.48	N/A
R11	CARE HOME	BEDROOM	W11	32.88	32.10	N/A
R13	CARE HOME	LIVING ROOM	W13	34.19	33.59	N/A
R14	CARE HOME	BEDROOM	W14	26.46	25.96	0.98
R15	CARE HOME	STUDIO	W15	32.45	33.08	1.02
R15	CARE HOME	STUDIO	W16	27.25	27.59	1.01
R16	CARE HOME	STUDIO	W17	37.27	33.52	N/A

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R16	CARE HOME	STUDIO	W18	31.42	27.96	N/A
67 The Bishops Avenue						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	36.37	35.81	N/A
R2	RESIDENTIAL	UNKNOWN	W2	32.93	32.44	N/A
R3	RESIDENTIAL	LIVING ROOM	W3	38.20	37.95	N/A
R3	RESIDENTIAL	LIVING ROOM	W4	33.14	32.47	N/A
R5	RESIDENTIAL	BEDROOM	W6	35.56	35.17	N/A
R5	RESIDENTIAL	BEDROOM	W7	21.80	21.41	0.98
R5	RESIDENTIAL	BEDROOM	W8	36.12	35.73	N/A
R5	RESIDENTIAL	BEDROOM	W9	27.53	27.14	N/A
R5	RESIDENTIAL	BEDROOM	W10	36.98	36.25	N/A
R5	RESIDENTIAL	BEDROOM	W11	37.41	36.70	N/A
R5	RESIDENTIAL	BEDROOM	W12	36.20	35.46	N/A
R5	RESIDENTIAL	BEDROOM	W13	37.09	36.37	N/A
R5	RESIDENTIAL	BEDROOM	W14	32.76	32.03	N/A
R5	RESIDENTIAL	BEDROOM	W15	35.08	34.37	N/A
R5	RESIDENTIAL	BEDROOM	W16	37.74	36.98	N/A
R5	RESIDENTIAL	BEDROOM	W17	37.78	37.02	N/A
R5	RESIDENTIAL	BEDROOM	W18	37.78	37.01	N/A
R6	RESIDENTIAL	BEDROOM	W19	26.13	25.37	0.97
R6	RESIDENTIAL	BEDROOM	W20	33.65	32.88	N/A
R6	RESIDENTIAL	BEDROOM	W21	30.16	29.80	N/A
R6	RESIDENTIAL	BEDROOM	W22	37.12	36.35	N/A
R6	RESIDENTIAL	BEDROOM	W23	35.32	34.61	N/A
R6	RESIDENTIAL	BEDROOM	W24	31.00	30.79	N/A
R6	RESIDENTIAL	BEDROOM	W25	20.50	20.50	1.00
R9	RESIDENTIAL	LIVING ROOM	W30	37.34	36.53	N/A
R10	RESIDENTIAL	LIVING ROOM	W31	37.25	36.43	N/A
R10	RESIDENTIAL	LIVING ROOM	W32	37.19	36.36	N/A
R10	RESIDENTIAL	LIVING ROOM	W33	38.90	38.90	N/A
R10	RESIDENTIAL	LIVING ROOM	W34	38.93	38.93	N/A
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	38.19	38.19	N/A
R1	RESIDENTIAL	BEDROOM	W2	38.03	38.03	N/A
R1	RESIDENTIAL	BEDROOM	W3	35.48	34.95	N/A
R1	RESIDENTIAL	BEDROOM	W4	26.20	25.66	0.98
R1	RESIDENTIAL	BEDROOM	W5	27.69	27.15	N/A
R2	RESIDENTIAL	LIVING ROOM	W6	33.70	33.14	N/A
R2	RESIDENTIAL	LIVING ROOM	W7	22.00	21.92	1.00
R4	RESIDENTIAL	BEDROOM	W9	31.24	31.23	N/A
R4	RESIDENTIAL	BEDROOM	W10	36.42	35.77	N/A
R4	RESIDENTIAL	BEDROOM	W11	18.18	17.96	0.99
R7	RESIDENTIAL	BEDROOM	W14	33.41	32.74	N/A

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R7	RESIDENTIAL	BEDROOM	W15	32.33	31.98	N/A
R7	RESIDENTIAL	BEDROOM	W16	37.15	36.47	N/A
R7	RESIDENTIAL	BEDROOM	W17	35.79	35.20	N/A
R7	RESIDENTIAL	BEDROOM	W18	32.59	32.43	N/A
R7	RESIDENTIAL	BEDROOM	W19	24.38	24.38	1.00
R7	RESIDENTIAL	BEDROOM	W20	27.71	27.25	N/A
R8	RESIDENTIAL	LIVING ROOM	W21	38.04	37.70	N/A
R8	RESIDENTIAL	LIVING ROOM	W22	38.19	37.49	N/A
R9	RESIDENTIAL	LIVING ROOM	W23	38.15	37.44	N/A
R9	RESIDENTIAL	LIVING ROOM	W24	38.13	37.42	N/A
R9	RESIDENTIAL	LIVING ROOM	W25	39.52	39.52	N/A
R9	RESIDENTIAL	LIVING ROOM	W26	39.52	39.52	N/A
2nd Floor						
R2	RESIDENTIAL	BEDROOM	W4	73.55	73.54	N/A
R2	RESIDENTIAL	BEDROOM	W5	72.11	71.99	N/A
R2	RESIDENTIAL	BEDROOM	W6	36.45	35.93	N/A
R3	RESIDENTIAL	LKD	W7	35.12	34.61	N/A
R3	RESIDENTIAL	LKD	W8	30.22	30.18	N/A
R4	RESIDENTIAL	LIVING ROOM	W9	38.91	38.61	N/A
R4	RESIDENTIAL	LIVING ROOM	W10	38.83	38.25	N/A
R5	RESIDENTIAL	LIVING ROOM	W11	38.80	38.22	N/A
R5	RESIDENTIAL	LIVING ROOM	W12	38.79	38.22	N/A
R5	RESIDENTIAL	LIVING ROOM	W13	39.62	39.62	N/A
R5	RESIDENTIAL	LIVING ROOM	W14	39.62	39.62	N/A
3rd Floor						
R1	RESIDENTIAL	LIVING ROOM	W1	28.05	27.86	N/A
R1	RESIDENTIAL	LIVING ROOM	W2	27.73	27.37	N/A
R1	RESIDENTIAL	LIVING ROOM	W3	28.01	28.01	N/A
Jersey House 62 The Bishops Avenue						
Gnd Floor						
R1	RESIDENTIAL	LIVING ROOM	W1	36.96	33.34	N/A
R1	RESIDENTIAL	LIVING ROOM	W2	36.45	32.32	N/A
R1	RESIDENTIAL	LIVING ROOM	W3	37.92	33.75	N/A
R1	RESIDENTIAL	LIVING ROOM	W4	38.81	34.63	N/A
R1	RESIDENTIAL	LIVING ROOM	W5	39.48	35.67	N/A
R1	RESIDENTIAL	LIVING ROOM	W6	38.97	35.55	N/A
R1	RESIDENTIAL	LIVING ROOM	W7	21.91	21.91	1.00
R1	RESIDENTIAL	LIVING ROOM	W8	75.01	73.23	N/A
R1	RESIDENTIAL	LIVING ROOM	W9	85.10	83.36	N/A
R1	RESIDENTIAL	LIVING ROOM	W10	46.09	46.08	N/A
R1	RESIDENTIAL	LIVING ROOM	W11	66.47	66.44	N/A
R2	RESIDENTIAL	DRAWING ROOM	W12	12.09	11.72	0.97
R2	RESIDENTIAL	DRAWING ROOM	W13	26.08	24.73	0.95

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R2	RESIDENTIAL	DRAWING ROOM	W14	33.32	30.74	N/A
R2	RESIDENTIAL	DRAWING ROOM	W15	37.52	34.96	N/A
R2	RESIDENTIAL	DRAWING ROOM	W16	33.61	32.39	N/A
R2	RESIDENTIAL	DRAWING ROOM	W17	26.57	26.07	0.98
R2	RESIDENTIAL	DRAWING ROOM	W18	12.59	12.59	1.00
R3	RESIDENTIAL	DINING ROOM	W19	21.73	19.32	0.89
R3	RESIDENTIAL	DINING ROOM	W20	38.85	36.31	N/A
R3	RESIDENTIAL	DINING ROOM	W21	39.52	37.21	N/A
R3	RESIDENTIAL	DINING ROOM	W22	38.99	36.91	N/A
R3	RESIDENTIAL	DINING ROOM	W23	26.20	26.20	1.00
R3	RESIDENTIAL	DINING ROOM	W24	66.55	65.46	N/A
R3	RESIDENTIAL	DINING ROOM	W25	45.85	45.85	N/A
R3	RESIDENTIAL	DINING ROOM	W26	84.98	83.95	N/A
R3	RESIDENTIAL	DINING ROOM	W27	72.47	72.47	N/A
1st Floor						
R3	RESIDENTIAL	BEDROOM	W3	35.30	33.24	N/A
R3	RESIDENTIAL	BEDROOM	W4	35.72	33.03	N/A
R3	RESIDENTIAL	BEDROOM	W5	36.62	34.08	N/A
R4	RESIDENTIAL	STUDY	W6	35.33	33.06	N/A
R5	RESIDENTIAL	BEDROOM	W7	18.01	15.77	0.88
R5	RESIDENTIAL	BEDROOM	W8	33.35	30.53	N/A
R5	RESIDENTIAL	BEDROOM	W9	37.01	34.25	N/A
R5	RESIDENTIAL	BEDROOM	W10	38.21	36.11	N/A
R5	RESIDENTIAL	BEDROOM	W11	37.03	36.08	N/A
R5	RESIDENTIAL	BEDROOM	W12	33.29	32.90	N/A
R5	RESIDENTIAL	BEDROOM	W13	17.91	17.91	1.00
2nd Floor						
R1	RESIDENTIAL	BEDROOM	W1	33.07	32.43	N/A
R2	RESIDENTIAL	BEDROOM	W2	39.62	37.94	N/A
R3	RESIDENTIAL	PLAY ROOM	W3	39.47	38.05	N/A
R3	RESIDENTIAL	PLAY ROOM	W4	39.56	38.24	N/A
R3	RESIDENTIAL	PLAY ROOM	W5	39.48	38.26	N/A
R4	RESIDENTIAL	BEDROOM	W6	39.62	38.54	N/A
81 Winnington Road						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	37.71	31.72	N/A
R2	RESIDENTIAL	KITCHEN	W2	37.59	30.95	N/A
R3	RESIDENTIAL	BEDROOM	W3	37.58	30.22	N/A
R4	RESIDENTIAL	BEDROOM	W4	37.65	30.08	N/A
1st Floor						
R2	RESIDENTIAL	BEDROOM	W2	34.10	28.60	N/A
R3	RESIDENTIAL	UNKNOWN	W3	34.11	28.12	N/A

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R3	RESIDENTIAL	UNKNOWN	W4	34.31	28.17	N/A
79 Winnington Road						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	31.47	27.49	N/A
R1	RESIDENTIAL	UNKNOWN	W12	73.21	72.57	N/A
R2	RESIDENTIAL	DRAWING ROOM	W2	3.82	3.82	1.00
R2	RESIDENTIAL	DRAWING ROOM	W3	31.22	28.28	N/A
R2	RESIDENTIAL	DRAWING ROOM	W4	31.30	27.67	N/A
R3	RESIDENTIAL	LIVING ROOM	W5	17.53	16.90	0.96
R3	RESIDENTIAL	LIVING ROOM	W6	34.09	29.97	N/A
R3	RESIDENTIAL	LIVING ROOM	W7	35.30	30.95	N/A
R3	RESIDENTIAL	LIVING ROOM	W8	35.52	31.51	N/A
R3	RESIDENTIAL	LIVING ROOM	W9	17.64	17.32	0.98
R3	RESIDENTIAL	LIVING ROOM	W13	52.04	51.04	N/A
R3	RESIDENTIAL	LIVING ROOM	W14	80.83	77.93	N/A
R3	RESIDENTIAL	LIVING ROOM	W15	83.25	80.32	N/A
R3	RESIDENTIAL	LIVING ROOM	W16	81.83	79.11	N/A
R3	RESIDENTIAL	LIVING ROOM	W17	50.07	49.47	N/A
R4	RESIDENTIAL	KITCHEN	W10	32.64	28.58	N/A
R4	RESIDENTIAL	KITCHEN	W11	32.90	29.16	N/A
1st Floor						
R1	RESIDENTIAL	BEDROOM	W2	26.03	25.89	0.99
R1	RESIDENTIAL	BEDROOM	W13	31.62	28.08	N/A
R1	RESIDENTIAL	BEDROOM	W14	31.17	27.92	N/A
R2	RESIDENTIAL	BEDROOM	W8	30.90	27.30	N/A
R2	RESIDENTIAL	BEDROOM	W9	31.53	27.95	N/A
2nd Floor						
R1	RESIDENTIAL	BEDROOM	W1	38.85	38.73	N/A
R1	RESIDENTIAL	BEDROOM	W5	38.29	35.44	N/A
R2	RESIDENTIAL	BEDROOM	W2	38.61	38.29	N/A
R2	RESIDENTIAL	BEDROOM	W3	38.00	34.97	N/A
R2	RESIDENTIAL	BEDROOM	W4	38.25	35.34	N/A
R2	RESIDENTIAL	BEDROOM	W6	94.49	94.25	N/A
4 Danewood Drive						
Gnd Floor						
R1	RESIDENTIAL	LIVING ROOM	W1	21.75	21.75	1.00
R1	RESIDENTIAL	LIVING ROOM	W2	24.18	24.18	1.00
R1	RESIDENTIAL	LIVING ROOM	W3	36.07	32.15	N/A
R1	RESIDENTIAL	LIVING ROOM	W4	35.82	31.81	N/A
R1	RESIDENTIAL	LIVING ROOM	W5	35.11	30.99	N/A
R2	RESIDENTIAL	LIVING ROOM	W6	35.94	31.27	N/A

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R2	RESIDENTIAL	LIVING ROOM	W7	34.54	32.70	N/A
R2	RESIDENTIAL	LIVING ROOM	W8	33.63	28.99	N/A
R3	RESIDENTIAL	KD	W9	34.85	30.08	N/A
R3	RESIDENTIAL	KD	W10	35.53	30.69	N/A
R3	RESIDENTIAL	KD	W11	35.75	30.85	N/A
R3	RESIDENTIAL	KD	W12	25.47	24.34	0.96
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	36.95	33.70	N/A
R1	RESIDENTIAL	BEDROOM	W2	36.92	33.52	N/A
R2	RESIDENTIAL	BEDROOM	W3	33.73	30.94	N/A
R2	RESIDENTIAL	BEDROOM	W4	35.66	31.91	N/A
R2	RESIDENTIAL	BEDROOM	W5	33.06	29.00	N/A
R2	RESIDENTIAL	BEDROOM	W6	37.03	33.06	N/A
R2	RESIDENTIAL	BEDROOM	W7	37.04	32.93	N/A
2nd Floor						
R1	RESIDENTIAL	BEDROOM	W1	38.19	35.36	N/A
R2	RESIDENTIAL	PLAY ROOM	W2	38.15	35.09	N/A
R2	RESIDENTIAL	PLAY ROOM	W3	38.14	35.02	N/A
R2	RESIDENTIAL	PLAY ROOM	W4	38.13	34.74	N/A
R2	RESIDENTIAL	PLAY ROOM	W5	99.77	99.39	N/A
R2	RESIDENTIAL	PLAY ROOM	W6	33.26	32.79	N/A

Cumulative for 81 Winnington Road

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
81 Winnington Road - House 1							
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	30.53	28.16	N/A
R1	RESIDENTIAL		LIVING ROOM	W2	36.47	32.23	N/A
R1	RESIDENTIAL		LIVING ROOM	W3	36.53	35.67	N/A
1st Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	58.70	57.86	N/A
R1	RESIDENTIAL		BEDROOM	W2	38.45	34.27	N/A
R1	RESIDENTIAL		BEDROOM	W3	35.32	34.51	N/A
R1	RESIDENTIAL		BEDROOM	W4	32.05	31.89	N/A
R1	RESIDENTIAL		BEDROOM	W5	38.45	34.34	N/A
2nd Floor							
R1	RESIDENTIAL		BEDROOM	W1	39.02	35.69	N/A
81 Winnington Road - House 2							
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	33.63	33.63	N/A
R1	RESIDENTIAL		LIVING ROOM	W2	33.82	32.13	N/A
1st Floor							
R1	RESIDENTIAL		BEDROOM	W1	37.99	35.01	N/A
R1	RESIDENTIAL		BEDROOM	W2	24.25	23.27	0.96
R1	RESIDENTIAL		BEDROOM	W3	36.24	36.23	N/A
R1	RESIDENTIAL		BEDROOM	W4	38.26	35.43	N/A
2nd Floor							
R1	RESIDENTIAL		BEDROOM	W2	38.89	36.52	N/A
R2	RESIDENTIAL		BEDROOM	W1	38.83	36.39	N/A

APPENDIX C

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DAYLIGHT DISTRIBUTION TABLE

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Al-Murtaza 58 The Bishops Avenue						
Lower ground						
R2	CARE HOME	LIVING ROOM	19.62	13.38	13.38	1.00
R3	CARE HOME	BEDROOM	12.05	9.85	9.85	1.00
R4	CARE HOME	LIVING ROOM	19.64	9.81	9.81	1.00
R5	CARE HOME	BEDROOM	12.07	9.44	9.44	1.00
R6	CARE HOME	BEDROOM	11.76	8.47	8.47	1.00
R7	CARE HOME	LIVING ROOM	20.17	8.96	8.96	1.00
R8	CARE HOME	DINING ROOM	26.82	17.17	16.11	0.94
Gnd Floor						
R1	CARE HOME	LIVING ROOM	127.92	120.39	120.32	1.00
R2	CARE HOME	LIVING ROOM	25.31	20.64	20.64	1.00
R3	CARE HOME	LIVING ROOM	19.61	18.78	17.94	0.96
R4	CARE HOME	BEDROOM	12.05	11.55	11.55	1.00
R5	CARE HOME	LIVING ROOM	20.18	19.63	19.36	0.99
R6	CARE HOME	BEDROOM	11.76	11.45	11.44	1.00
R7	CARE HOME	BEDROOM	12.05	11.75	11.75	1.00
R8	CARE HOME	LIVING ROOM	19.76	15.24	15.24	1.00
R9	CARE HOME	LIVING ROOM	19.62	16.93	16.90	1.00
R10	CARE HOME	BEDROOM	12.05	11.50	11.50	1.00
R11	CARE HOME	LIVING ROOM	19.64	12.78	12.77	1.00
R12	CARE HOME	BEDROOM	12.07	11.44	11.44	1.00
R13	CARE HOME	BEDROOM	11.76	11.57	11.57	1.00
R14	CARE HOME	LIVING ROOM	20.17	13.83	13.83	1.00
R15	CARE HOME	LIVING ROOM	38.40	28.58	28.55	1.00
R16	CARE HOME	LIVING ROOM	22.33	20.95	20.96	1.00
R17	CARE HOME	BEDROOM	11.02	9.87	9.61	0.97
R18	CARE HOME	BEDROOM	11.02	9.43	9.39	1.00
R19	CARE HOME	LIVING ROOM	22.33	21.80	21.79	1.00
R21	CARE HOME	BEDROOM	18.56	17.71	17.71	1.00
R22	CARE HOME	BEDROOM	17.62	17.02	17.02	1.00
R23	CARE HOME	BEDROOM	19.21	18.35	18.35	1.00
R24	CARE HOME	BEDROOM	18.24	17.63	17.63	1.00
R27	CARE HOME	BEDROOM	18.23	17.55	17.55	1.00
R28	CARE HOME	BEDROOM	18.27	17.57	17.57	1.00
1st Floor						
R1	CARE HOME	LIVING ROOM	127.31	122.27	122.27	1.00
R2	CARE HOME	LIVING ROOM	19.61	18.99	18.20	0.96
R3	CARE HOME	BEDROOM	12.05	11.64	11.64	1.00
R4	CARE HOME	LIVING ROOM	20.18	19.53	19.40	0.99
R5	CARE HOME	BEDROOM	11.76	11.53	11.53	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
R6	CARE HOME	BEDROOM	12.05	11.76	11.76	1.00
R7	CARE HOME	LIVING ROOM	19.76	19.06	19.06	1.00
R8	CARE HOME	LIVING ROOM	19.62	19.06	19.05	1.00
R9	CARE HOME	BEDROOM	12.05	11.69	11.69	1.00
R10	CARE HOME	LIVING ROOM	19.64	18.98	18.98	1.00
R11	CARE HOME	BEDROOM	12.07	11.73	11.73	1.00
R12	CARE HOME	BEDROOM	11.76	11.59	11.59	1.00
R13	CARE HOME	LIVING ROOM	20.17	19.37	19.37	1.00
R14	CARE HOME	LIVING ROOM	19.54	18.92	18.92	1.00
R15	CARE HOME	BEDROOM	11.92	11.42	11.42	1.00
R16	CARE HOME	LIVING ROOM	22.33	21.47	21.47	1.00
R17	CARE HOME	BEDROOM	11.02	10.52	10.51	1.00
R18	CARE HOME	BEDROOM	11.02	10.28	10.27	1.00
R19	CARE HOME	LIVING ROOM	22.33	21.81	21.81	1.00
R21	CARE HOME	BEDROOM	18.56	17.33	17.33	1.00
R22	CARE HOME	BEDROOM	17.62	16.93	16.93	1.00
R23	CARE HOME	BEDROOM	19.21	18.00	18.00	1.00
R24	CARE HOME	BEDROOM	18.24	17.54	17.54	1.00
R27	CARE HOME	BEDROOM	18.23	17.19	17.19	1.00
R28	CARE HOME	BEDROOM	18.27	17.58	17.58	1.00
2nd Floor						
R2	CARE HOME	BEDROOM	12.54	12.22	12.21	1.00
R3	CARE HOME	LIVING ROOM	19.00	18.09	18.09	1.00
R4	CARE HOME	LIVING ROOM	19.00	18.19	18.18	1.00
R5	CARE HOME	BEDROOM	12.54	12.28	12.28	1.00
R8	CARE HOME	BEDROOM	12.54	12.26	12.26	1.00
R9	CARE HOME	LIVING ROOM	19.00	18.36	18.36	1.00
R10	CARE HOME	LIVING ROOM	19.00	18.39	18.39	1.00
R11	CARE HOME	BEDROOM	12.54	12.18	12.18	1.00
R13	CARE HOME	LIVING ROOM	19.54	18.82	18.82	1.00
R14	CARE HOME	BEDROOM	12.03	11.74	11.74	1.00
R15	CARE HOME	STUDIO	22.39	22.26	22.26	1.00
R16	CARE HOME	STUDIO	22.41	22.30	22.30	1.00
67 The Bishops Avenue						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	19.34	18.68	18.68	1.00
R2	RESIDENTIAL	UNKNOWN	21.85	21.75	21.75	1.00
R3	RESIDENTIAL	LIVING ROOM	10.25	10.24	10.24	1.00
R5	RESIDENTIAL	BEDROOM	42.65	40.35	40.35	1.00
R6	RESIDENTIAL	BEDROOM	26.29	26.24	26.24	1.00
R9	RESIDENTIAL	LIVING ROOM	36.64	34.87	34.86	1.00
R10	RESIDENTIAL	LIVING ROOM	91.66	91.54	91.54	1.00
1st Floor						
R1	RESIDENTIAL	BEDROOM	37.19	36.92	36.92	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
R2	RESIDENTIAL	LIVING ROOM	20.47	19.32	19.32	1.00
R4	RESIDENTIAL	BEDROOM	18.87	18.61	18.61	1.00
R7	RESIDENTIAL	BEDROOM	38.99	38.77	38.77	1.00
R8	RESIDENTIAL	LIVING ROOM	35.29	35.24	35.24	1.00
R9	RESIDENTIAL	LIVING ROOM	109.67	109.55	109.55	1.00
2nd Floor						
R2	RESIDENTIAL	BEDROOM	39.96	38.36	38.36	1.00
R3	RESIDENTIAL	LKD	37.35	33.03	33.03	1.00
R4	RESIDENTIAL	LIVING ROOM	36.64	35.82	35.82	1.00
R5	RESIDENTIAL	LIVING ROOM	99.26	98.99	98.99	1.00
3rd Floor						
R1	RESIDENTIAL	LIVING ROOM	81.09	81.09	81.09	1.00
Jersey House 62 The Bishops Avenue						
Gnd Floor						
R1	RESIDENTIAL	LIVING ROOM	65.33	65.19	65.19	1.00
R2	RESIDENTIAL	DRAWING ROO	77.19	71.09	71.08	1.00
R3	RESIDENTIAL	DINING ROOM	78.18	78.10	78.10	1.00
1st Floor						
R3	RESIDENTIAL	BEDROOM	27.25	27.07	27.07	1.00
R4	RESIDENTIAL	STUDY	12.03	11.37	11.36	1.00
R5	RESIDENTIAL	BEDROOM	39.22	39.00	39.00	1.00
2nd Floor						
R1	RESIDENTIAL	BEDROOM	24.30	20.83	20.83	1.00
R2	RESIDENTIAL	BEDROOM	35.40	33.45	33.45	1.00
R3	RESIDENTIAL	PLAY ROOM	52.98	52.44	52.44	1.00
R4	RESIDENTIAL	BEDROOM	39.57	37.13	37.12	1.00
81 Winnington Road						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	8.09	8.08	8.08	1.00
R2	RESIDENTIAL	KITCHEN	20.07	19.57	18.63	0.95
R3	RESIDENTIAL	BEDROOM	7.19	7.03	7.03	1.00
R4	RESIDENTIAL	BEDROOM	8.27	8.27	8.27	1.00
1st Floor						
R2	RESIDENTIAL	BEDROOM	29.61	29.31	29.31	1.00
R3	RESIDENTIAL	UNKNOWN	11.59	11.52	11.52	1.00
79 Winnington Road						
Gnd Floor						

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
R1	RESIDENTIAL	UNKNOWN	26.10	26.10	26.10	1.00
R2	RESIDENTIAL	DRAWING ROO	64.72	64.66	62.12	0.96
R3	RESIDENTIAL	LIVING ROOM	72.30	72.26	72.26	1.00
R4	RESIDENTIAL	KITCHEN	51.50	51.07	45.07	0.88
1st Floor						
R1	RESIDENTIAL	BEDROOM	44.17	44.01	44.01	1.00
R2	RESIDENTIAL	BEDROOM	51.53	49.52	48.30	0.98
2nd Floor						
R1	RESIDENTIAL	BEDROOM	28.92	27.22	25.48	0.94
R2	RESIDENTIAL	BEDROOM	97.39	96.06	95.45	0.99
4 Danewood Drive						
Gnd Floor						
R1	RESIDENTIAL	LIVING ROOM	67.45	67.06	66.49	0.99
R2	RESIDENTIAL	LIVING ROOM	55.46	55.46	54.49	0.98
R3	RESIDENTIAL	KD	58.65	58.17	58.17	1.00
1st Floor						
R1	RESIDENTIAL	BEDROOM	39.31	38.73	38.39	0.99
R2	RESIDENTIAL	BEDROOM	76.41	75.65	75.65	1.00
2nd Floor						
R1	RESIDENTIAL	BEDROOM	33.20	29.61	27.23	0.92
R2	RESIDENTIAL	PLAY ROOM	77.16	73.62	73.62	1.00

Cumulative for 81 Winnington Road

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
81 Winnington Road - House 1							
Gnd Floor R1	RESIDENTIAL		LIVING ROOM	44.83	44.76	42.86	0.96
1st Floor R1	RESIDENTIAL		BEDROOM	37.09	37.09	37.09	1.00
2nd Floor R1	RESIDENTIAL		BEDROOM	29.35	20.05	19.87	0.99
81 Winnington Road - House 2							
Gnd Floor R1	RESIDENTIAL		LIVING ROOM	45.39	45.28	40.58	0.90
1st Floor R1	RESIDENTIAL		BEDROOM	38.09	38.02	38.02	1.00
2nd Floor R1	RESIDENTIAL		BEDROOM	12.89	11.74	11.74	1.00
R2	RESIDENTIAL		BEDROOM	12.89	11.76	11.76	1.00

APPENDIX D

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ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
Al-Murtaza 58 The Bishops Avenue															
Lower ground															
R2	CARE HOME	W2	LIVING ROOM	61	61	N/A	8	8	N/A	61	61	N/A	8	8	N/A
R3	CARE HOME	W3	BEDROOM	59	59	N/A	7	7	N/A	59	59	N/A	7	7	N/A
R4	CARE HOME	W4	LIVING ROOM	56	55	N/A	7	6	N/A	56	55	N/A	7	6	N/A
R5	CARE HOME	W5	BEDROOM	52	50	N/A	7	5	N/A	52	50	N/A	7	5	N/A
R6	CARE HOME	W6	BEDROOM	45	44	N/A	4	3	0.75	45	44	N/A	4	3	0.75
R7	CARE HOME	W7	LIVING ROOM	41	41	N/A	3	3	1.00	41	41	N/A	3	3	1.00
R8	CARE HOME	W8	DINING ROOM	36	35	N/A	4	3	0.75	36	35	N/A	4	3	0.75
Gnd Floor															
R1	CARE HOME	W1	LIVING ROOM	20	20	1.00	2	2	1.00						
R1	CARE HOME	W2	LIVING ROOM	36	36	N/A	8	8	N/A						
R1	CARE HOME	W33	LIVING ROOM	50	50	N/A	15	15	N/A						
R1	CARE HOME	W34	LIVING ROOM	28	28	N/A	3	3	1.00						
R1	CARE HOME	W35	LIVING ROOM	8	8	1.00	0	0	-	90	90	N/A	23	23	N/A
R2	CARE HOME	W3	LIVING ROOM	37	37	N/A	12	12	N/A	37	37	N/A	12	12	N/A
R3	CARE HOME	W4	LIVING ROOM	61	60	N/A	17	16	N/A	61	60	N/A	17	16	N/A
R4	CARE HOME	W5	BEDROOM	68	67	N/A	19	18	N/A	68	67	N/A	19	18	N/A
R5	CARE HOME	W6	LIVING ROOM	73	71	N/A	19	17	N/A	73	71	N/A	19	17	N/A
R6	CARE HOME	W7	BEDROOM	76	74	N/A	20	18	N/A	76	74	N/A	20	18	N/A
R7	CARE HOME	W8	BEDROOM	75	73	N/A	21	19	N/A	75	73	N/A	21	19	N/A
R8	CARE HOME	W9	LIVING ROOM	73	72	N/A	17	16	N/A	73	72	N/A	17	16	N/A
R9	CARE HOME	W10	LIVING ROOM	72	69	N/A	17	14	N/A	72	69	N/A	17	14	N/A
R10	CARE HOME	W11	BEDROOM	69	67	N/A	14	12	N/A	69	67	N/A	14	12	N/A
R11	CARE HOME	W12	LIVING ROOM	67	65	N/A	13	11	N/A	67	65	N/A	13	11	N/A
R12	CARE HOME	W13	BEDROOM	65	63	N/A	14	12	N/A	65	63	N/A	14	12	N/A
R13	CARE HOME	W14	BEDROOM	58	57	N/A	12	11	N/A	58	57	N/A	12	11	N/A
R14	CARE HOME	W15	LIVING ROOM	52	52	N/A	11	11	N/A	52	52	N/A	11	11	N/A
R15	CARE HOME	W16	LIVING ROOM	46	45	N/A	10	9	N/A						
R15	CARE HOME	W17	LIVING ROOM	38	38	N/A	7	7	N/A	48	47	N/A	10	9	N/A
R17	CARE HOME	W20	BEDROOM	33	25	N/A	8	2	0.25	33	25	N/A	8	2	0.25
R19	CARE HOME	W22	LIVING ROOM	41	38	N/A	11	9	N/A						
R19	CARE HOME	W23	LIVING ROOM	43	38	N/A	13	9	N/A	43	38	N/A	13	9	N/A
1st Floor															
R1	CARE HOME	W1	LIVING ROOM	36	36	N/A	2	2	1.00						
R1	CARE HOME	W3	LIVING ROOM	43	43	N/A	9	9	N/A						
R1	CARE HOME	W4	LIVING ROOM	57	57	N/A	15	15	N/A						
R1	CARE HOME	W33	LIVING ROOM	34	34	N/A	5	5	N/A	88	88	N/A	19	19	N/A
R2	CARE HOME	W2	LIVING ROOM	73	71	N/A	21	19	N/A	73	71	N/A	21	19	N/A
R3	CARE HOME	W5	BEDROOM	77	75	N/A	24	22	N/A	77	75	N/A	24	22	N/A
R4	CARE HOME	W6	LIVING ROOM	81	79	N/A	24	22	N/A	81	79	N/A	24	22	N/A
R5	CARE HOME	W7	BEDROOM	81	79	N/A	24	22	N/A	81	79	N/A	24	22	N/A
R6	CARE HOME	W8	BEDROOM	80	78	N/A	25	23	N/A	80	78	N/A	25	23	N/A
R7	CARE HOME	W9	LIVING ROOM	81	80	N/A	24	23	N/A	81	80	N/A	24	23	N/A

*NOTES: 'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight. An APSH > 25%/5% satisfies BRE criteria and ratio is N/A. Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R8	CARE HOME	W10	LIVING ROOM	80	79	N/A	23	22	N/A	80	79	N/A	23	22	N/A
R9	CARE HOME	W11	BEDROOM	79	78	N/A	22	21	N/A	79	78	N/A	22	21	N/A
R10	CARE HOME	W12	LIVING ROOM	77	76	N/A	21	20	N/A	77	76	N/A	21	20	N/A
R11	CARE HOME	W13	BEDROOM	76	75	N/A	22	21	N/A	76	75	N/A	22	21	N/A
R12	CARE HOME	W14	BEDROOM	74	73	N/A	20	19	N/A	74	73	N/A	20	19	N/A
R13	CARE HOME	W15	LIVING ROOM	69	68	N/A	18	17	N/A	69	68	N/A	18	17	N/A
R14	CARE HOME	W16	LIVING ROOM	57	56	N/A	18	17	N/A	57	56	N/A	18	17	N/A
R15	CARE HOME	W17	BEDROOM	50	49	N/A	16	15	N/A	50	49	N/A	16	15	N/A
R17	CARE HOME	W20	BEDROOM	41	33	N/A	14	6	N/A	41	33	N/A	14	6	N/A
R19	CARE HOME	W22	LIVING ROOM	49	43	N/A	16	11	N/A						
R19	CARE HOME	W23	LIVING ROOM	49	44	N/A	16	11	N/A	49	44	N/A	16	11	N/A
2nd Floor															
R2	CARE HOME	W2	BEDROOM	85	84	N/A	28	27	N/A	85	84	N/A	28	27	N/A
R3	CARE HOME	W3	LIVING ROOM	87	86	N/A	30	29	N/A	87	86	N/A	30	29	N/A
R4	CARE HOME	W4	LIVING ROOM	87	86	N/A	30	29	N/A	87	86	N/A	30	29	N/A
R5	CARE HOME	W5	BEDROOM	87	86	N/A	30	29	N/A	87	86	N/A	30	29	N/A
R8	CARE HOME	W8	BEDROOM	87	86	N/A	30	29	N/A	87	86	N/A	30	29	N/A
R9	CARE HOME	W9	LIVING ROOM	86	85	N/A	29	28	N/A	86	85	N/A	29	28	N/A
R10	CARE HOME	W10	LIVING ROOM	86	85	N/A	29	28	N/A	86	85	N/A	29	28	N/A
R11	CARE HOME	W11	BEDROOM	69	68	N/A	27	26	N/A	69	68	N/A	27	26	N/A
R13	CARE HOME	W13	LIVING ROOM	82	80	N/A	27	25	N/A	82	80	N/A	27	25	N/A
R14	CARE HOME	W14	BEDROOM	59	58	N/A	21	20	N/A	59	58	N/A	21	20	N/A
R16	CARE HOME	W17	STUDIO	51	47	N/A	16	12	N/A						
R16	CARE HOME	W18	STUDIO	51	47	N/A	16	12	N/A	51	47	N/A	16	12	N/A
67 The Bishops Avenue															
Gnd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	42	41	N/A	10	9	N/A	42	41	N/A	10	9	N/A
R2	RESIDENTIAL	W2	UNKNOWN	30	29	N/A	2	1	0.50	30	29	N/A	2	1	0.50
R6	RESIDENTIAL	W19	BEDROOM	39	38	N/A	9	8	N/A						
R6	RESIDENTIAL	W20	BEDROOM	32	31	N/A	7	6	N/A						
R6	RESIDENTIAL	W21	BEDROOM	21	20	0.95	2	1	0.50						
R6	RESIDENTIAL	W22	BEDROOM	46	45	N/A	14	13	N/A						
R6	RESIDENTIAL	W23	BEDROOM	62	61	N/A	18	17	N/A						
R6	RESIDENTIAL	W24	BEDROOM	72	71	N/A	19	18	N/A						
R6	RESIDENTIAL	W25	BEDROOM	52	52	N/A	17	17	N/A	78	77	N/A	20	19	N/A
R9	RESIDENTIAL	W30	LIVING ROOM	49	48	N/A	14	14	N/A	49	48	N/A	14	14	N/A
R10	RESIDENTIAL	W31	LIVING ROOM	49	49	N/A	14	14	N/A						
R10	RESIDENTIAL	W32	LIVING ROOM	49	49	N/A	14	14	N/A						
R10	RESIDENTIAL	W33	LIVING ROOM	85	85	N/A	29	29	N/A						
R10	RESIDENTIAL	W34	LIVING ROOM	85	85	N/A	29	29	N/A	98	98	N/A	29	29	N/A
1st Floor															
R1	RESIDENTIAL	W1	BEDROOM	11	11	1.00	0	0	-						
R1	RESIDENTIAL	W2	BEDROOM	8	8	1.00	0	0	-						
R1	RESIDENTIAL	W3	BEDROOM	37	37	N/A	9	9	N/A						
R1	RESIDENTIAL	W4	BEDROOM	31	30	N/A	8	7	N/A						

*NOTES: 'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight. An APSH > 25%/5% satisfies BRE criteria and ratio is N/A. Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL	W5	BEDROOM	28	27	N/A	5	4	0.80	42	42	N/A	9	9	N/A
R2	RESIDENTIAL	W6	LIVING ROOM	34	33	N/A	6	5	N/A						
R2	RESIDENTIAL	W7	LIVING ROOM	56	55	N/A	11	10	N/A	72	71	N/A	15	14	N/A
R4	RESIDENTIAL	W9	BEDROOM	2	2	1.00	0	0	-						
R4	RESIDENTIAL	W10	BEDROOM	36	35	N/A	9	8	N/A						
R4	RESIDENTIAL	W11	BEDROOM	42	41	N/A	10	9	N/A	49	48	N/A	10	9	N/A
R7	RESIDENTIAL	W14	BEDROOM	33	33	N/A	6	6	N/A						
R7	RESIDENTIAL	W15	BEDROOM	21	21	1.00	2	2	1.00						
R7	RESIDENTIAL	W16	BEDROOM	44	44	N/A	14	14	N/A						
R7	RESIDENTIAL	W17	BEDROOM	65	65	N/A	22	22	N/A						
R7	RESIDENTIAL	W18	BEDROOM	78	78	N/A	24	24	N/A						
R7	RESIDENTIAL	W19	BEDROOM	59	59	N/A	21	21	N/A						
R7	RESIDENTIAL	W20	BEDROOM	44	44	N/A	17	17	N/A	84	84	N/A	25	25	N/A
R8	RESIDENTIAL	W21	LIVING ROOM	14	14	1.00	0	0	-						
R8	RESIDENTIAL	W22	LIVING ROOM	49	49	N/A	14	14	N/A	50	50	N/A	14	14	N/A
R9	RESIDENTIAL	W23	LIVING ROOM	49	49	N/A	14	14	N/A						
R9	RESIDENTIAL	W24	LIVING ROOM	49	49	N/A	14	14	N/A						
R9	RESIDENTIAL	W25	LIVING ROOM	85	85	N/A	29	29	N/A						
R9	RESIDENTIAL	W26	LIVING ROOM	85	85	N/A	29	29	N/A	98	98	N/A	29	29	N/A
2nd Floor															
R2	RESIDENTIAL	W4	BEDROOM	48	48	N/A	0	0	-						
R2	RESIDENTIAL	W5	BEDROOM	90	90	N/A	26	26	N/A						
R2	RESIDENTIAL	W6	BEDROOM	47	47	N/A	14	14	N/A	93	93	N/A	26	26	N/A
R3	RESIDENTIAL	W7	LKD	48	48	N/A	15	15	N/A						
R3	RESIDENTIAL	W8	LKD	70	70	N/A	28	28	N/A	82	82	N/A	28	28	N/A
R4	RESIDENTIAL	W9	LIVING ROOM	14	14	1.00	0	0	-						
R4	RESIDENTIAL	W10	LIVING ROOM	49	49	N/A	14	14	N/A	50	50	N/A	14	14	N/A
R5	RESIDENTIAL	W11	LIVING ROOM	49	49	N/A	14	14	N/A						
R5	RESIDENTIAL	W12	LIVING ROOM	50	50	N/A	15	15	N/A						
R5	RESIDENTIAL	W13	LIVING ROOM	85	85	N/A	29	29	N/A						
R5	RESIDENTIAL	W14	LIVING ROOM	85	85	N/A	29	29	N/A	99	99	N/A	30	30	N/A
3rd Floor															
R1	RESIDENTIAL	W1	LIVING ROOM	9	9	1.00	1	1	1.00						
R1	RESIDENTIAL	W2	LIVING ROOM	31	31	N/A	10	10	N/A						
R1	RESIDENTIAL	W3	LIVING ROOM	54	54	N/A	28	28	N/A	78	78	N/A	30	30	N/A
Jersey House 62 The Bishops Avenue															
Gnd Floor															
R1	RESIDENTIAL	W1	LIVING ROOM	6	5	0.83	0	0	-						
R1	RESIDENTIAL	W2	LIVING ROOM	9	7	0.78	0	0	-						
R1	RESIDENTIAL	W3	LIVING ROOM	9	7	0.78	0	0	-						
R1	RESIDENTIAL	W4	LIVING ROOM	40	38	N/A	10	10	N/A						
R1	RESIDENTIAL	W5	LIVING ROOM	50	49	N/A	15	15	N/A						
R1	RESIDENTIAL	W6	LIVING ROOM	50	49	N/A	15	15	N/A						
R1	RESIDENTIAL	W7	LIVING ROOM	46	46	N/A	18	18	N/A						
R1	RESIDENTIAL	W8	LIVING ROOM	52	51	N/A	10	10	N/A						

*NOTES: 'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight. An APSH > 25%/5% satisfies BRE criteria and ratio is N/A. Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY				WINDOW						ROOM											
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)								
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value						
R1	RESIDENTIAL	W9	LIVING ROOM	64	63	N/A	18	18	N/A	69	68	N/A	18	18	N/A						
R1	RESIDENTIAL	W10	LIVING ROOM	43	43	N/A	12	12	N/A												
R1	RESIDENTIAL	W11	LIVING ROOM	55	55	N/A	16	16	N/A												
R2	RESIDENTIAL	W12	DRAWING ROOM	9	9	1.00	0	0	-												
R2	RESIDENTIAL	W13	DRAWING ROOM	27	26	N/A	5	5	N/A												
R2	RESIDENTIAL	W14	DRAWING ROOM	33	32	N/A	7	7	N/A												
R2	RESIDENTIAL	W15	DRAWING ROOM	47	46	N/A	12	12	N/A												
R2	RESIDENTIAL	W16	DRAWING ROOM	46	45	N/A	10	10	N/A	48	47	N/A	12	12	N/A						
R2	RESIDENTIAL	W17	DRAWING ROOM	40	39	N/A	5	5	N/A												
R2	RESIDENTIAL	W18	DRAWING ROOM	30	30	N/A	2	2	1.00												
R3	RESIDENTIAL	W19	DINING ROOM	8	7	0.88	0	0	-												
R3	RESIDENTIAL	W20	DINING ROOM	40	39	N/A	10	10	N/A												
R3	RESIDENTIAL	W21	DINING ROOM	50	49	N/A	15	15	N/A												
R3	RESIDENTIAL	W22	DINING ROOM	50	49	N/A	15	15	N/A												
R3	RESIDENTIAL	W23	DINING ROOM	58	58	N/A	12	12	N/A	78	77	N/A	24	24	N/A						
R3	RESIDENTIAL	W24	DINING ROOM	52	51	N/A	10	10	N/A												
R3	RESIDENTIAL	W25	DINING ROOM	46	46	N/A	15	15	N/A												
R3	RESIDENTIAL	W26	DINING ROOM	66	65	N/A	20	20	N/A												
R3	RESIDENTIAL	W27	DINING ROOM	70	70	N/A	23	23	N/A												
1st Floor																					
R3	RESIDENTIAL	W3	BEDROOM	9	8	0.89	0	0	-							41	40	N/A	12	12	N/A
R3	RESIDENTIAL	W4	BEDROOM	39	38	N/A	12	12	N/A												
R3	RESIDENTIAL	W5	BEDROOM	40	39	N/A	12	12	N/A												
R4	RESIDENTIAL	W6	STUDY	37	36	N/A	10	10	N/A												
R5	RESIDENTIAL	W7	BEDROOM	10	9	0.90	0	0	-												
R5	RESIDENTIAL	W8	BEDROOM	26	25	N/A	5	5	N/A												
R5	RESIDENTIAL	W9	BEDROOM	33	32	N/A	7	7	N/A												
R5	RESIDENTIAL	W10	BEDROOM	48	47	N/A	15	15	N/A	60	59	N/A	18	18	N/A						
R5	RESIDENTIAL	W11	BEDROOM	57	56	N/A	18	18	N/A												
R5	RESIDENTIAL	W12	BEDROOM	53	52	N/A	15	15	N/A												
R5	RESIDENTIAL	W13	BEDROOM	37	37	N/A	12	12	N/A												
2nd Floor																					
R2	RESIDENTIAL	W2	BEDROOM	50	49	N/A	15	15	N/A							50	49	N/A	15	15	N/A
R3	RESIDENTIAL	W3	PLAY ROOM	50	50	N/A	15	15	N/A												
R3	RESIDENTIAL	W4	PLAY ROOM	50	50	N/A	15	15	N/A												
R3	RESIDENTIAL	W5	PLAY ROOM	49	49	N/A	14	14	N/A	50	50	N/A	15	15	N/A						
R4	RESIDENTIAL	W6	BEDROOM	50	50	N/A	15	15	N/A												
79 Winnington Road																					
Gnd Floor																					
R1	RESIDENTIAL	W1	UNKNOWN	40	32	N/A	11	9	N/A	54	50	N/A	11	9	N/A						
R1	RESIDENTIAL	W12	UNKNOWN	35	31	N/A	3	1	0.33												
R2	RESIDENTIAL	W2	DRAWING ROOM	8	7	0.88	0	0	-												
R2	RESIDENTIAL	W3	DRAWING ROOM	39	33	N/A	5	5	N/A												
R2	RESIDENTIAL	W4	DRAWING ROOM	34	27	N/A	4	3	0.75												
R3	RESIDENTIAL	W5	LIVING ROOM	42	37	N/A	11	10	N/A												

*NOTES: 'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight. An APSH > 25%/5% satisfies BRE criteria and ratio is N/A. Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R3	RESIDENTIAL	W6	LIVING ROOM	48	42	N/A	12	11	N/A	63	57	N/A	17	15	N/A
R3	RESIDENTIAL	W7	LIVING ROOM	42	37	N/A	9	7	N/A						
R3	RESIDENTIAL	W8	LIVING ROOM	33	28	N/A	5	3	0.60						
R3	RESIDENTIAL	W9	LIVING ROOM	2	2	1.00	0	0	-						
R3	RESIDENTIAL	W13	LIVING ROOM	48	42	N/A	14	12	N/A						
R3	RESIDENTIAL	W14	LIVING ROOM	56	49	N/A	14	12	N/A						
R3	RESIDENTIAL	W15	LIVING ROOM	61	55	N/A	16	14	N/A						
R3	RESIDENTIAL	W16	LIVING ROOM	61	55	N/A	15	13	N/A						
R3	RESIDENTIAL	W17	LIVING ROOM	28	24	0.86	0	0	-						
2nd Floor															
R2	RESIDENTIAL	W2	BEDROOM	88	87	N/A	29	29	N/A	97	96	N/A	30	30	N/A
R2	RESIDENTIAL	W3	BEDROOM	45	43	N/A	11	11	N/A						
R2	RESIDENTIAL	W4	BEDROOM	46	43	N/A	12	11	N/A						
R2	RESIDENTIAL	W6	BEDROOM	88	87	N/A	24	24	N/A						
4 Danewood Drive															
Gnd Floor															
R2	RESIDENTIAL	W6	LIVING ROOM	48	42	N/A	14	11	N/A	56	50	N/A	15	12	N/A
R2	RESIDENTIAL	W7	LIVING ROOM	23	16	0.70	3	0	0.00						
R2	RESIDENTIAL	W8	LIVING ROOM	56	48	N/A	15	12	N/A						
R3	RESIDENTIAL	W9	KD	47	39	N/A	13	11	N/A						
R3	RESIDENTIAL	W10	KD	47	39	N/A	13	11	N/A						
R3	RESIDENTIAL	W11	KD	47	39	N/A	13	11	N/A	75	67	N/A	15	13	N/A
R3	RESIDENTIAL	W12	KD	68	64	N/A	12	10	N/A						
1st Floor															
R2	RESIDENTIAL	W3	BEDROOM	33	27	N/A	6	3	0.50	47	41	N/A	14	11	N/A
R2	RESIDENTIAL	W4	BEDROOM	43	37	N/A	13	10	N/A						
R2	RESIDENTIAL	W5	BEDROOM	41	35	N/A	10	7	N/A						
R2	RESIDENTIAL	W6	BEDROOM	45	37	N/A	12	9	N/A						
R2	RESIDENTIAL	W7	BEDROOM	47	38	N/A	14	11	N/A						
2nd Floor															
R2	RESIDENTIAL	W2	PLAY ROOM	49	44	N/A	14	11	N/A	100	97	N/A	30	28	N/A
R2	RESIDENTIAL	W3	PLAY ROOM	49	44	N/A	14	11	N/A						
R2	RESIDENTIAL	W4	PLAY ROOM	49	42	N/A	14	11	N/A						
R2	RESIDENTIAL	W5	PLAY ROOM	100	97	N/A	30	28	N/A						
R2	RESIDENTIAL	W6	PLAY ROOM	74	72	N/A	27	25	N/A						

*NOTES: 'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight. An APSH > 25%/5% satisfies BRE criteria and ratio is N/A. Total annual sunlight (100% APSH) in London is 1486 hours.

Cumulative for 81 Winnington Road

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
81 Winnington Road - House 1																
Gnd Floor																
R1	RESIDENTIAL		W1	LIVING ROOM	30	29	N/A	0	0	-						
R1	RESIDENTIAL		W2	LIVING ROOM	43	39	N/A	10	10	N/A						
R1	RESIDENTIAL		W3	LIVING ROOM	11	9	0.82	0	0	-						
R1	RESIDENTIAL		W1	LIVING ROOM	12	11	0.92	0	0	-	51	50	N/A	10	10	N/A
1st Floor																
R1	RESIDENTIAL		W2	BEDROOM	44	41	N/A	11	11	N/A						
R1	RESIDENTIAL		W3	BEDROOM	3	2	0.67	0	0	-						
R1	RESIDENTIAL		W4	BEDROOM	66	64	N/A	22	22	N/A						
R1	RESIDENTIAL		W5	BEDROOM	44	40	N/A	11	11	N/A	69	66	N/A	22	22	N/A
81 Winnington Road - House 2																
Gnd Floor																
R1	RESIDENTIAL		W1	LIVING ROOM	65	65	N/A	23	23	N/A						
R1	RESIDENTIAL		W2	LIVING ROOM	43	43	N/A	11	11	N/A	67	67	N/A	23	23	N/A
1st Floor																
R1	RESIDENTIAL		W1	BEDROOM	44	42	N/A	11	11	N/A						
R1	RESIDENTIAL		W2	BEDROOM	3	1	0.33	0	0	-						
R1	RESIDENTIAL		W3	BEDROOM	75	75	N/A	23	23	N/A						
R1	RESIDENTIAL		W4	BEDROOM	44	43	N/A	11	11	N/A	78	77	N/A	23	23	N/A

APPENDIX E

-

DAYLIGHT DISTRIBUTION CONTOUR PLANS



 Room Layout - Plan/ Inspection
 Room Layout - Notional/ Cellular
 Room Layout - Assumed

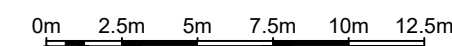
Proposed Contour
 Existing Contour
 Square Ft. Grid

EXISTING, SURROUNDING & ANALYSED BUILDINGS

Site and aerial photos.

Site and aerial photos.

Site and aerial photos.



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PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
AL-MURTAZA
58 THE BISHOPS AVENUE

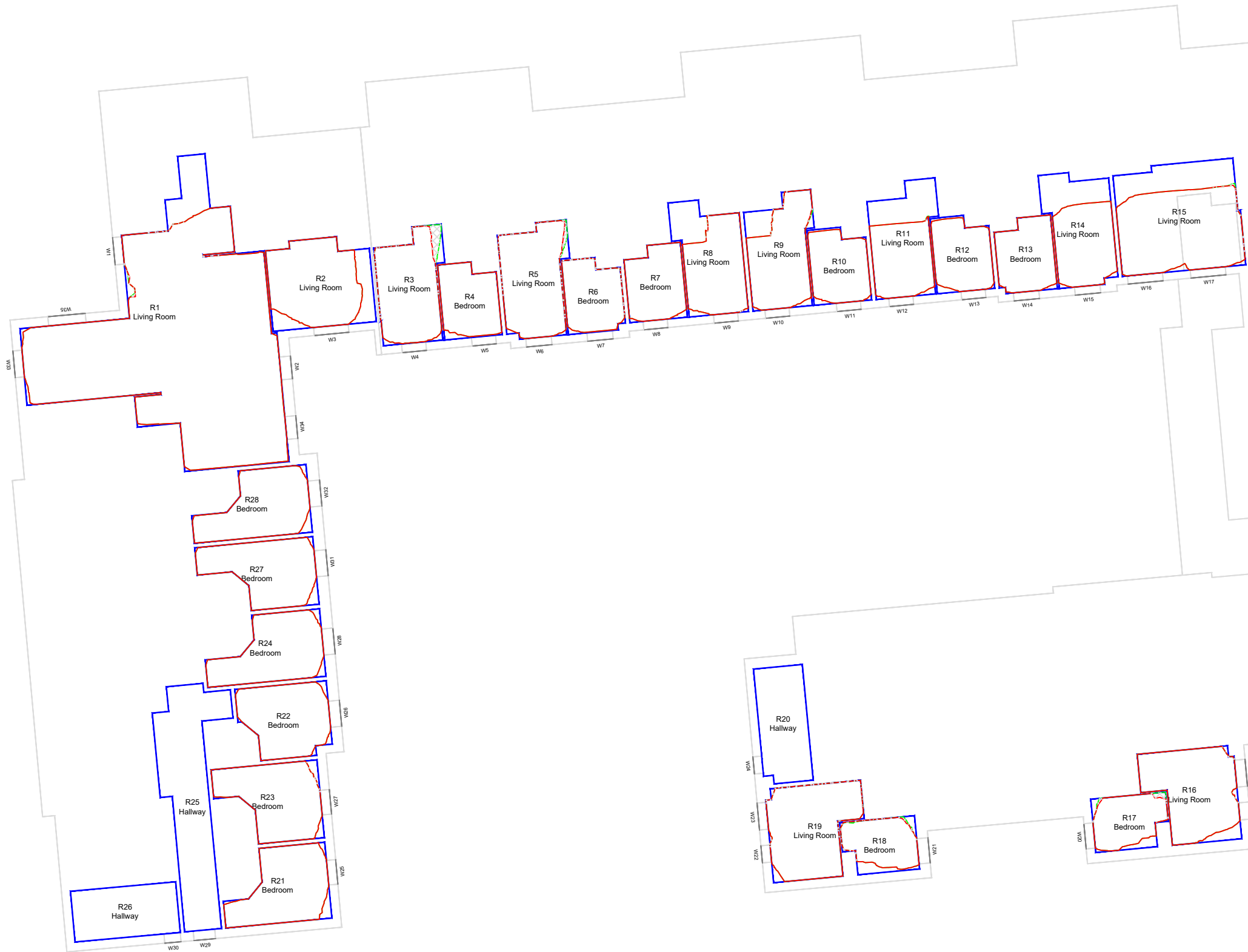
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
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ROL01811_R04_V01_	101-01
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Daylight & Sunlight

LOWER GROUND



GROUND

ANSTEY HORNE

EST. 1795

Chartered Surveyors

}; Rights of Light/ Daylight & Sunlight

}; Party Wall & Neighbourly Matters

}; Building Consultancy

}; Fire Consultancy

}; Project & Cost Management

}; Building Safety

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26

N

E

S

W

0m

2.5m

5m

7.5m

10m

12.5m

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PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
AL-MURTAZA
58 THE BISHOPS AVENUE

LEAD: / UPDATED:

DATE:

SCALE:

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PROJECT No:

RELEASE No:

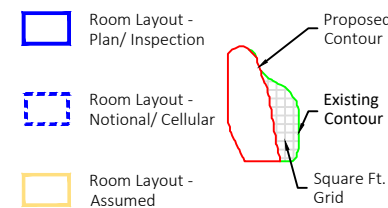
VERSION No:

DRAWING No:

ROL01811_R04_V01_101-02

Daylight & Sunlight

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

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PROPOSED BUILDINGS
SQUIRE & PARTNERS LLP
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0m 2.5m 5m 7.5m 10m 12.5m

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PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
AL-MURTAZA
58 THE BISHOPS AVENUE

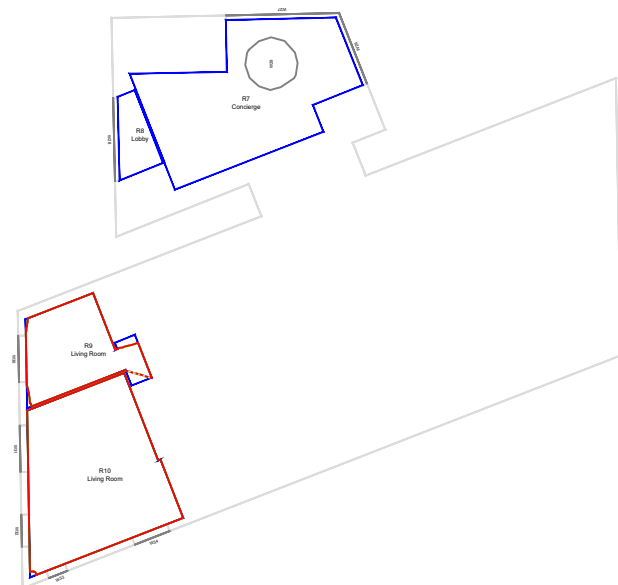
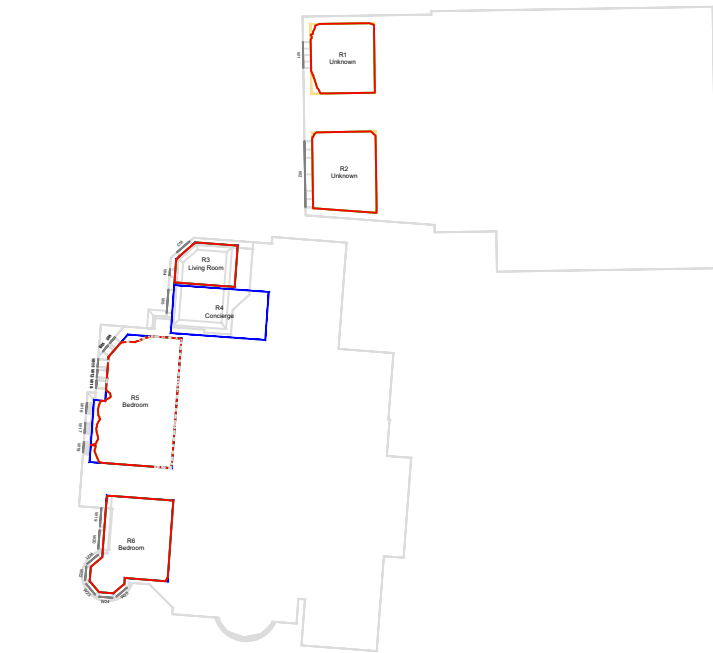
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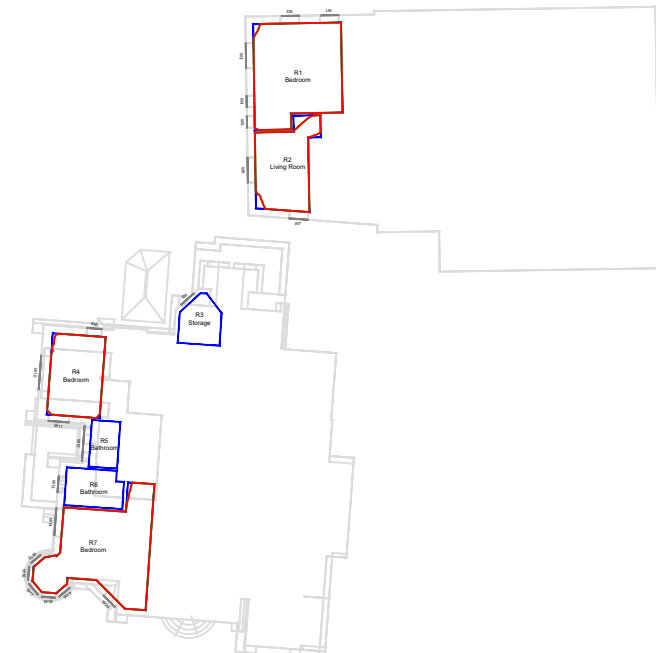
ROL01811_R04_V01_101-03

Daylight & Sunlight

1ST FLOOR



GROUND



1ST FLOOR

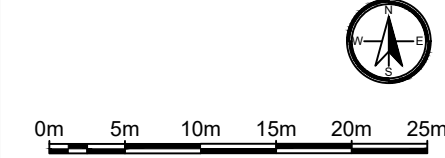
- ; Rights of Light/ Daylight & Sunlight
- ; Party Wall & Neighbourly Matters
- ; Building Consultancy
- ; Fire Consultancy
- ; Project & Cost Management
- ; Building Safety

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ANSTEY HORNE
Received on 29/10/25
Site and aerial photos.
PROPOSED BUILDINGS
SQUIRE & PARTNERS LLP
Received on 15/05/26



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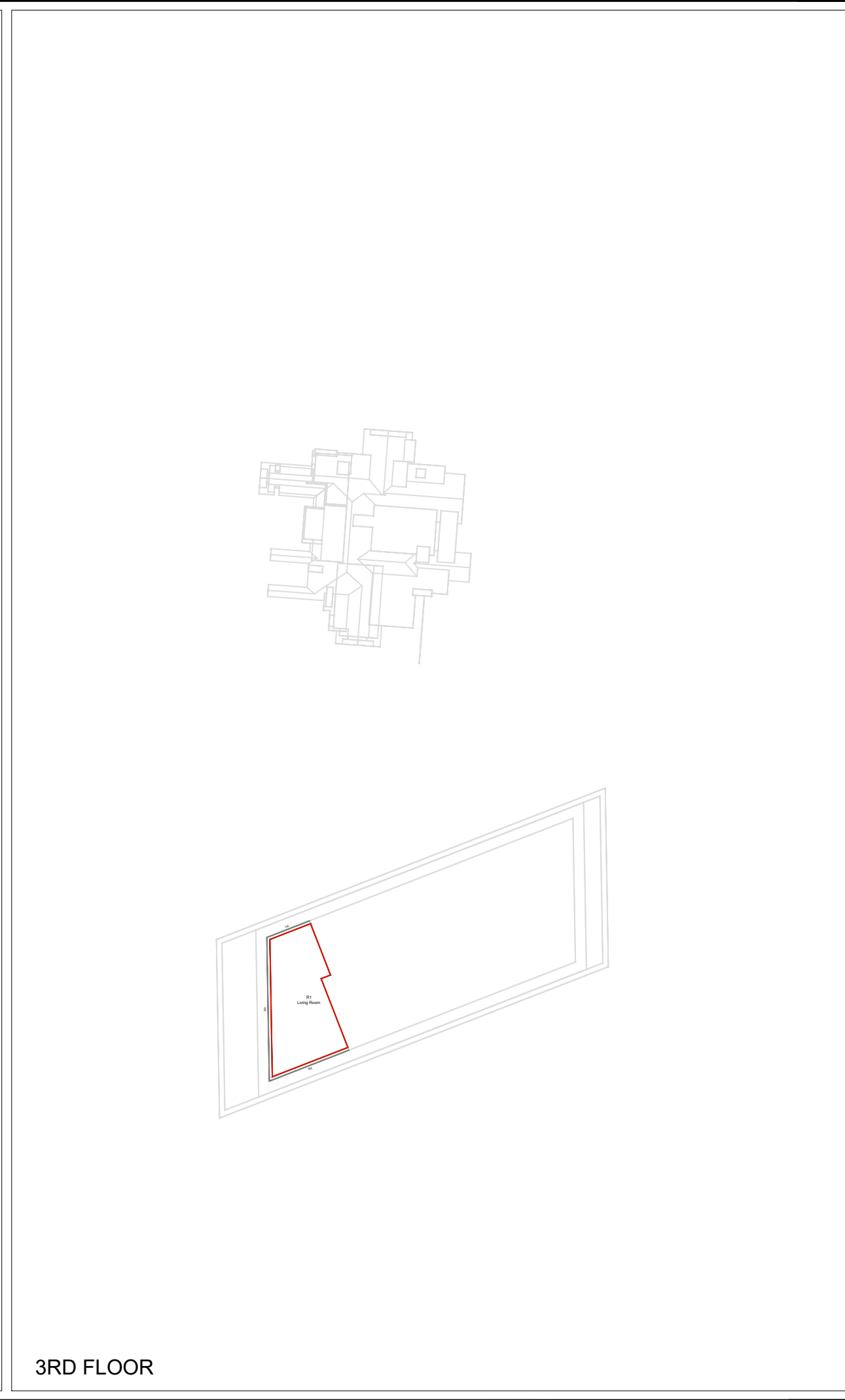
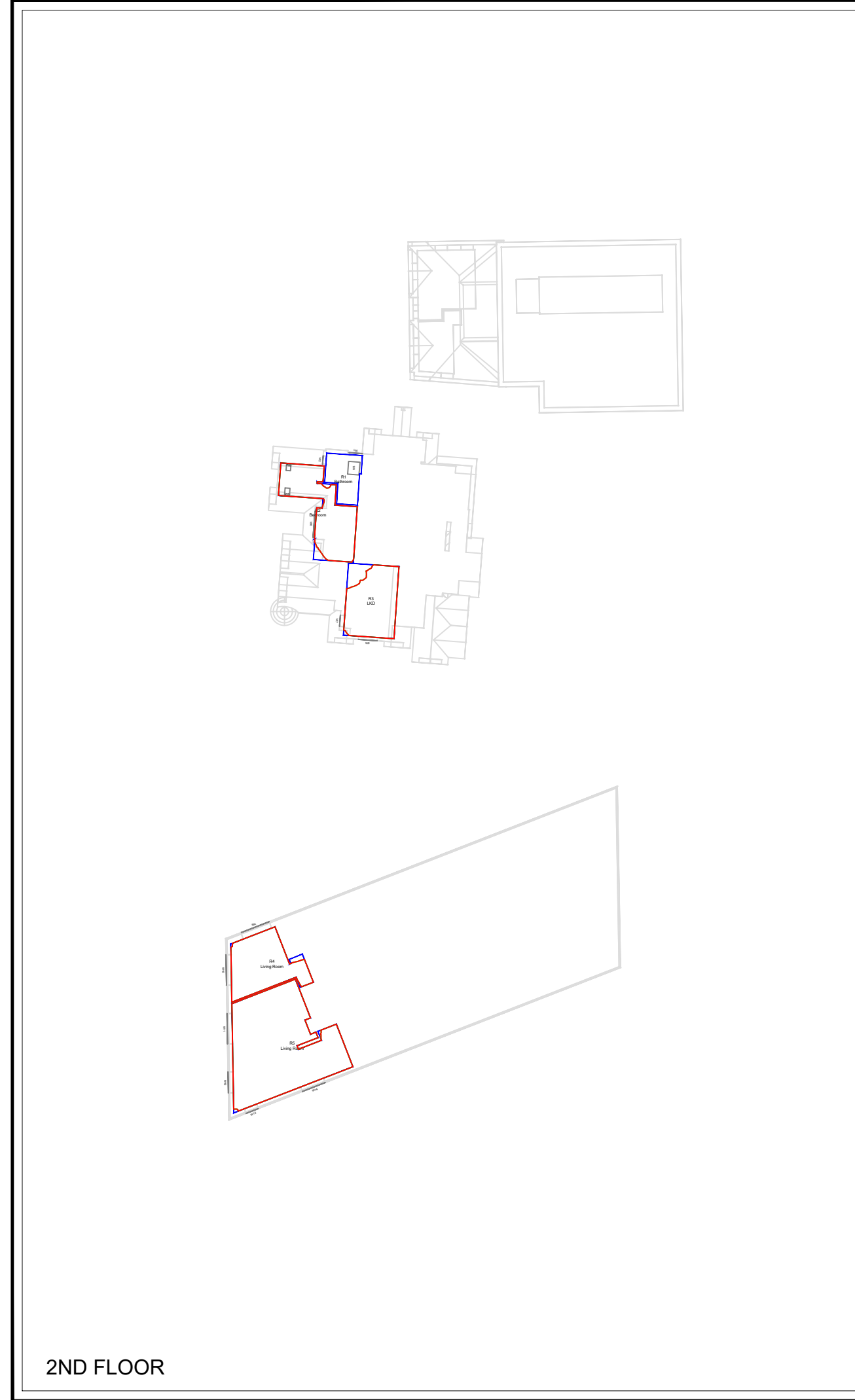
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DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
67 THE BISHOPS AVENUE

LEAD: / UPDATED: BS/JSC	DATE: 19/05/26	SCALE: 1:500	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
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ROL01811_R04_V01_102-01



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

}; Rights of Light/ Daylight & Sunlight

}; Party Wall & Neighbourly Matters

}; Building Consultancy

}; Fire Consultancy

}; Project & Cost Management

}; Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE

Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP

Received on 15/05/26

N

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S

W

0m

5m

10m

15m

20m

25m

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PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
67 THE BISHOPS AVENUE

LEAD: / UPDATED:
BS/JSC

DATE:
19/05/26

SCALE: 1:500

A3

PROJECT No:

RELEASE No:

VERSION No:

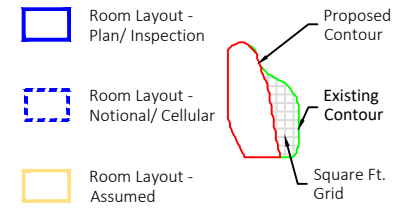
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ROL01811_R04_V01_

102-02

Daylight & Sunlight

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
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PROPOSED BUILDINGS
SQUIRE & PARTNERS LLP
Received on 15/05/26



0m 2m 4m 6m 8m 10m

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PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

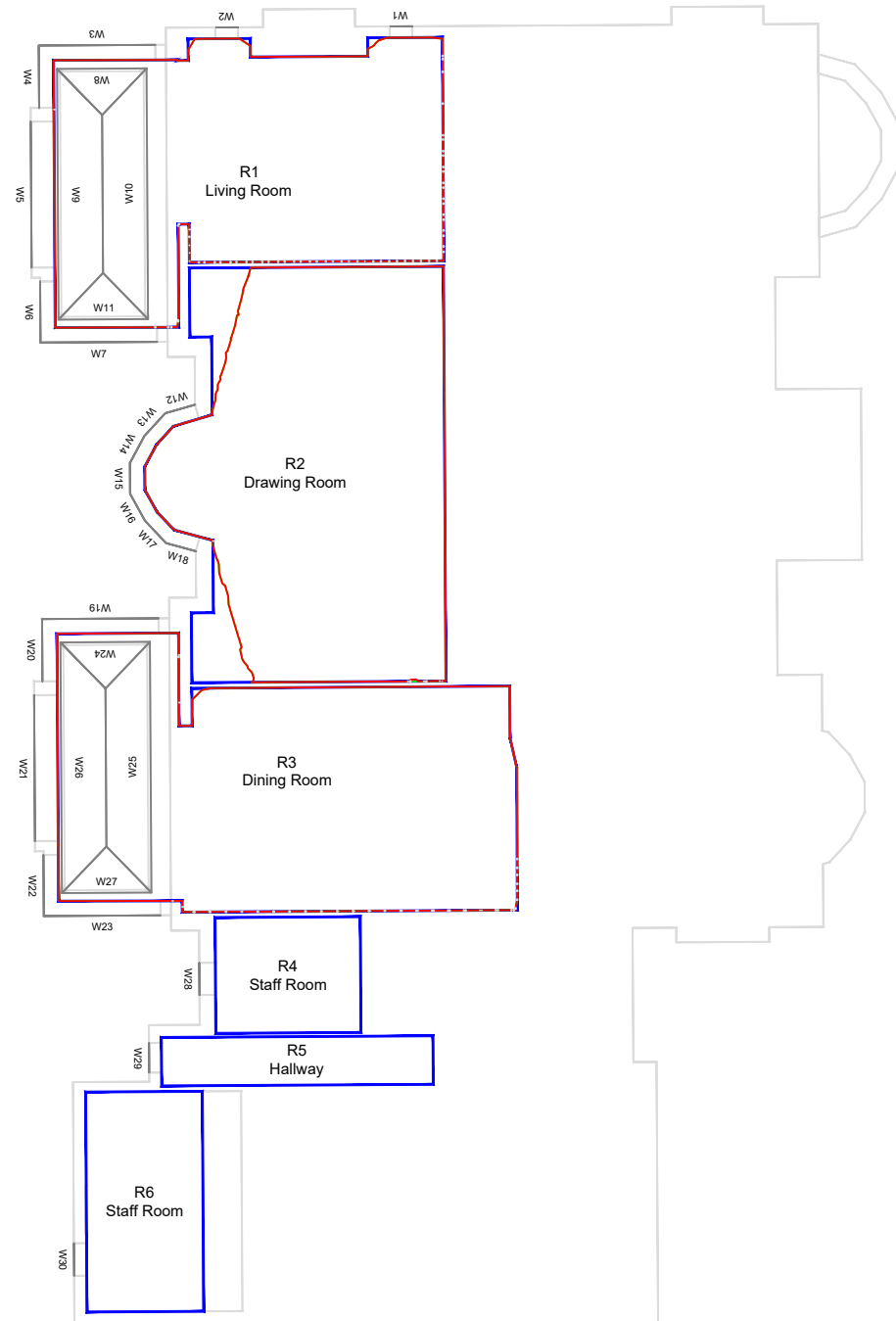
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JERSEY HOUSE
62 THE BISHOPS AVENUE

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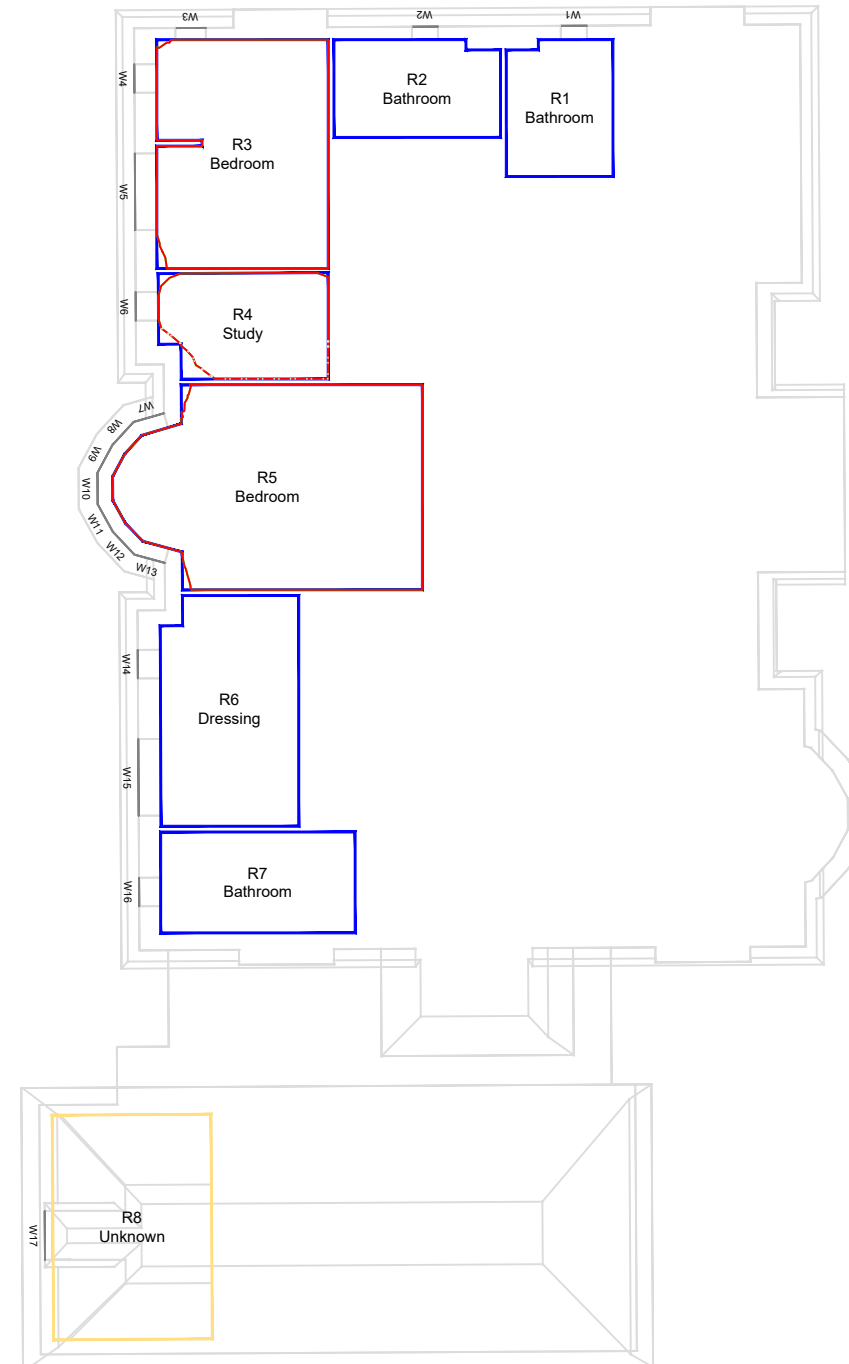
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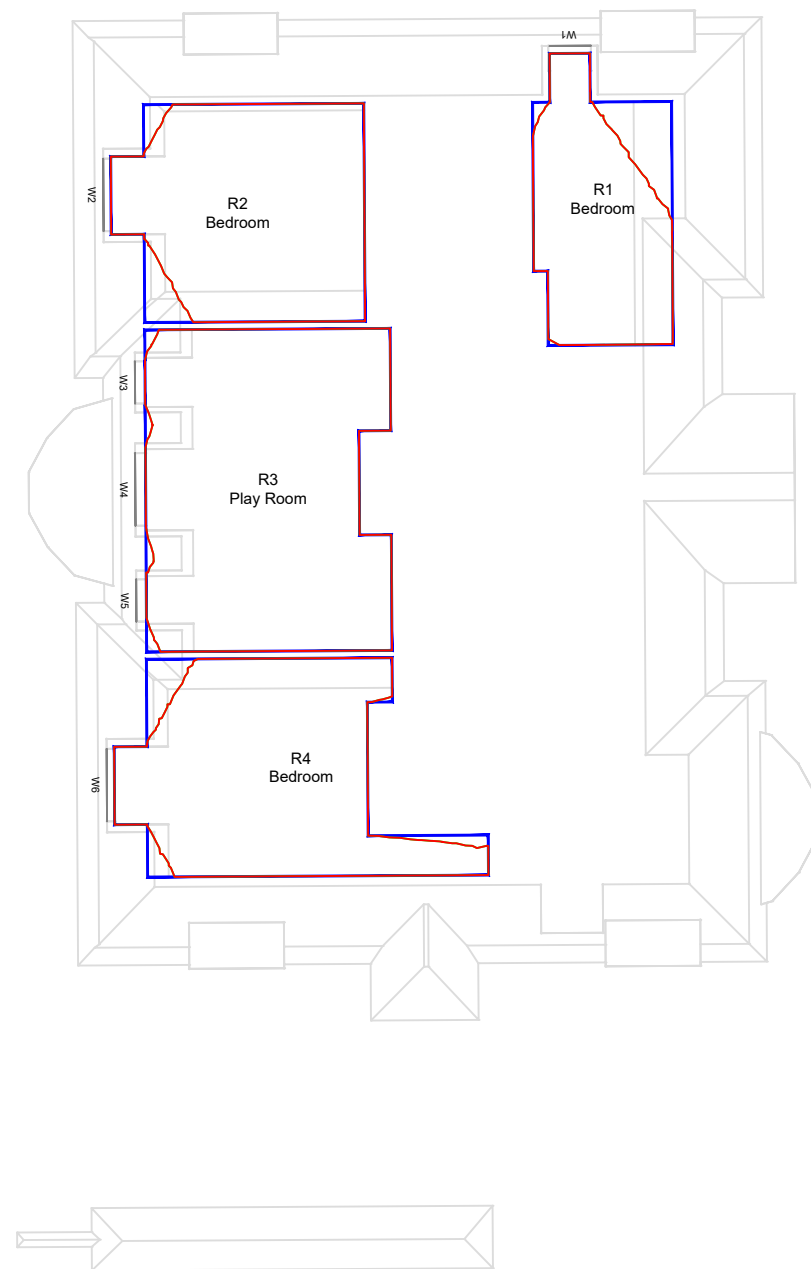
Daylight & Sunlight



GROUND



1ST FLOOR



2ND FLOOR

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

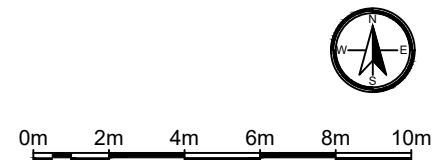
Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
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Site and aerial photos.

PROPOSED BUILDINGS
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Received on 15/05/26



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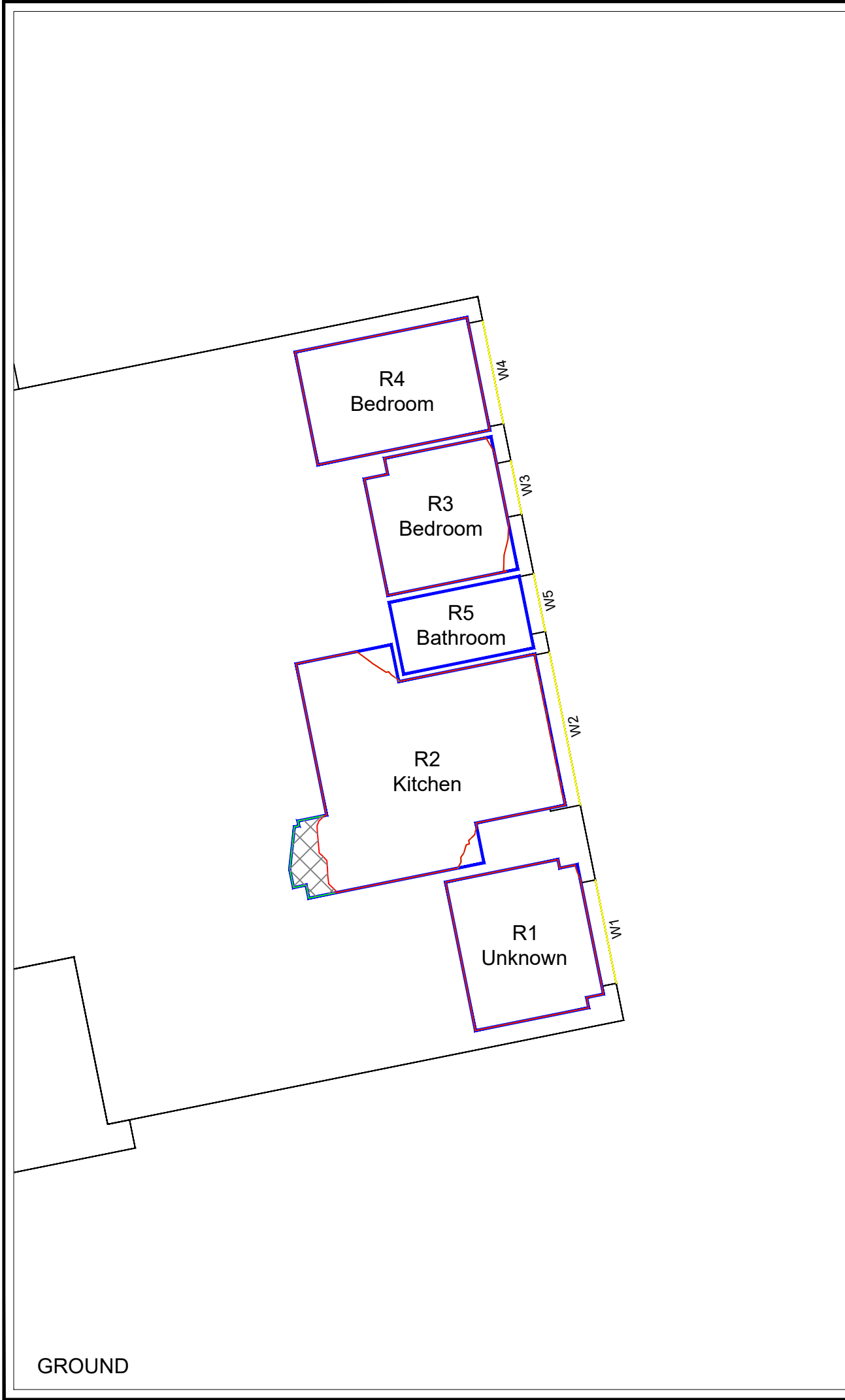
PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
JERSEY HOUSE
62 THE BISHOPS AVENUE

LEAD: / UPDATED: BS/JSC	DATE: 19/05/26	SCALE: 1:200	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01811_R04_V01			103-02



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

}; Rights of Light/ Daylight & Sunlight

; Party Wall & Neighbourly Matters

; Building Consultancy

}; Fire Consultancy

; Project & Cost Management

; Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26

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5m

PROJECT INFORMATION:

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
81 WINNINGTON ROAD

LEAD: / UPDATED:
BS/JSC

DATE:
19/05/26

SCALE:
1:100

A3

PROJECT No:

RELEASE No:

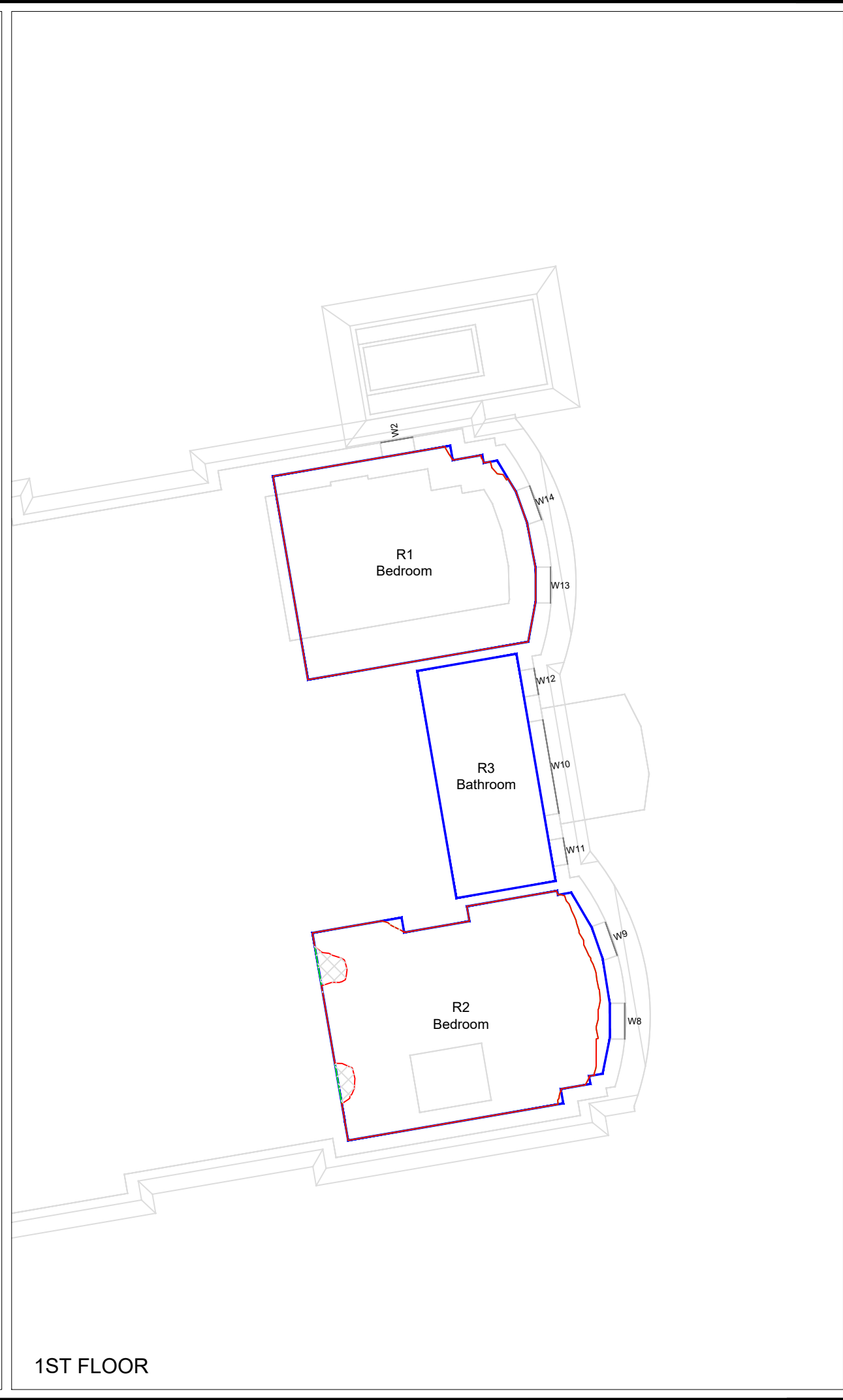
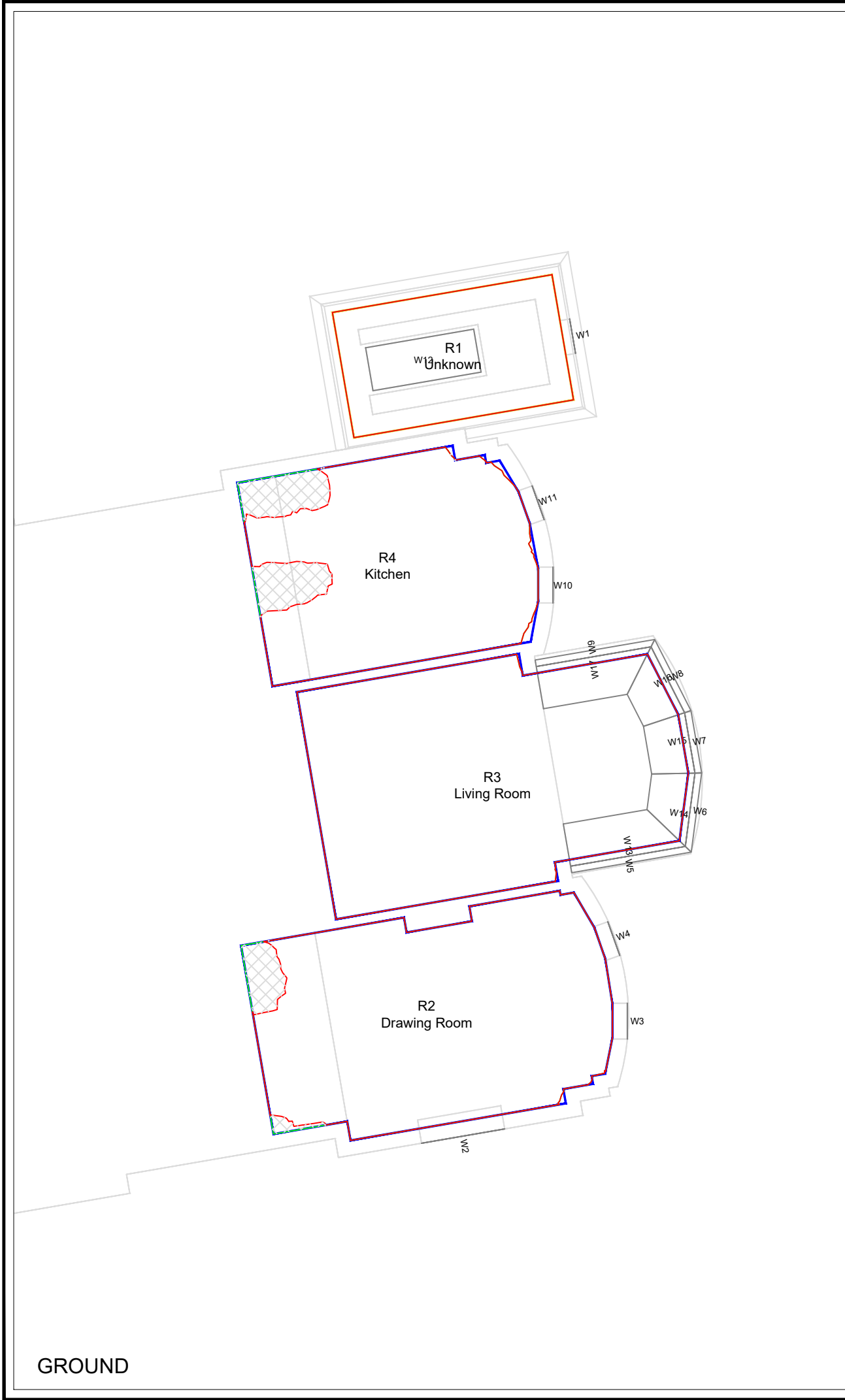
VERSION No:

DRAWING No:

ROL01811_R04_V01_

104-01

Daylight & Sunlight



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

}; Rights of Light/ Daylight & Sunlight

; Party Wall & Neighbourly Matters

; Building Consultancy

}; Fire Consultancy

; Project & Cost Management

; Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26

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7.5m

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
79 WINNINGTON ROAD

LEAD: / UPDATED:
BS/JSC

DATE:
19/05/26

SCALE: 1:150

A3

PROJECT No:

RELEASE No:

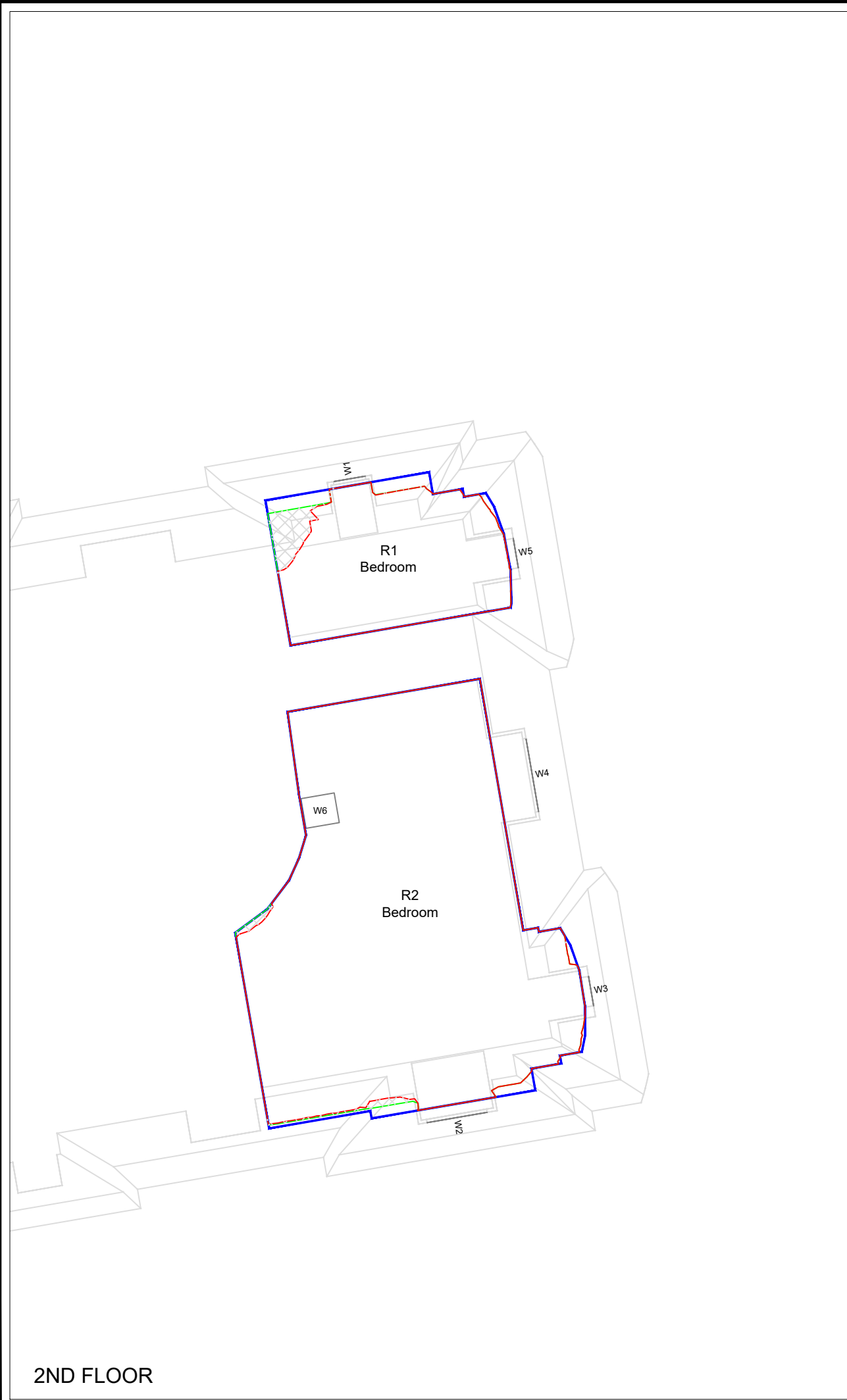
VERSION No:

DRAWING No:

ROL01811_R04_V01_

105-01

Daylight & Sunlight



ANSTEY HORNE

EST. 1795

Chartered Surveyors

}; Rights of Light/ Daylight & Sunlight

}; Party Wall & Neighbourly Matters

}; Building Consultancy

}; Fire Consultancy

}; Project & Cost Management

}; Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26

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PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
79 WINNINGTON ROAD

LEAD: / UPDATED:
BS/JSC

DATE:
19/05/26

SCALE: 1:150

A3

PROJECT No:

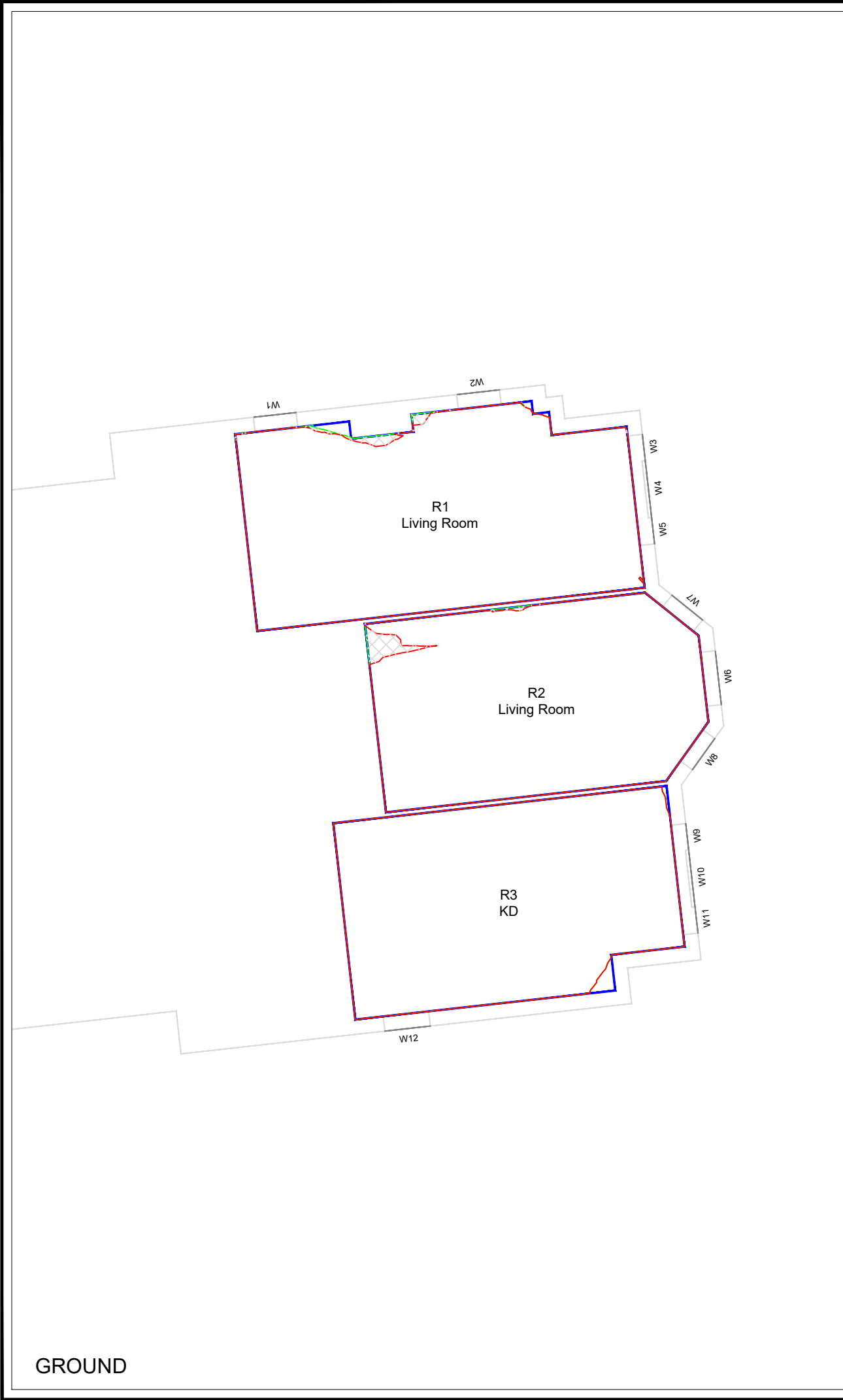
RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V01_105-02

Daylight & Sunlight



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

}; Rights of Light/ Daylight & Sunlight

}; Party Wall & Neighbourly Matters

}; Building Consultancy

}; Fire Consultancy

}; Project & Cost Management

}; Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
4 DANWOOD DRIVE

LEAD: / UPDATED:
BS/JSC

DATE:
19/05/26

SCALE:
1:150

A3

PROJECT No:

RELEASE No:

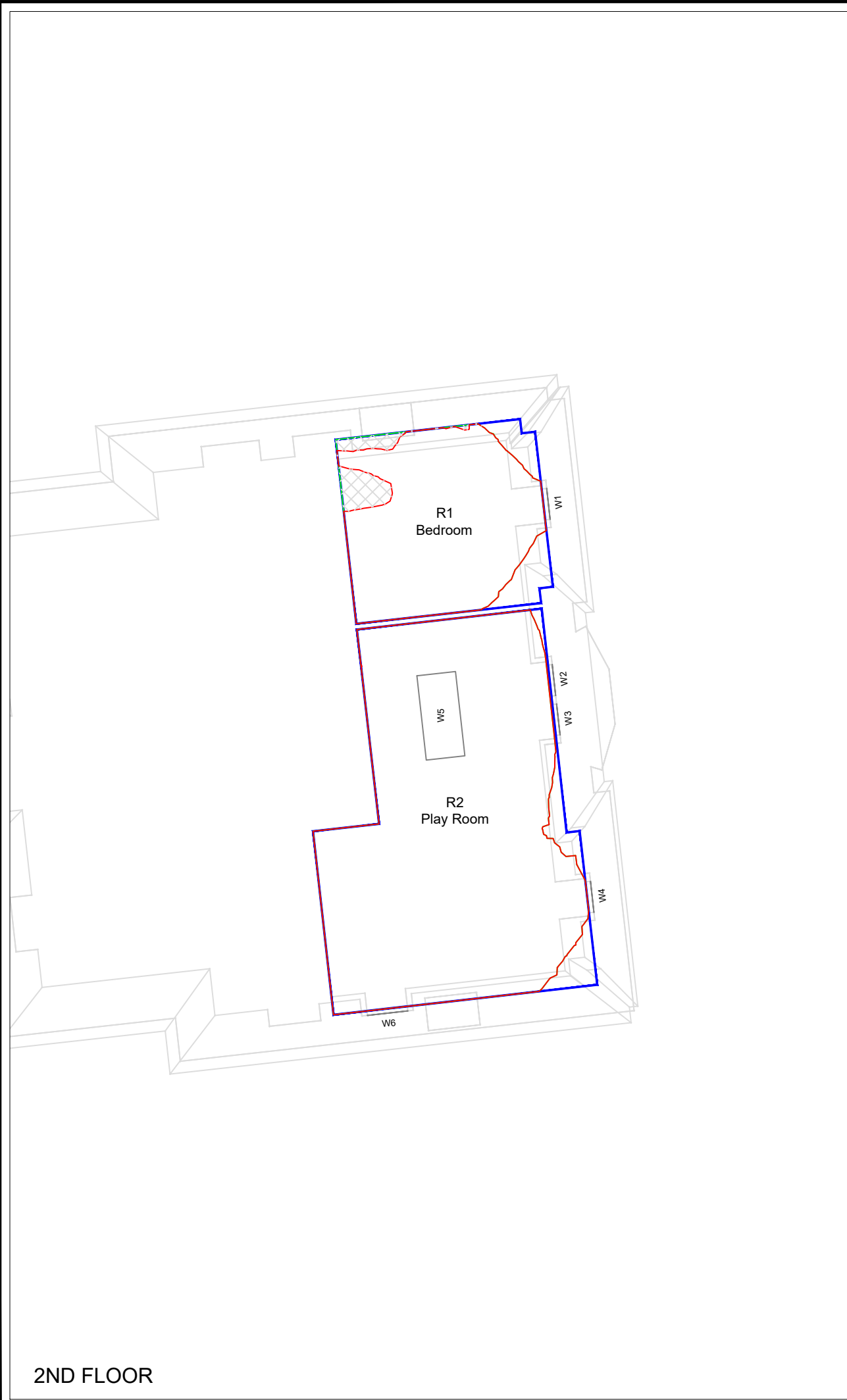
VERSION No:

DRAWING No:

ROL01811_R04_V01_

106-01

Daylight & Sunlight



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

}; Rights of Light/ Daylight & Sunlight

}; Party Wall & Neighbourly Matters

}; Building Consultancy

}; Fire Consultancy

}; Project & Cost Management

}; Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE

Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP

Received on 15/05/26

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PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
4 DANEWOOD DRIVE

LEAD: / UPDATED:

BS/JSC

DATE:

19/05/26

SCALE:

1:150

A3

PROJECT No:

RELEASE No:

VERSION No:

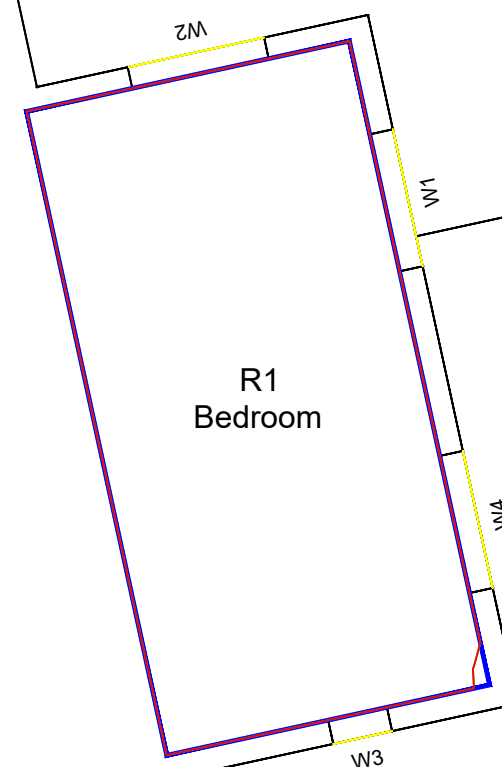
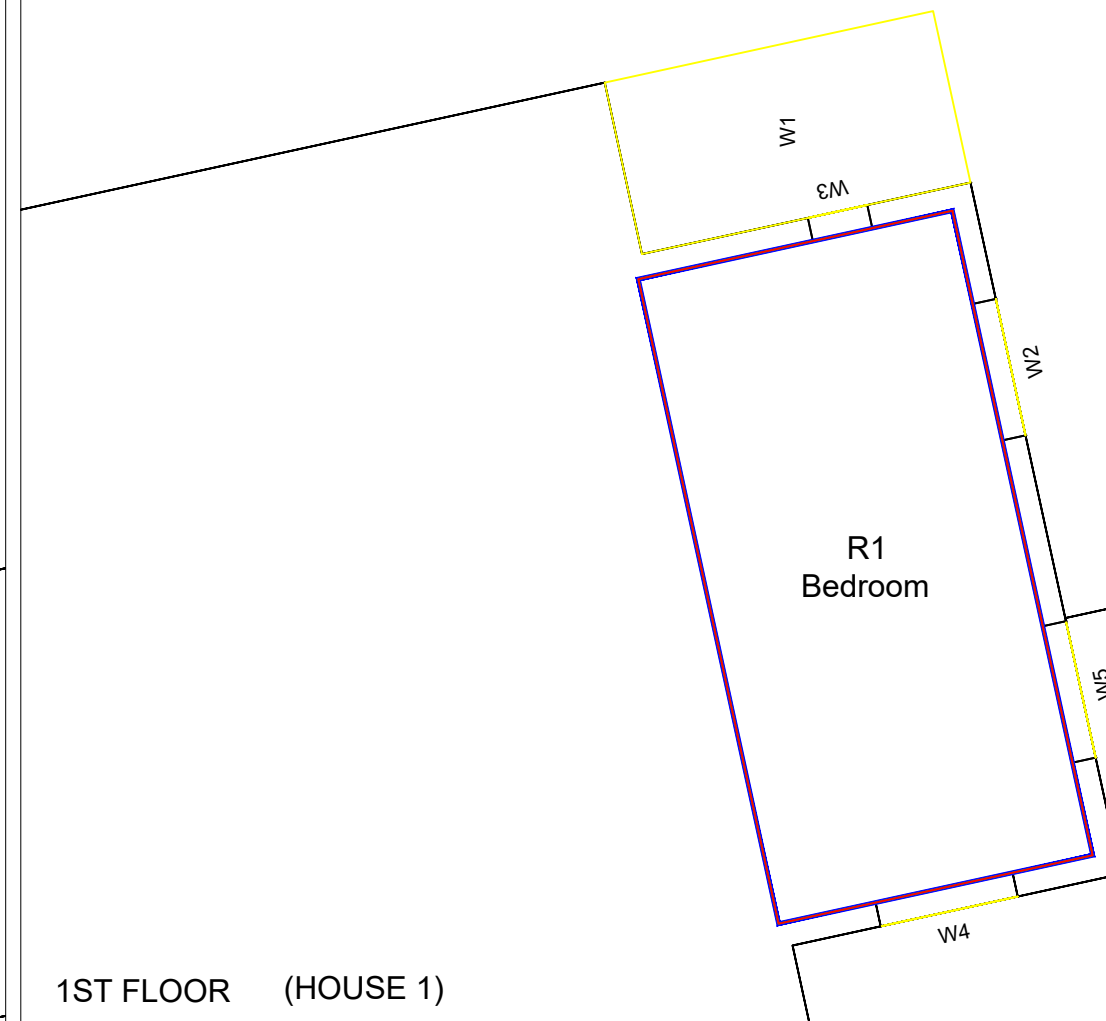
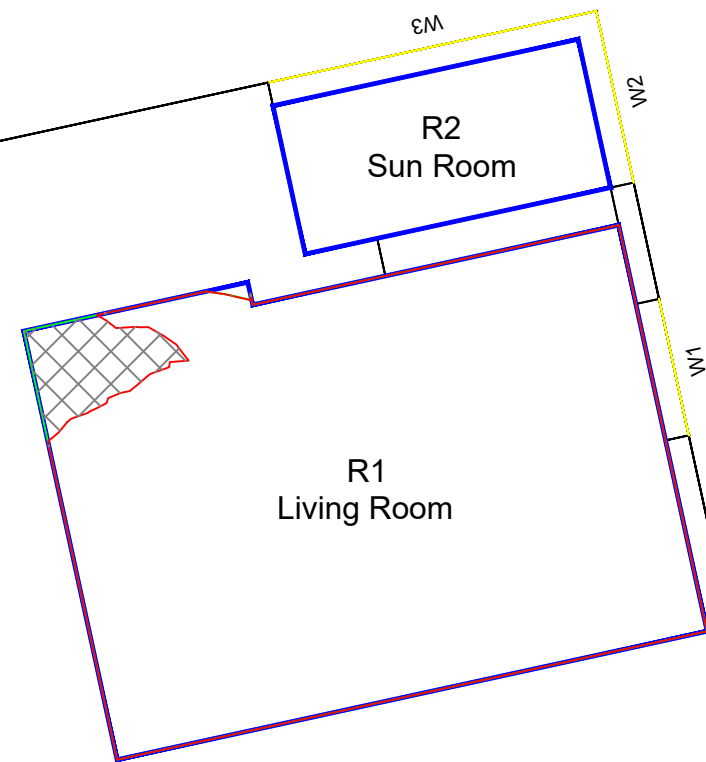
DRAWING No:

ROL01811_R04_V01_

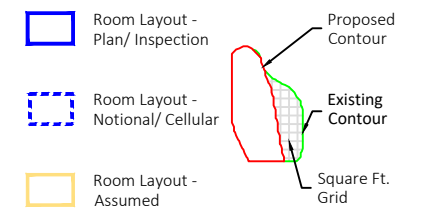
106-02

Daylight & Sunlight

Cumulative for 81 Winnington Road



LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS
SQUIRE & PARTNERS LLP
Received on 15/05/26



A horizontal number line with tick marks at 0m, 1m, 2m, 3m, 4m, and 5m.

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CLIENT: NORTHERN & SHELL PLC

PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

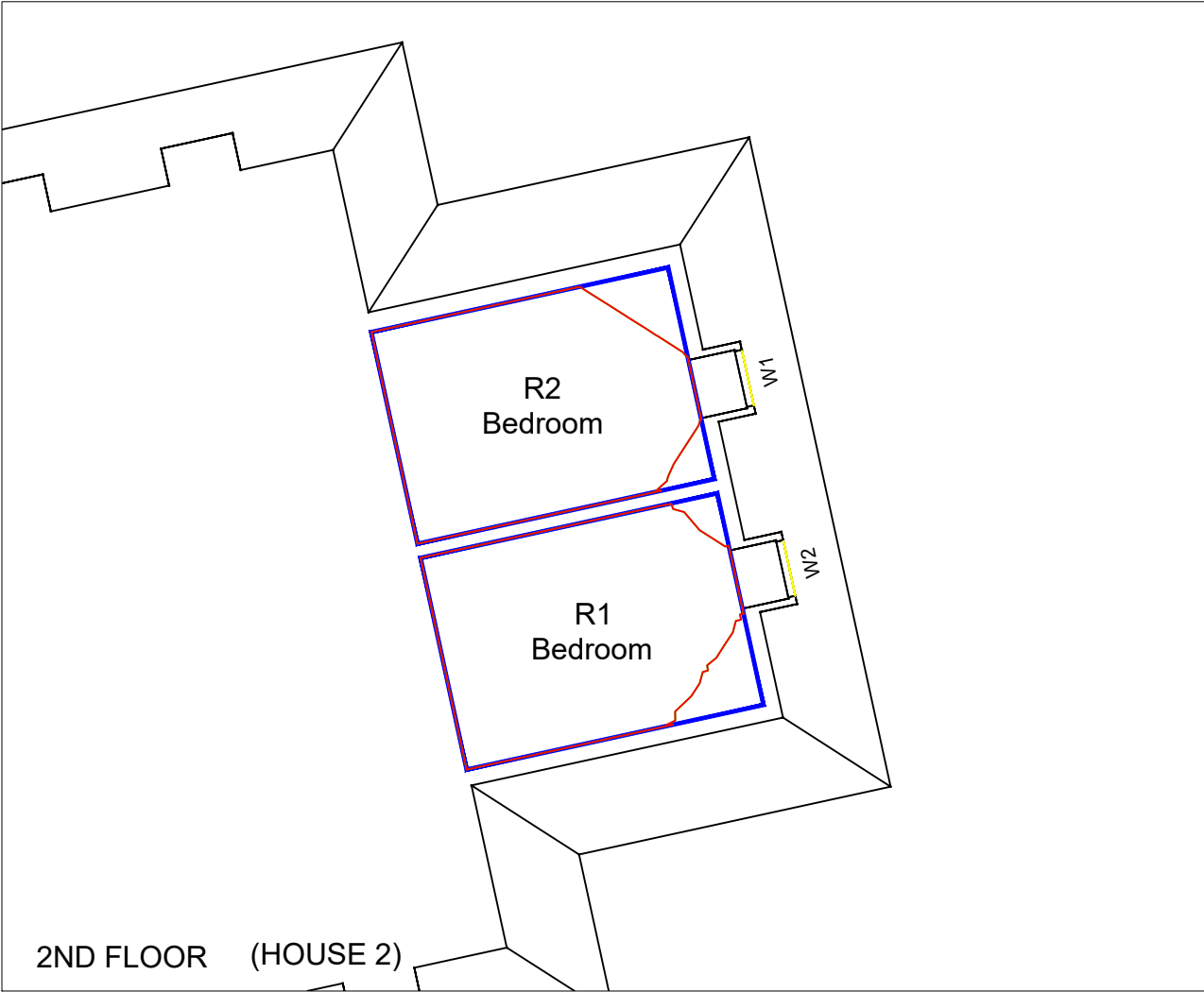
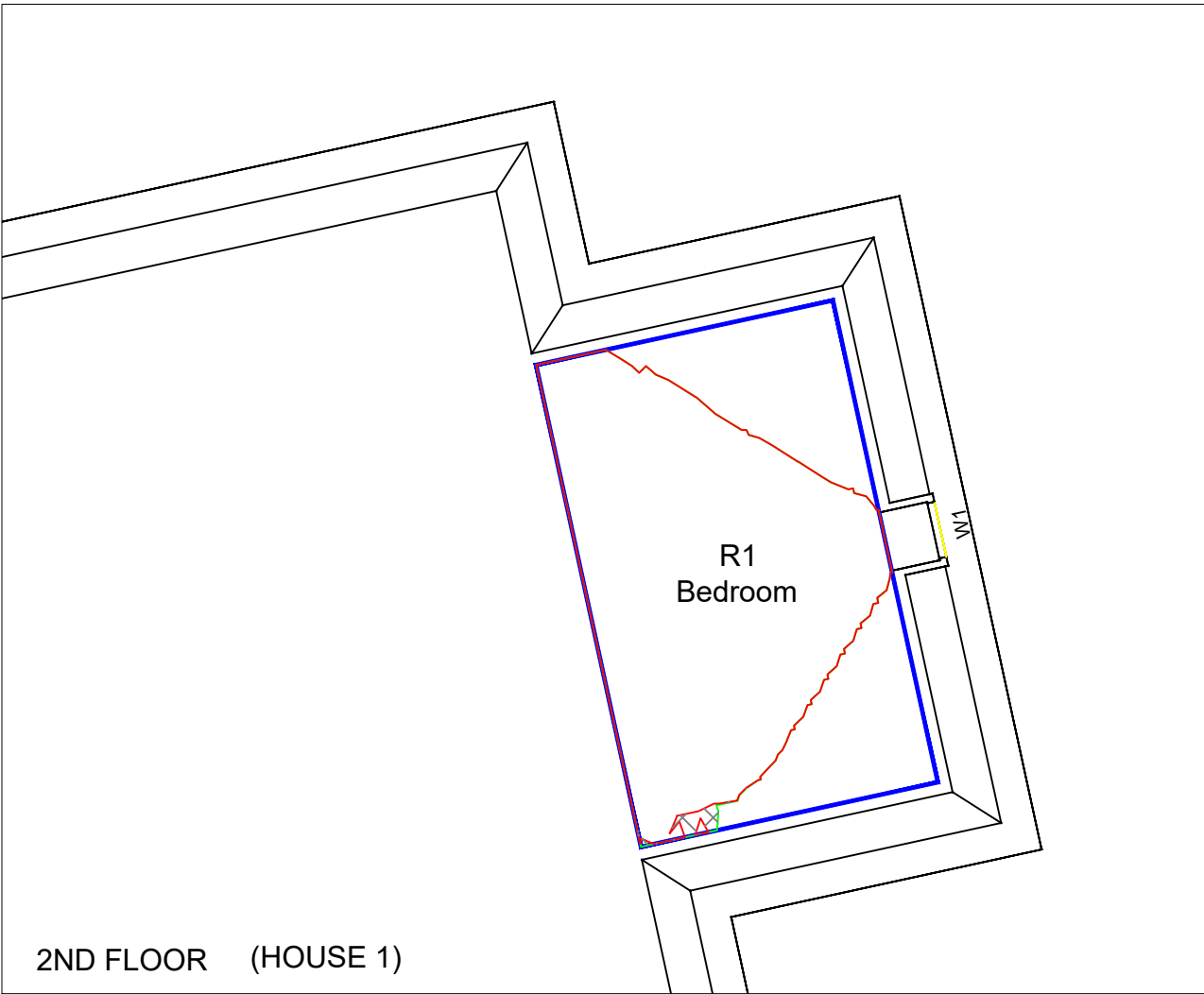
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
81 WINNINGTON ROAD

LEAD: / UPDATED: BS/JSC	DATE: 19/05/26	SCALE: 1:100	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
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ROL01811_R04_V02_	104-01
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Daylight & Sunlight



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

}; Rights of Light/ Daylight & Sunlight

; Party Wall & Neighbourly Matters

; Building Consultancy

}; Fire Consultancy

; Project & Cost Management

; Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26

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CLIENT: NORTHERN & SHELL PLC

PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
81 WINNINGTON ROAD

LEAD: / UPDATED: BS/JSC

DATE: 19/05/26

SCALE: 1:100

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V02_104-02

Daylight & Sunlight

APPENDIX F

-

TWO-HOUR SUN CONTOUR ON 21 MARCH DRAWINGS



PLAN VIEW

ANSTEY

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March (GMT)

- Area receiving < 2hr Sunlight on 21st March (GMT)

X%

- Percentage of Amenity Space receiving
≥ 2hr Sunlight on 21st March (GMT)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26

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CLIENT:

NORTHERN & SHELL PLC

PROJECT
TITLE:

60 THE BISHOPS AVENUE

SCHEME
REF:

SCHEME RECEIVED: 15/05/26

DRAWING
TITLE:

TWO-HOUR SUNLIGHT TEST
21ST MARCH (GMT)
EXISTING CONDITION

LEAD: / UPDATED:
BS/JSC

DATE:
19/05/26

SCALE: 1:1000

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V01_

301-01

2Hr Sun-On-Ground



PLAN VIEW

ANSTEY

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March (GMT)

- Area receiving < 2hr Sunlight on 21st March (GMT)

X%

- Percentage of Amenity Space receiving ≥ 2hr Sunlight on 21st March (GMT)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26

N

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0m10m20m30m40m50m

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

TWO-HOUR SUNLIGHT TEST
21ST MARCH (GMT)
PROPOSED SCHEME

LEAD: / UPDATED:

DATE:

SCALE:

A3

BS/JSC

19/05/26

1:1000

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V01_

301-02

2Hr Sun-On-Ground

APPENDIX G

-

TREES – 3D Views



PLAN VIEW

ANSTEY HORNE

EST. 1795

Chartered Surveyors

Rights of Light/ Daylight & Sunlight

Party Wall & Neighbourly Matters

Building Consultancy

Fire Consultancy

Project & Cost Management

Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE

Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP

Received on 15/05/26

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0m

10m

20m

30m

40m

50m

PROJECT INFORMATION:

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

SITE PLAN VIEW
EXISTING CONDITION

LEAD: / UPDATED:
BS/JSC

DATE:
27/05/26

SCALE: 1:1000

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V01B_

001

Site Plan



3D MASSING VIEW

ANSTEY

HORNE

EST. 1795

Chartered Surveyors

}; Rights of Light/ Daylight & Sunlight

; Party Wall & Neighbourly Matters

; Building Consultancy

}; Fire Consultancy

; Project & Cost Management

; Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE

Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP

Received on 15/05/26

PROJECT INFORMATION:

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

3D MASSING MODEL VIEW
EXISTING CONDITION

LEAD: / UPDATED:
BS/JSC

DATE:
27/05/26

SCALE: N.T.S.

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V01B_

002

3D Massing Model



3D MASSING VIEW

ANSTEY

HORNE

EST. 1795

Chartered Surveyors

Rights of Light/ Daylight & Sunlight

Party Wall & Neighbourly Matters

Building Consultancy

Fire Consultancy

Project & Cost Management

Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26

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CLIENT: NORTHERN & SHELL PLC

PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

LEAD: / UPDATED: BS/JSC

DATE: 27/05/26

SCALE: N.T.S.

A3

PROJECT No: ROL01811_R04_V01B

RELEASE No:

VERSION No:

DRAWING No: 003

3D Massing Model



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

| Rights of Light/ Daylight & Sunlight

| Party Wall & Neighbourly Matters

| Building Consultancy

| Fire Consultancy

| Project & Cost Management

| Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE

Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP

Received on 15/05/26

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

SITE PLAN VIEW
PROPOSED SCHEME

LEAD: / UPDATED:
BS/JSC

DATE:
25/06/26

SCALE: 1:1000

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V01B_

004

Site Plan



3D MASSING VIEW

ANSTEY

HORNE

EST. 1795

Chartered Surveyors

| Rights of Light/ Daylight & Sunlight

| Party Wall & Neighbourly Matters

| Building Consultancy

| Fire Consultancy

| Project & Cost Management

| Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE

Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP

Received on 15/05/26

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CLIENT: NORTHERN & SHELL PLC

PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED SCHEME

LEAD: / UPDATED: BS/JSC

DATE: 25/06/26

SCALE: N.T.S.

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V01B_

005

3D Massing Model



3D MASSING VIEW

ANSTEY

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE

Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP

Received on 15/05/26

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

3D MASSING MODEL VIEW
PROPOSED SCHEME

LEAD: / UPDATED:

BS/JSC

DATE:

25/06/26

SCALE:

N.T.S.

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V01B_

006

3D Massing Model

APPENDIX H

-

TREES – TABULATED RESULTS

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Al-Murtaza 58 The Bishops Avenue						
Lower ground						
R2	CARE HOME	LIVING ROOM	W2	22.39	22.25	0.99
R3	CARE HOME	BEDROOM	W3	22.53	22.06	0.98
R4	CARE HOME	LIVING ROOM	W4	21.98	21.17	0.96
R5	CARE HOME	BEDROOM	W5	20.68	20.05	0.97
R6	CARE HOME	BEDROOM	W6	19.10	18.71	0.98
R7	CARE HOME	LIVING ROOM	W7	17.92	17.64	0.98
R8	CARE HOME	DINING ROOM	W8	15.12	14.95	0.99
Gnd Floor						
R1	CARE HOME	LIVING ROOM	W1	30.73	30.73	N/A
R1	CARE HOME	LIVING ROOM	W2	19.10	18.87	0.99
R1	CARE HOME	LIVING ROOM	W33	39.03	39.01	N/A
R1	CARE HOME	LIVING ROOM	W34	23.56	23.40	0.99
R1	CARE HOME	LIVING ROOM	W35	26.70	26.70	1.00
R2	CARE HOME	LIVING ROOM	W3	18.40	17.88	0.97
R3	CARE HOME	LIVING ROOM	W4	25.08	23.88	0.95
R4	CARE HOME	BEDROOM	W5	27.13	25.64	0.95
R5	CARE HOME	LIVING ROOM	W6	28.30	26.66	0.94
R6	CARE HOME	BEDROOM	W7	28.58	26.91	0.94
R7	CARE HOME	BEDROOM	W8	28.22	26.58	0.94
R8	CARE HOME	LIVING ROOM	W9	27.91	26.39	0.95
R9	CARE HOME	LIVING ROOM	W10	27.65	26.28	0.95
R10	CARE HOME	BEDROOM	W11	27.14	26.01	0.96
R11	CARE HOME	LIVING ROOM	W12	26.55	25.56	0.96
R12	CARE HOME	BEDROOM	W13	25.14	24.48	0.97
R13	CARE HOME	BEDROOM	W14	24.26	23.81	0.98
R14	CARE HOME	LIVING ROOM	W15	22.49	22.21	0.99
R15	CARE HOME	LIVING ROOM	W16	19.65	19.47	0.99
R15	CARE HOME	LIVING ROOM	W17	14.99	14.90	0.99
R16	CARE HOME	LIVING ROOM	W18	9.42	7.75	0.82
R16	CARE HOME	LIVING ROOM	W19	7.24	5.21	0.72
R17	CARE HOME	BEDROOM	W20	12.11	10.45	0.86
R18	CARE HOME	BEDROOM	W21	11.33	10.78	0.95
R19	CARE HOME	LIVING ROOM	W22	29.70	25.64	0.86
R19	CARE HOME	LIVING ROOM	W23	29.74	26.07	0.88
R21	CARE HOME	BEDROOM	W25	30.39	29.26	N/A
R22	CARE HOME	BEDROOM	W26	31.28	30.60	N/A
R23	CARE HOME	BEDROOM	W27	30.11	29.23	N/A
R24	CARE HOME	BEDROOM	W28	31.21	30.65	N/A
R27	CARE HOME	BEDROOM	W31	30.57	30.13	N/A
R28	CARE HOME	BEDROOM	W32	29.08	28.73	N/A

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
1st Floor						
R1	CARE HOME	LIVING ROOM	W1	34.10	34.10	N/A
R1	CARE HOME	LIVING ROOM	W3	26.24	26.04	0.99
R1	CARE HOME	LIVING ROOM	W4	26.13	25.60	0.98
R1	CARE HOME	LIVING ROOM	W33	29.05	28.88	N/A
R2	CARE HOME	LIVING ROOM	W2	29.44	28.12	N/A
R3	CARE HOME	BEDROOM	W5	30.80	29.19	N/A
R4	CARE HOME	LIVING ROOM	W6	31.66	29.98	N/A
R5	CARE HOME	BEDROOM	W7	31.72	30.05	N/A
R6	CARE HOME	BEDROOM	W8	31.41	29.83	N/A
R7	CARE HOME	LIVING ROOM	W9	31.55	30.07	N/A
R8	CARE HOME	LIVING ROOM	W10	31.37	30.05	N/A
R9	CARE HOME	BEDROOM	W11	31.17	29.98	N/A
R10	CARE HOME	LIVING ROOM	W12	30.74	29.72	N/A
R11	CARE HOME	BEDROOM	W13	30.05	29.24	N/A
R12	CARE HOME	BEDROOM	W14	29.07	28.51	N/A
R13	CARE HOME	LIVING ROOM	W15	28.18	27.70	N/A
R14	CARE HOME	LIVING ROOM	W16	24.76	24.43	0.99
R15	CARE HOME	BEDROOM	W17	20.23	19.99	0.99
R16	CARE HOME	LIVING ROOM	W18	13.24	11.04	0.83
R16	CARE HOME	LIVING ROOM	W19	10.15	7.67	0.76
R17	CARE HOME	BEDROOM	W20	16.18	14.26	0.88
R18	CARE HOME	BEDROOM	W21	15.84	14.78	0.93
R19	CARE HOME	LIVING ROOM	W22	33.18	29.43	N/A
R19	CARE HOME	LIVING ROOM	W23	33.32	29.92	N/A
R21	CARE HOME	BEDROOM	W25	33.25	32.30	N/A
R22	CARE HOME	BEDROOM	W26	34.34	33.82	N/A
R23	CARE HOME	BEDROOM	W27	33.24	32.46	N/A
R24	CARE HOME	BEDROOM	W28	34.36	33.92	N/A
R27	CARE HOME	BEDROOM	W31	33.95	33.62	N/A
R28	CARE HOME	BEDROOM	W32	33.32	33.04	N/A
2nd Floor						
R2	CARE HOME	BEDROOM	W2	34.88	33.32	N/A
R3	CARE HOME	LIVING ROOM	W3	35.13	33.62	N/A
R4	CARE HOME	LIVING ROOM	W4	35.12	33.67	N/A
R5	CARE HOME	BEDROOM	W5	35.06	33.68	N/A
R8	CARE HOME	BEDROOM	W8	34.87	33.62	N/A
R9	CARE HOME	LIVING ROOM	W9	34.66	33.49	N/A
R10	CARE HOME	LIVING ROOM	W10	34.27	33.19	N/A
R11	CARE HOME	BEDROOM	W11	30.93	30.01	N/A
R13	CARE HOME	LIVING ROOM	W13	32.48	31.67	N/A
R14	CARE HOME	BEDROOM	W14	25.57	25.01	0.98
R15	CARE HOME	STUDIO	W15	21.95	20.11	0.92
R15	CARE HOME	STUDIO	W16	17.84	15.98	0.90
R16	CARE HOME	STUDIO	W17	34.46	31.34	N/A

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R16	CARE HOME	STUDIO	W18	28.92	26.07	0.90
67 The Bishops Avenue						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	33.62	33.14	N/A
R2	RESIDENTIAL	UNKNOWN	W2	30.55	30.13	N/A
R3	RESIDENTIAL	LIVING ROOM	W3	36.01	35.52	N/A
R3	RESIDENTIAL	LIVING ROOM	W4	29.54	28.93	N/A
R5	RESIDENTIAL	BEDROOM	W6	32.43	31.80	N/A
R5	RESIDENTIAL	BEDROOM	W7	18.84	18.25	0.97
R5	RESIDENTIAL	BEDROOM	W8	32.95	32.31	N/A
R5	RESIDENTIAL	BEDROOM	W9	24.53	23.93	0.98
R5	RESIDENTIAL	BEDROOM	W10	32.72	32.01	N/A
R5	RESIDENTIAL	BEDROOM	W11	33.40	32.74	N/A
R5	RESIDENTIAL	BEDROOM	W12	31.93	31.23	N/A
R5	RESIDENTIAL	BEDROOM	W13	33.07	32.42	N/A
R5	RESIDENTIAL	BEDROOM	W14	28.67	28.01	N/A
R5	RESIDENTIAL	BEDROOM	W15	31.24	30.62	N/A
R5	RESIDENTIAL	BEDROOM	W16	33.48	32.79	N/A
R5	RESIDENTIAL	BEDROOM	W17	33.52	32.84	N/A
R5	RESIDENTIAL	BEDROOM	W18	33.51	32.84	N/A
R6	RESIDENTIAL	BEDROOM	W19	22.96	22.59	0.98
R6	RESIDENTIAL	BEDROOM	W20	29.53	28.92	N/A
R6	RESIDENTIAL	BEDROOM	W21	27.35	26.84	0.98
R6	RESIDENTIAL	BEDROOM	W22	33.00	32.41	N/A
R6	RESIDENTIAL	BEDROOM	W23	32.37	32.04	N/A
R6	RESIDENTIAL	BEDROOM	W24	30.06	29.94	N/A
R6	RESIDENTIAL	BEDROOM	W25	20.49	20.49	1.00
R9	RESIDENTIAL	LIVING ROOM	W30	33.15	32.59	N/A
R10	RESIDENTIAL	LIVING ROOM	W31	33.37	32.82	N/A
R10	RESIDENTIAL	LIVING ROOM	W32	33.61	33.10	N/A
R10	RESIDENTIAL	LIVING ROOM	W33	38.90	38.90	N/A
R10	RESIDENTIAL	LIVING ROOM	W34	38.93	38.93	N/A
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	38.01	37.95	N/A
R1	RESIDENTIAL	BEDROOM	W2	37.84	37.77	N/A
R1	RESIDENTIAL	BEDROOM	W3	33.11	32.72	N/A
R1	RESIDENTIAL	BEDROOM	W4	23.80	23.40	0.98
R1	RESIDENTIAL	BEDROOM	W5	25.31	24.92	0.98
R2	RESIDENTIAL	LIVING ROOM	W6	31.48	31.12	N/A
R2	RESIDENTIAL	LIVING ROOM	W7	21.85	21.85	1.00
R4	RESIDENTIAL	BEDROOM	W9	30.74	30.57	N/A
R4	RESIDENTIAL	BEDROOM	W10	33.07	32.55	N/A
R4	RESIDENTIAL	BEDROOM	W11	17.35	17.26	0.99
R7	RESIDENTIAL	BEDROOM	W14	30.07	29.60	N/A

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R7	RESIDENTIAL	BEDROOM	W15	29.99	29.58	N/A
R7	RESIDENTIAL	BEDROOM	W16	33.76	33.30	N/A
R7	RESIDENTIAL	BEDROOM	W17	33.38	33.13	N/A
R7	RESIDENTIAL	BEDROOM	W18	31.82	31.72	N/A
R7	RESIDENTIAL	BEDROOM	W19	24.37	24.37	1.00
R7	RESIDENTIAL	BEDROOM	W20	26.22	26.08	0.99
R8	RESIDENTIAL	LIVING ROOM	W21	36.03	35.74	N/A
R8	RESIDENTIAL	LIVING ROOM	W22	34.71	34.23	N/A
R9	RESIDENTIAL	LIVING ROOM	W23	34.90	34.44	N/A
R9	RESIDENTIAL	LIVING ROOM	W24	35.16	34.74	N/A
R9	RESIDENTIAL	LIVING ROOM	W25	39.52	39.52	N/A
R9	RESIDENTIAL	LIVING ROOM	W26	39.52	39.52	N/A
2nd Floor						
R2	RESIDENTIAL	BEDROOM	W4	73.00	73.00	N/A
R2	RESIDENTIAL	BEDROOM	W5	71.50	71.51	N/A
R2	RESIDENTIAL	BEDROOM	W6	34.27	34.02	N/A
R3	RESIDENTIAL	LKD	W7	33.39	33.19	N/A
R3	RESIDENTIAL	LKD	W8	29.83	29.78	N/A
R4	RESIDENTIAL	LIVING ROOM	W9	37.30	37.06	N/A
R4	RESIDENTIAL	LIVING ROOM	W10	36.05	35.65	N/A
R5	RESIDENTIAL	LIVING ROOM	W11	36.20	35.83	N/A
R5	RESIDENTIAL	LIVING ROOM	W12	36.41	36.08	N/A
R5	RESIDENTIAL	LIVING ROOM	W13	39.62	39.62	N/A
R5	RESIDENTIAL	LIVING ROOM	W14	39.62	39.62	N/A
3rd Floor						
R1	RESIDENTIAL	LIVING ROOM	W1	27.11	26.95	0.99
R1	RESIDENTIAL	LIVING ROOM	W2	26.17	25.94	0.99
R1	RESIDENTIAL	LIVING ROOM	W3	28.01	28.01	N/A
Jersey House 62 The Bishops Avenue						
Gnd Floor						
R1	RESIDENTIAL	LIVING ROOM	W1	13.16	1.05	0.08
R1	RESIDENTIAL	LIVING ROOM	W2	11.07	3.85	0.35
R1	RESIDENTIAL	LIVING ROOM	W3	10.16	5.03	0.50
R1	RESIDENTIAL	LIVING ROOM	W4	23.45	25.13	1.07
R1	RESIDENTIAL	LIVING ROOM	W5	28.87	32.02	1.11
R1	RESIDENTIAL	LIVING ROOM	W6	30.66	33.78	1.10
R1	RESIDENTIAL	LIVING ROOM	W7	21.85	21.91	1.00
R1	RESIDENTIAL	LIVING ROOM	W8	56.73	57.45	1.01
R1	RESIDENTIAL	LIVING ROOM	W9	77.83	79.77	1.02
R1	RESIDENTIAL	LIVING ROOM	W10	44.34	44.32	N/A
R1	RESIDENTIAL	LIVING ROOM	W11	65.84	66.33	1.01
R2	RESIDENTIAL	DRAWING ROOM	W12	10.71	11.66	1.09
R2	RESIDENTIAL	DRAWING ROOM	W13	22.36	24.57	1.10

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R2	RESIDENTIAL	DRAWING ROOM	W14	28.14	30.47	1.08
R2	RESIDENTIAL	DRAWING ROOM	W15	32.25	34.47	1.07
R2	RESIDENTIAL	DRAWING ROOM	W16	30.58	32.25	1.05
R2	RESIDENTIAL	DRAWING ROOM	W17	24.84	25.99	1.05
R2	RESIDENTIAL	DRAWING ROOM	W18	12.39	12.58	1.02
R3	RESIDENTIAL	DINING ROOM	W19	16.44	16.80	1.02
R3	RESIDENTIAL	DINING ROOM	W20	33.37	35.50	1.06
R3	RESIDENTIAL	DINING ROOM	W21	34.66	36.57	1.06
R3	RESIDENTIAL	DINING ROOM	W22	34.82	36.52	1.05
R3	RESIDENTIAL	DINING ROOM	W23	26.20	26.20	1.00
R3	RESIDENTIAL	DINING ROOM	W24	63.25	64.00	1.01
R3	RESIDENTIAL	DINING ROOM	W25	45.67	45.68	N/A
R3	RESIDENTIAL	DINING ROOM	W26	82.20	83.36	1.01
R3	RESIDENTIAL	DINING ROOM	W27	72.40	72.47	N/A
1st Floor						
R3	RESIDENTIAL	BEDROOM	W3	13.73	10.52	0.77
R3	RESIDENTIAL	BEDROOM	W4	28.19	30.03	1.07
R3	RESIDENTIAL	BEDROOM	W5	30.28	32.10	1.06
R4	RESIDENTIAL	STUDY	W6	30.04	31.70	1.06
R5	RESIDENTIAL	BEDROOM	W7	13.13	13.65	1.04
R5	RESIDENTIAL	BEDROOM	W8	26.59	27.80	1.05
R5	RESIDENTIAL	BEDROOM	W9	30.53	31.98	1.05
R5	RESIDENTIAL	BEDROOM	W10	33.62	35.23	1.05
R5	RESIDENTIAL	BEDROOM	W11	34.74	35.99	1.04
R5	RESIDENTIAL	BEDROOM	W12	31.98	32.85	1.03
R5	RESIDENTIAL	BEDROOM	W13	17.76	17.90	1.01
2nd Floor						
R1	RESIDENTIAL	BEDROOM	W1	14.04	3.28	0.23
R2	RESIDENTIAL	BEDROOM	W2	35.62	36.78	1.03
R3	RESIDENTIAL	PLAY ROOM	W3	36.38	37.34	1.03
R3	RESIDENTIAL	PLAY ROOM	W4	36.73	37.63	1.02
R3	RESIDENTIAL	PLAY ROOM	W5	36.91	37.76	1.02
R4	RESIDENTIAL	BEDROOM	W6	37.35	38.17	1.02
81 Winnington Road						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	27.88	30.90	1.11
R2	RESIDENTIAL	KITCHEN	W2	28.46	30.24	1.06
R3	RESIDENTIAL	BEDROOM	W3	29.02	29.55	1.02
R4	RESIDENTIAL	BEDROOM	W4	29.44	29.42	N/A
1st Floor						
R2	RESIDENTIAL	BEDROOM	W2	26.91	28.12	1.04
R3	RESIDENTIAL	UNKNOWN	W3	27.60	27.68	N/A

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R3	RESIDENTIAL	UNKNOWN	W4	28.11	27.72	N/A
79 Winnington Road						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	28.37	26.88	0.95
R1	RESIDENTIAL	UNKNOWN	W12	72.82	72.47	N/A
R2	RESIDENTIAL	DRAWING ROOM	W2	3.82	3.82	1.00
R2	RESIDENTIAL	DRAWING ROOM	W3	29.50	28.00	N/A
R2	RESIDENTIAL	DRAWING ROOM	W4	28.80	27.28	N/A
R3	RESIDENTIAL	LIVING ROOM	W5	16.85	16.82	1.00
R3	RESIDENTIAL	LIVING ROOM	W6	30.99	29.55	N/A
R3	RESIDENTIAL	LIVING ROOM	W7	32.05	30.46	N/A
R3	RESIDENTIAL	LIVING ROOM	W8	32.62	31.03	N/A
R3	RESIDENTIAL	LIVING ROOM	W9	17.43	17.21	0.99
R3	RESIDENTIAL	LIVING ROOM	W13	50.97	50.92	N/A
R3	RESIDENTIAL	LIVING ROOM	W14	78.29	77.62	N/A
R3	RESIDENTIAL	LIVING ROOM	W15	80.77	79.98	N/A
R3	RESIDENTIAL	LIVING ROOM	W16	79.64	78.79	N/A
R3	RESIDENTIAL	LIVING ROOM	W17	49.71	49.36	N/A
R4	RESIDENTIAL	KITCHEN	W10	29.90	28.14	N/A
R4	RESIDENTIAL	KITCHEN	W11	30.04	28.62	N/A
1st Floor						
R1	RESIDENTIAL	BEDROOM	W2	25.94	25.82	1.00
R1	RESIDENTIAL	BEDROOM	W13	28.77	27.60	N/A
R1	RESIDENTIAL	BEDROOM	W14	28.71	27.42	N/A
R2	RESIDENTIAL	BEDROOM	W8	28.00	26.87	0.96
R2	RESIDENTIAL	BEDROOM	W9	28.78	27.54	N/A
2nd Floor						
R1	RESIDENTIAL	BEDROOM	W1	38.77	38.67	N/A
R1	RESIDENTIAL	BEDROOM	W5	36.00	35.00	N/A
R2	RESIDENTIAL	BEDROOM	W2	38.08	38.23	N/A
R2	RESIDENTIAL	BEDROOM	W3	35.52	34.61	N/A
R2	RESIDENTIAL	BEDROOM	W4	35.89	34.96	N/A
R2	RESIDENTIAL	BEDROOM	W6	94.29	94.21	N/A
4 Danewood Drive						
Gnd Floor						
R1	RESIDENTIAL	LIVING ROOM	W1	21.73	21.72	1.00
R1	RESIDENTIAL	LIVING ROOM	W2	24.15	24.14	1.00
R1	RESIDENTIAL	LIVING ROOM	W3	32.86	31.33	N/A
R1	RESIDENTIAL	LIVING ROOM	W4	32.57	31.00	N/A
R1	RESIDENTIAL	LIVING ROOM	W5	31.89	30.19	N/A
R2	RESIDENTIAL	LIVING ROOM	W6	32.34	30.47	N/A

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R2	RESIDENTIAL	LIVING ROOM	W7	33.05	32.10	N/A
R2	RESIDENTIAL	LIVING ROOM	W8	29.92	28.44	N/A
R3	RESIDENTIAL	KD	W9	31.26	29.35	N/A
R3	RESIDENTIAL	KD	W10	31.90	29.97	N/A
R3	RESIDENTIAL	KD	W11	32.08	30.12	N/A
R3	RESIDENTIAL	KD	W12	24.26	24.25	1.00
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	34.35	33.01	N/A
R1	RESIDENTIAL	BEDROOM	W2	34.25	32.83	N/A
R2	RESIDENTIAL	BEDROOM	W3	31.67	30.32	N/A
R2	RESIDENTIAL	BEDROOM	W4	32.83	31.25	N/A
R2	RESIDENTIAL	BEDROOM	W5	29.90	28.38	N/A
R2	RESIDENTIAL	BEDROOM	W6	34.08	32.40	N/A
R2	RESIDENTIAL	BEDROOM	W7	33.99	32.27	N/A
2nd Floor						
R1	RESIDENTIAL	BEDROOM	W1	35.94	34.79	N/A
R2	RESIDENTIAL	PLAY ROOM	W2	35.78	34.52	N/A
R2	RESIDENTIAL	PLAY ROOM	W3	35.74	34.45	N/A
R2	RESIDENTIAL	PLAY ROOM	W4	35.55	34.15	N/A
R2	RESIDENTIAL	PLAY ROOM	W5	99.52	99.33	N/A
R2	RESIDENTIAL	PLAY ROOM	W6	32.51	32.73	1.01

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Al-Murtaza 58 The Bishops Avenue						
F00L						
R2	CARE HOME	LIVING ROOM	19.62	10.62	10.62	1.00
R3	CARE HOME	BEDROOM	12.05	9.84	9.84	1.00
R4	CARE HOME	LIVING ROOM	19.64	9.81	9.81	1.00
R5	CARE HOME	BEDROOM	12.07	9.44	9.44	1.00
R6	CARE HOME	BEDROOM	11.76	8.47	8.47	1.00
R7	CARE HOME	LIVING ROOM	20.17	8.96	8.96	1.00
R8	CARE HOME	DINING ROOM	26.82	17.15	16.10	0.94
F00						
R1	CARE HOME	LIVING ROOM	127.92	119.61	119.57	1.00
R2	CARE HOME	LIVING ROOM	25.31	20.64	20.64	1.00
R3	CARE HOME	LIVING ROOM	19.61	18.10	17.24	0.95
R4	CARE HOME	BEDROOM	12.05	11.55	11.55	1.00
R5	CARE HOME	LIVING ROOM	20.18	18.68	18.30	0.98
R6	CARE HOME	BEDROOM	11.76	11.44	11.44	1.00
R7	CARE HOME	BEDROOM	12.05	11.75	11.75	1.00
R8	CARE HOME	LIVING ROOM	19.76	13.02	12.99	1.00
R9	CARE HOME	LIVING ROOM	19.62	14.41	14.01	0.97
R10	CARE HOME	BEDROOM	12.05	11.50	11.50	1.00
R11	CARE HOME	LIVING ROOM	19.64	12.70	12.69	1.00
R12	CARE HOME	BEDROOM	12.07	11.44	11.44	1.00
R13	CARE HOME	BEDROOM	11.76	11.57	11.57	1.00
R14	CARE HOME	LIVING ROOM	20.17	13.81	13.81	1.00
R15	CARE HOME	LIVING ROOM	38.40	28.48	28.44	1.00
R16	CARE HOME	LIVING ROOM	22.33	10.06	10.75	1.07
R17	CARE HOME	BEDROOM	11.02	9.68	9.38	0.97
R18	CARE HOME	BEDROOM	11.02	8.47	8.58	1.01
R19	CARE HOME	LIVING ROOM	22.33	21.78	21.72	1.00
R21	CARE HOME	BEDROOM	18.56	17.69	17.69	1.00
R22	CARE HOME	BEDROOM	17.62	17.02	17.02	1.00
R23	CARE HOME	BEDROOM	19.21	18.17	18.17	1.00
R24	CARE HOME	BEDROOM	18.24	17.62	17.62	1.00
R27	CARE HOME	BEDROOM	18.23	17.54	17.54	1.00
R28	CARE HOME	BEDROOM	18.27	17.57	17.57	1.00
F01						
R1	CARE HOME	LIVING ROOM	127.31	122.27	122.27	1.00
R2	CARE HOME	LIVING ROOM	19.61	18.44	17.65	0.96
R3	CARE HOME	BEDROOM	12.05	11.64	11.64	1.00
R4	CARE HOME	LIVING ROOM	20.18	18.36	18.23	0.99
R5	CARE HOME	BEDROOM	11.76	11.52	11.52	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
R6	CARE HOME	BEDROOM	12.05	11.76	11.76	1.00
R7	CARE HOME	LIVING ROOM	19.76	18.44	18.49	1.00
R8	CARE HOME	LIVING ROOM	19.62	17.23	17.23	1.00
R9	CARE HOME	BEDROOM	12.05	11.69	11.69	1.00
R10	CARE HOME	LIVING ROOM	19.64	17.92	17.92	1.00
R11	CARE HOME	BEDROOM	12.07	11.73	11.73	1.00
R12	CARE HOME	BEDROOM	11.76	11.59	11.59	1.00
R13	CARE HOME	LIVING ROOM	20.17	19.28	19.28	1.00
R14	CARE HOME	LIVING ROOM	19.54	18.83	18.83	1.00
R15	CARE HOME	BEDROOM	11.92	11.42	11.42	1.00
R16	CARE HOME	LIVING ROOM	22.33	11.52	11.80	1.02
R17	CARE HOME	BEDROOM	11.02	10.52	10.51	1.00
R18	CARE HOME	BEDROOM	11.02	9.62	9.62	1.00
R19	CARE HOME	LIVING ROOM	22.33	21.80	21.79	1.00
R21	CARE HOME	BEDROOM	18.56	17.33	17.33	1.00
R22	CARE HOME	BEDROOM	17.62	16.93	16.93	1.00
R23	CARE HOME	BEDROOM	19.21	17.63	17.63	1.00
R24	CARE HOME	BEDROOM	18.24	17.52	17.52	1.00
R27	CARE HOME	BEDROOM	18.23	17.19	17.19	1.00
R28	CARE HOME	BEDROOM	18.27	17.58	17.58	1.00
F02						
R2	CARE HOME	BEDROOM	12.54	12.22	12.21	1.00
R3	CARE HOME	LIVING ROOM	19.00	18.08	18.08	1.00
R4	CARE HOME	LIVING ROOM	19.00	18.18	18.18	1.00
R5	CARE HOME	BEDROOM	12.54	12.28	12.28	1.00
R8	CARE HOME	BEDROOM	12.54	12.26	12.26	1.00
R9	CARE HOME	LIVING ROOM	19.00	18.36	18.36	1.00
R10	CARE HOME	LIVING ROOM	19.00	18.39	18.39	1.00
R11	CARE HOME	BEDROOM	12.54	12.18	12.18	1.00
R13	CARE HOME	LIVING ROOM	19.54	18.70	18.70	1.00
R14	CARE HOME	BEDROOM	12.03	11.73	11.73	1.00
R15	CARE HOME	STUDIO	22.39	18.89	18.91	1.00
R16	CARE HOME	STUDIO	22.41	22.29	22.29	1.00
67 The Bishops Avenue						
F00						
R1	RESIDENTIAL	UNKNOWN	19.34	18.68	18.68	1.00
R2	RESIDENTIAL	UNKNOWN	21.85	21.75	21.75	1.00
R3	RESIDENTIAL	LIVING ROOM	10.25	10.24	10.24	1.00
R5	RESIDENTIAL	BEDROOM	42.65	40.30	40.30	1.00
R6	RESIDENTIAL	BEDROOM	26.29	26.24	26.24	1.00
R9	RESIDENTIAL	LIVING ROOM	36.64	33.03	33.18	1.00
R10	RESIDENTIAL	LIVING ROOM	91.66	91.53	91.53	1.00
F01						
R1	RESIDENTIAL	BEDROOM	37.19	36.92	36.92	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
R2	RESIDENTIAL	LIVING ROOM	20.47	19.32	19.32	1.00
R4	RESIDENTIAL	BEDROOM	18.87	18.61	18.61	1.00
R7	RESIDENTIAL	BEDROOM	38.99	38.77	38.77	1.00
R8	RESIDENTIAL	LIVING ROOM	35.29	35.24	35.24	1.00
R9	RESIDENTIAL	LIVING ROOM	109.67	107.69	107.69	1.00
F02						
R2	RESIDENTIAL	BEDROOM	39.96	38.36	38.36	1.00
R3	RESIDENTIAL	LKD	37.35	33.03	33.03	1.00
R4	RESIDENTIAL	LIVING ROOM	36.64	35.82	35.82	1.00
R5	RESIDENTIAL	LIVING ROOM	99.26	98.97	98.96	1.00
F03						
R1	RESIDENTIAL	LIVING ROOM	81.09	81.09	81.09	1.00
Jersey House 62 The Bishops Avenue						
F00						
R1	RESIDENTIAL	LIVING ROOM	65.33	63.99	64.88	1.01
R2	RESIDENTIAL	DRAWING ROO	77.19	69.14	69.56	1.01
R3	RESIDENTIAL	DINING ROOM	78.18	78.09	78.10	1.00
F01						
R3	RESIDENTIAL	BEDROOM	27.25	26.34	26.43	1.00
R4	RESIDENTIAL	STUDY	12.03	11.12	11.36	1.02
R5	RESIDENTIAL	BEDROOM	39.22	38.56	38.96	1.01
F02						
R1	RESIDENTIAL	BEDROOM	24.30	1.87	1.85	0.99
R2	RESIDENTIAL	BEDROOM	35.40	31.58	33.32	1.06
R3	RESIDENTIAL	PLAY ROOM	52.98	52.41	52.41	1.00
R4	RESIDENTIAL	BEDROOM	39.57	36.93	37.12	1.01
81 Winnington Road						
F00						
R1	RESIDENTIAL	UNKNOWN	8.09	8.08	8.08	1.00
R2	RESIDENTIAL	KITCHEN	20.07	19.37	18.37	0.95
R3	RESIDENTIAL	BEDROOM	7.19	7.03	7.03	1.00
R4	RESIDENTIAL	BEDROOM	8.27	8.27	8.27	1.00
F01						
R2	RESIDENTIAL	BEDROOM	29.61	29.27	29.31	1.00
R3	RESIDENTIAL	UNKNOWN	11.59	11.52	11.52	1.00
79 Winnington Road						
F00						

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
R1	RESIDENTIAL	UNKNOWN	26.10	26.10	26.10	1.00
R2	RESIDENTIAL	DRAWING ROO	64.72	61.79	61.62	1.00
R3	RESIDENTIAL	LIVING ROOM	72.30	72.26	72.26	1.00
R4	RESIDENTIAL	KITCHEN	51.50	49.82	42.24	0.85
F01						
R1	RESIDENTIAL	BEDROOM	44.17	44.01	44.01	1.00
R2	RESIDENTIAL	BEDROOM	51.53	49.51	48.18	0.97
F02						
R1	RESIDENTIAL	BEDROOM	28.92	26.68	25.34	0.95
R2	RESIDENTIAL	BEDROOM	97.39	95.98	95.30	0.99
4 Danewood Drive						
F00						
R1	RESIDENTIAL	LIVING ROOM	67.45	66.37	65.99	0.99
R2	RESIDENTIAL	LIVING ROOM	55.46	53.47	46.11	0.86
R3	RESIDENTIAL	KD	58.65	55.36	51.36	0.93
F01						
R1	RESIDENTIAL	BEDROOM	39.31	38.73	38.39	0.99
R2	RESIDENTIAL	BEDROOM	76.41	75.65	75.65	1.00
F02						
R1	RESIDENTIAL	BEDROOM	33.20	28.62	26.57	0.93
R2	RESIDENTIAL	PLAY ROOM	77.16	73.60	73.43	1.00

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
Al-Murtaza 58 The Bishops Avenue																
Lower ground																
R2	CARE HOME		W2	LIVING ROOM	60	60	N/A	7	7	N/A	60	60	N/A	7	7	N/A
R3	CARE HOME		W3	BEDROOM	59	59	N/A	7	7	N/A	59	59	N/A	7	7	N/A
R4	CARE HOME		W4	LIVING ROOM	56	55	N/A	7	6	N/A	56	55	N/A	7	6	N/A
R5	CARE HOME		W5	BEDROOM	51	50	N/A	6	5	N/A	51	50	N/A	6	5	N/A
R6	CARE HOME		W6	BEDROOM	45	44	N/A	4	3	0.75	45	44	N/A	4	3	0.75
R7	CARE HOME		W7	LIVING ROOM	41	41	N/A	3	3	1.00	41	41	N/A	3	3	1.00
R8	CARE HOME		W8	DINING ROOM	35	35	N/A	3	3	1.00	35	35	N/A	3	3	1.00
Gnd Floor																
R1	CARE HOME		W1	LIVING ROOM	20	20	1.00	2	2	1.00						
R1	CARE HOME		W2	LIVING ROOM	34	34	N/A	6	6	N/A						
R1	CARE HOME		W33	LIVING ROOM	49	49	N/A	14	14	N/A						
R1	CARE HOME		W34	LIVING ROOM	28	28	N/A	3	3	1.00						
R1	CARE HOME		W35	LIVING ROOM	8	8	1.00	0	0	-	87	87	N/A	20	20	N/A
R2	CARE HOME		W3	LIVING ROOM	34	34	N/A	9	9	N/A	34	34	N/A	9	9	N/A
R3	CARE HOME		W4	LIVING ROOM	57	56	N/A	13	12	N/A	57	56	N/A	13	12	N/A
R4	CARE HOME		W5	BEDROOM	63	62	N/A	14	13	N/A	63	62	N/A	14	13	N/A
R5	CARE HOME		W6	LIVING ROOM	69	67	N/A	15	13	N/A	69	67	N/A	15	13	N/A
R6	CARE HOME		W7	BEDROOM	72	70	N/A	16	14	N/A	72	70	N/A	16	14	N/A
R7	CARE HOME		W8	BEDROOM	71	69	N/A	17	15	N/A	71	69	N/A	17	15	N/A
R8	CARE HOME		W9	LIVING ROOM	70	69	N/A	14	13	N/A	70	69	N/A	14	13	N/A
R9	CARE HOME		W10	LIVING ROOM	70	67	N/A	15	12	N/A	70	67	N/A	15	12	N/A
R10	CARE HOME		W11	BEDROOM	69	67	N/A	14	12	N/A	69	67	N/A	14	12	N/A
R11	CARE HOME		W12	LIVING ROOM	66	64	N/A	12	10	N/A	66	64	N/A	12	10	N/A
R12	CARE HOME		W13	BEDROOM	65	63	N/A	14	12	N/A	65	63	N/A	14	12	N/A
R13	CARE HOME		W14	BEDROOM	58	57	N/A	12	11	N/A	58	57	N/A	12	11	N/A
R14	CARE HOME		W15	LIVING ROOM	52	52	N/A	11	11	N/A	52	52	N/A	11	11	N/A
R15	CARE HOME		W16	LIVING ROOM	46	45	N/A	10	9	N/A						
R15	CARE HOME		W17	LIVING ROOM	38	38	N/A	7	7	N/A	48	47	N/A	10	9	N/A
R17	CARE HOME		W20	BEDROOM	23	19	0.83	2	0	0.00	23	19	0.83	2	0	0.00
R19	CARE HOME		W22	LIVING ROOM	33	28	N/A	4	1	0.25						
R19	CARE HOME		W23	LIVING ROOM	33	28	N/A	5	1	0.20	34	29	N/A	6	2	0.33
1st Floor																
R1	CARE HOME		W1	LIVING ROOM	36	36	N/A	2	2	1.00						
R1	CARE HOME		W3	LIVING ROOM	40	40	N/A	6	6	N/A						
R1	CARE HOME		W4	LIVING ROOM	54	54	N/A	12	12	N/A						
R1	CARE HOME		W33	LIVING ROOM	33	33	N/A	4	4	1.00	84	84	N/A	15	15	N/A
R2	CARE HOME		W2	LIVING ROOM	70	68	N/A	18	16	N/A	70	68	N/A	18	16	N/A
R3	CARE HOME		W5	BEDROOM	74	72	N/A	21	19	N/A	74	72	N/A	21	19	N/A
R4	CARE HOME		W6	LIVING ROOM	78	76	N/A	21	19	N/A	78	76	N/A	21	19	N/A
R5	CARE HOME		W7	BEDROOM	79	77	N/A	22	20	N/A	79	77	N/A	22	20	N/A
R6	CARE HOME		W8	BEDROOM	77	75	N/A	22	20	N/A	77	75	N/A	22	20	N/A
R7	CARE HOME		W9	LIVING ROOM	78	77	N/A	21	20	N/A	78	77	N/A	21	20	N/A
R8	CARE HOME		W10	LIVING ROOM	79	78	N/A	22	21	N/A	79	78	N/A	22	21	N/A
R9	CARE HOME		W11	BEDROOM	79	78	N/A	22	21	N/A	79	78	N/A	22	21	N/A
R10	CARE HOME		W12	LIVING ROOM	76	75	N/A	20	19	N/A	76	75	N/A	20	19	N/A
R11	CARE HOME		W13	BEDROOM	72	71	N/A	18	17	N/A	72	71	N/A	18	17	N/A

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R12	CARE HOME		W14	BEDROOM	70	70	N/A	16	16	N/A	70	70	N/A	16	16	N/A
R13	CARE HOME		W15	LIVING ROOM	68	67	N/A	17	16	N/A	68	67	N/A	17	16	N/A
R14	CARE HOME		W16	LIVING ROOM	56	55	N/A	17	16	N/A	56	55	N/A	17	16	N/A
R15	CARE HOME		W17	BEDROOM	49	48	N/A	15	14	N/A	49	48	N/A	15	14	N/A
R17	CARE HOME		W20	BEDROOM	32	27	N/A	5	1	0.20	32	27	N/A	5	1	0.20
R19	CARE HOME		W22	LIVING ROOM	39	33	N/A	7	2	0.29						
R19	CARE HOME		W23	LIVING ROOM	41	36	N/A	8	3	0.38	41	36	N/A	8	3	0.38
2nd Floor																
R2	CARE HOME		W2	BEDROOM	81	80	N/A	24	23	N/A	81	80	N/A	24	23	N/A
R3	CARE HOME		W3	LIVING ROOM	83	82	N/A	26	25	N/A	83	82	N/A	26	25	N/A
R4	CARE HOME		W4	LIVING ROOM	84	83	N/A	27	26	N/A	84	83	N/A	27	26	N/A
R5	CARE HOME		W5	BEDROOM	84	83	N/A	27	26	N/A	84	83	N/A	27	26	N/A
R8	CARE HOME		W8	BEDROOM	82	81	N/A	25	24	N/A	82	81	N/A	25	24	N/A
R9	CARE HOME		W9	LIVING ROOM	82	81	N/A	25	24	N/A	82	81	N/A	25	24	N/A
R10	CARE HOME		W10	LIVING ROOM	83	82	N/A	26	25	N/A	83	82	N/A	26	25	N/A
R11	CARE HOME		W11	BEDROOM	68	67	N/A	26	25	N/A	68	67	N/A	26	25	N/A
R13	CARE HOME		W13	LIVING ROOM	81	79	N/A	26	24	N/A	81	79	N/A	26	24	N/A
R14	CARE HOME		W14	BEDROOM	59	58	N/A	21	20	N/A	59	58	N/A	21	20	N/A
R16	CARE HOME		W17	STUDIO	43	38	N/A	8	3	0.38						
R16	CARE HOME		W18	STUDIO	42	38	N/A	7	3	0.43	43	39	N/A	8	4	0.50
67 The Bishops Avenue																
Gnd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	38	38	N/A	8	8	N/A	38	38	N/A	8	8	N/A
R2	RESIDENTIAL		W2	UNKNOWN	26	26	N/A	1	1	1.00	26	26	N/A	1	1	1.00
R6	RESIDENTIAL		W19	BEDROOM	35	35	N/A	8	8	N/A						
R6	RESIDENTIAL		W20	BEDROOM	28	28	N/A	6	6	N/A						
R6	RESIDENTIAL		W21	BEDROOM	17	17	1.00	1	1	1.00						
R6	RESIDENTIAL		W22	BEDROOM	42	42	N/A	13	13	N/A						
R6	RESIDENTIAL		W23	BEDROOM	58	58	N/A	17	17	N/A						
R6	RESIDENTIAL		W24	BEDROOM	70	70	N/A	18	18	N/A						
R6	RESIDENTIAL		W25	BEDROOM	52	52	N/A	17	17	N/A	74	74	N/A	19	19	N/A
R9	RESIDENTIAL		W30	LIVING ROOM	44	43	N/A	13	13	N/A	44	43	N/A	13	13	N/A
R10	RESIDENTIAL		W31	LIVING ROOM	43	43	N/A	14	14	N/A						
R10	RESIDENTIAL		W32	LIVING ROOM	44	44	N/A	14	14	N/A						
R10	RESIDENTIAL		W33	LIVING ROOM	85	85	N/A	29	29	N/A						
R10	RESIDENTIAL		W34	LIVING ROOM	85	85	N/A	29	29	N/A	93	93	N/A	29	29	N/A
1st Floor																
R1	RESIDENTIAL		W1	BEDROOM	10	10	1.00	0	0	-						
R1	RESIDENTIAL		W2	BEDROOM	7	7	1.00	0	0	-						
R1	RESIDENTIAL		W3	BEDROOM	34	34	N/A	8	8	N/A						
R1	RESIDENTIAL		W4	BEDROOM	27	27	N/A	6	6	N/A						
R1	RESIDENTIAL		W5	BEDROOM	24	24	1.00	3	3	1.00	40	40	N/A	8	8	N/A
R2	RESIDENTIAL		W6	LIVING ROOM	32	32	N/A	5	5	N/A						
R2	RESIDENTIAL		W7	LIVING ROOM	55	55	N/A	10	10	N/A	70	70	N/A	14	14	N/A
R4	RESIDENTIAL		W9	BEDROOM	0	0	-	0	0	-						
R4	RESIDENTIAL		W10	BEDROOM	33	33	N/A	8	8	N/A						
R4	RESIDENTIAL		W11	BEDROOM	41	41	N/A	9	9	N/A	47	47	N/A	9	9	N/A
R7	RESIDENTIAL		W14	BEDROOM	30	30	N/A	5	5	N/A						
R7	RESIDENTIAL		W15	BEDROOM	18	18	1.00	1	1	1.00						

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R7	RESIDENTIAL		W16	BEDROOM	41	41	N/A	13	13	N/A						
R7	RESIDENTIAL		W17	BEDROOM	63	63	N/A	21	21	N/A						
R7	RESIDENTIAL		W18	BEDROOM	77	77	N/A	23	23	N/A						
R7	RESIDENTIAL		W19	BEDROOM	59	59	N/A	21	21	N/A						
R7	RESIDENTIAL		W20	BEDROOM	43	43	N/A	16	16	N/A	82	82	N/A	24	24	N/A
R8	RESIDENTIAL		W21	LIVING ROOM	11	11	1.00	0	0	-						
R8	RESIDENTIAL		W22	LIVING ROOM	46	46	N/A	14	14	N/A	47	47	N/A	14	14	N/A
R9	RESIDENTIAL		W23	LIVING ROOM	45	45	N/A	14	14	N/A						
R9	RESIDENTIAL		W24	LIVING ROOM	45	44	N/A	14	14	N/A						
R9	RESIDENTIAL		W25	LIVING ROOM	85	85	N/A	29	29	N/A						
R9	RESIDENTIAL		W26	LIVING ROOM	85	85	N/A	29	29	N/A	94	94	N/A	29	29	N/A
2nd Floor																
R2	RESIDENTIAL		W4	BEDROOM	47	47	N/A	0	0	-						
R2	RESIDENTIAL		W5	BEDROOM	88	88	N/A	24	24	N/A						
R2	RESIDENTIAL		W6	BEDROOM	44	44	N/A	12	12	N/A	90	91	1.01	24	24	N/A
R3	RESIDENTIAL		W7	LKD	47	47	N/A	14	14	N/A						
R3	RESIDENTIAL		W8	LKD	70	70	N/A	28	28	N/A	82	82	N/A	28	28	N/A
R4	RESIDENTIAL		W9	LIVING ROOM	12	12	1.00	0	0	-						
R4	RESIDENTIAL		W10	LIVING ROOM	47	47	N/A	14	14	N/A	48	48	N/A	14	14	N/A
R5	RESIDENTIAL		W11	LIVING ROOM	47	47	N/A	14	14	N/A						
R5	RESIDENTIAL		W12	LIVING ROOM	46	46	N/A	15	15	N/A						
R5	RESIDENTIAL		W13	LIVING ROOM	85	85	N/A	29	29	N/A						
R5	RESIDENTIAL		W14	LIVING ROOM	85	85	N/A	29	29	N/A	97	97	N/A	30	30	N/A
3rd Floor																
R1	RESIDENTIAL		W1	LIVING ROOM	8	8	1.00	1	1	1.00						
R1	RESIDENTIAL		W2	LIVING ROOM	31	31	N/A	10	10	N/A						
R1	RESIDENTIAL		W3	LIVING ROOM	54	54	N/A	28	28	N/A	78	78	N/A	30	30	N/A
Jersey House 62 The Bishops Avenue																
Gnd Floor																
R1	RESIDENTIAL		W1	LIVING ROOM	2	0	0.00	0	0	-						
R1	RESIDENTIAL		W2	LIVING ROOM	1	2	2.00	0	0	-						
R1	RESIDENTIAL		W3	LIVING ROOM	1	1	1.00	0	0	-						
R1	RESIDENTIAL		W4	LIVING ROOM	31	35	1.13	8	10	1.25						
R1	RESIDENTIAL		W5	LIVING ROOM	44	48	1.09	15	15	N/A						
R1	RESIDENTIAL		W6	LIVING ROOM	44	49	1.11	15	15	N/A						
R1	RESIDENTIAL		W7	LIVING ROOM	46	46	N/A	18	18	N/A						
R1	RESIDENTIAL		W8	LIVING ROOM	46	50	1.09	10	10	N/A						
R1	RESIDENTIAL		W9	LIVING ROOM	58	63	1.09	18	18	N/A						
R1	RESIDENTIAL		W10	LIVING ROOM	43	43	N/A	12	12	N/A						
R1	RESIDENTIAL		W11	LIVING ROOM	51	55	1.08	16	16	N/A	58	63	1.09	16	18	1.13
R2	RESIDENTIAL		W12	DRAWING ROOM	5	9	1.80	0	0	-						
R2	RESIDENTIAL		W13	DRAWING ROOM	22	26	1.18	5	5	N/A						
R2	RESIDENTIAL		W14	DRAWING ROOM	28	32	1.14	7	7	N/A						
R2	RESIDENTIAL		W15	DRAWING ROOM	43	46	1.07	12	12	N/A						
R2	RESIDENTIAL		W16	DRAWING ROOM	42	45	1.07	10	10	N/A						
R2	RESIDENTIAL		W17	DRAWING ROOM	36	39	1.08	5	5	N/A						
R2	RESIDENTIAL		W18	DRAWING ROOM	28	30	1.07	2	2	1.00	44	47	1.07	12	12	N/A
R3	RESIDENTIAL		W19	DINING ROOM	4	7	1.75	0	0	-						
R3	RESIDENTIAL		W20	DINING ROOM	36	39	1.08	10	10	N/A						

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R3	RESIDENTIAL		W21	DINING ROOM	48	49	1.02	15	15	N/A						
R3	RESIDENTIAL		W22	DINING ROOM	48	49	1.02	15	15	N/A						
R3	RESIDENTIAL		W23	DINING ROOM	58	58	N/A	12	12	N/A						
R3	RESIDENTIAL		W24	DINING ROOM	50	51	1.02	10	10	N/A						
R3	RESIDENTIAL		W25	DINING ROOM	46	46	N/A	15	15	N/A						
R3	RESIDENTIAL		W26	DINING ROOM	64	65	1.02	20	20	N/A						
R3	RESIDENTIAL		W27	DINING ROOM	70	70	N/A	23	23	N/A	74	77	1.04	24	24	N/A
1st Floor																
R3	RESIDENTIAL		W3	BEDROOM	3	6	2.00	0	0	-						
R3	RESIDENTIAL		W4	BEDROOM	34	38	1.12	12	12	N/A						
R3	RESIDENTIAL		W5	BEDROOM	35	39	1.11	12	12	N/A	36	39	1.08	12	12	N/A
R4	RESIDENTIAL		W6	STUDY	33	36	1.09	10	10	N/A	33	36	1.09	10	10	N/A
R5	RESIDENTIAL		W7	BEDROOM	6	9	1.50	0	0	-						
R5	RESIDENTIAL		W8	BEDROOM	22	25	1.14	5	5	N/A						
R5	RESIDENTIAL		W9	BEDROOM	30	32	1.07	7	7	N/A						
R5	RESIDENTIAL		W10	BEDROOM	45	47	1.04	15	15	N/A						
R5	RESIDENTIAL		W11	BEDROOM	54	56	1.04	18	18	N/A						
R5	RESIDENTIAL		W12	BEDROOM	50	52	1.04	15	15	N/A						
R5	RESIDENTIAL		W13	BEDROOM	36	37	1.03	12	12	N/A	57	59	1.04	18	18	N/A
2nd Floor																
R2	RESIDENTIAL		W2	BEDROOM	48	49	1.02	15	15	N/A	48	49	1.02	15	15	N/A
R3	RESIDENTIAL		W3	PLAY ROOM	48	50	1.04	15	15	N/A						
R3	RESIDENTIAL		W4	PLAY ROOM	49	50	1.02	15	15	N/A						
R3	RESIDENTIAL		W5	PLAY ROOM	48	49	1.02	14	14	N/A	49	50	1.02	15	15	N/A
R4	RESIDENTIAL		W6	BEDROOM	49	50	1.02	15	15	N/A	49	50	1.02	15	15	N/A
79 Winnington Road																
Gnd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	38	32	N/A	10	9	N/A						
R1	RESIDENTIAL		W12	UNKNOWN	33	31	N/A	2	1	0.50	52	50	N/A	10	9	N/A
R2	RESIDENTIAL		W2	DRAWING ROOM	8	7	0.88	0	0	-						
R2	RESIDENTIAL		W3	DRAWING ROOM	36	33	N/A	5	5	N/A						
R2	RESIDENTIAL		W4	DRAWING ROOM	31	27	N/A	3	3	1.00	44	40	N/A	5	5	N/A
R3	RESIDENTIAL		W5	LIVING ROOM	40	37	N/A	10	10	N/A						
R3	RESIDENTIAL		W6	LIVING ROOM	44	42	N/A	11	11	N/A						
R3	RESIDENTIAL		W7	LIVING ROOM	37	36	N/A	7	7	N/A						
R3	RESIDENTIAL		W8	LIVING ROOM	28	27	N/A	3	3	1.00						
R3	RESIDENTIAL		W9	LIVING ROOM	1	1	1.00	0	0	-						
R3	RESIDENTIAL		W13	LIVING ROOM	43	42	N/A	11	12	1.09						
R3	RESIDENTIAL		W14	LIVING ROOM	50	49	N/A	11	12	1.09						
R3	RESIDENTIAL		W15	LIVING ROOM	56	55	N/A	14	14	N/A						
R3	RESIDENTIAL		W16	LIVING ROOM	56	55	N/A	13	13	N/A						
R3	RESIDENTIAL		W17	LIVING ROOM	25	24	0.96	0	0	-	58	57	N/A	14	15	1.07
2nd Floor																
R2	RESIDENTIAL		W2	BEDROOM	87	87	N/A	28	29	1.04						
R2	RESIDENTIAL		W3	BEDROOM	44	42	N/A	10	10	N/A						
R2	RESIDENTIAL		W4	BEDROOM	43	43	N/A	10	11	1.10						
R2	RESIDENTIAL		W6	BEDROOM	87	87	N/A	23	24	1.04	96	96	N/A	29	30	1.03

*NOTES: 'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight. An APSH > 25%/5% satisfies BRE criteria and ratio is N/A. Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
4 Danewood Drive																
Gnd Floor																
R2	RESIDENTIAL		W6	LIVING ROOM	42	40	N/A	11	11	N/A						
R2	RESIDENTIAL		W7	LIVING ROOM	18	15	0.83	0	0	-						
R2	RESIDENTIAL		W8	LIVING ROOM	51	47	N/A	12	12	N/A	51	48	N/A	12	12	N/A
R3	RESIDENTIAL		W9	KD	43	39	N/A	10	11	1.10						
R3	RESIDENTIAL		W10	KD	41	39	N/A	10	11	1.10						
R3	RESIDENTIAL		W11	KD	42	39	N/A	10	11	1.10						
R3	RESIDENTIAL		W12	KD	66	64	N/A	10	10	N/A	72	67	N/A	13	13	N/A
1st Floor																
R2	RESIDENTIAL		W3	BEDROOM	31	27	N/A	4	3	0.75						
R2	RESIDENTIAL		W4	BEDROOM	41	37	N/A	11	10	N/A						
R2	RESIDENTIAL		W5	BEDROOM	39	35	N/A	8	7	N/A						
R2	RESIDENTIAL		W6	BEDROOM	43	37	N/A	10	9	N/A						
R2	RESIDENTIAL		W7	BEDROOM	44	38	N/A	12	11	N/A	45	41	N/A	12	11	N/A
2nd Floor																
R2	RESIDENTIAL		W2	PLAY ROOM	47	44	N/A	12	11	N/A						
R2	RESIDENTIAL		W3	PLAY ROOM	47	44	N/A	12	11	N/A						
R2	RESIDENTIAL		W4	PLAY ROOM	47	42	N/A	12	11	N/A						
R2	RESIDENTIAL		W5	PLAY ROOM	99	97	N/A	29	28	N/A						
R2	RESIDENTIAL		W6	PLAY ROOM	72	72	N/A	25	25	N/A	99	97	N/A	29	28	N/A

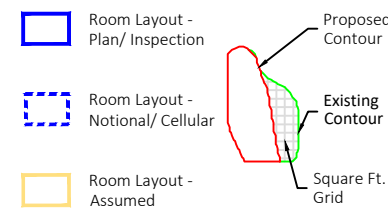
*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

APPENDIX I

-

TREES – DAYLIGHT DISTRIBUTION CONTOUR PLANS

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS
SQUIRE & PARTNERS LLP
Received on 15/05/26



0m 2.5m 5m 7.5m 10m 12.5m

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CLIENT: NORTHERN & SHELL PLC

PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

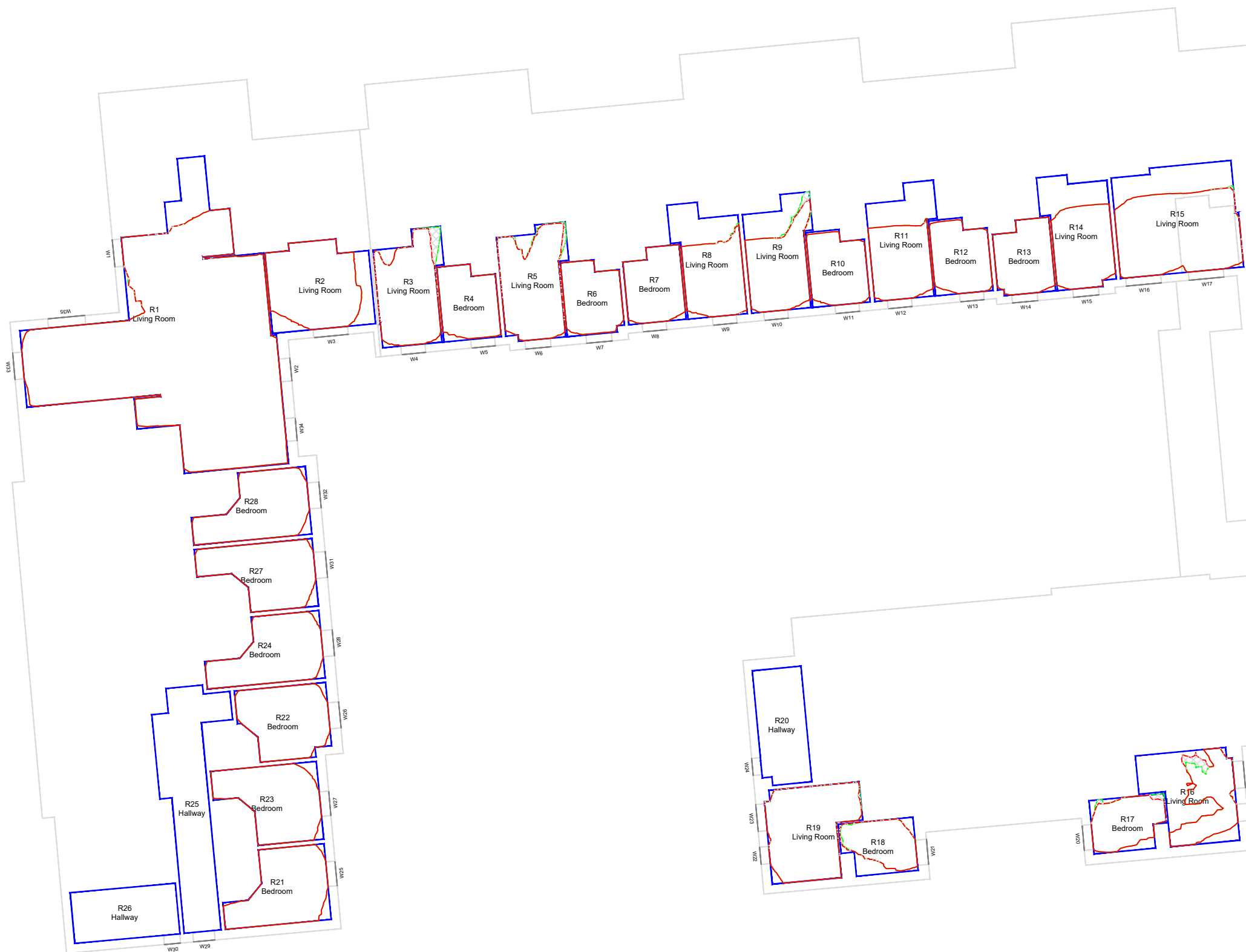
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AL-MURTAZA
58 THE BISHOPS AVENUE

LEAD: / UPDATED: BS/JSC DATE: 27/05/26 SCALE: 1:250 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:

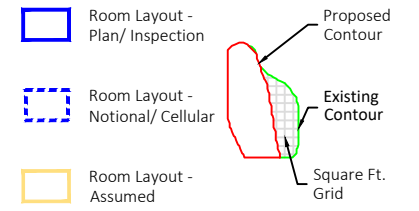
ROL01811_R04_V01B_101-02

Daylight & Sunlight



GROUND

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS
SQUIRE & PARTNERS LLP
Received on 15/05/26



0m 2.5m 5m 7.5m 10m 12.5m

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PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
AL-MURTAZA
58 THE BISHOPS AVENUE

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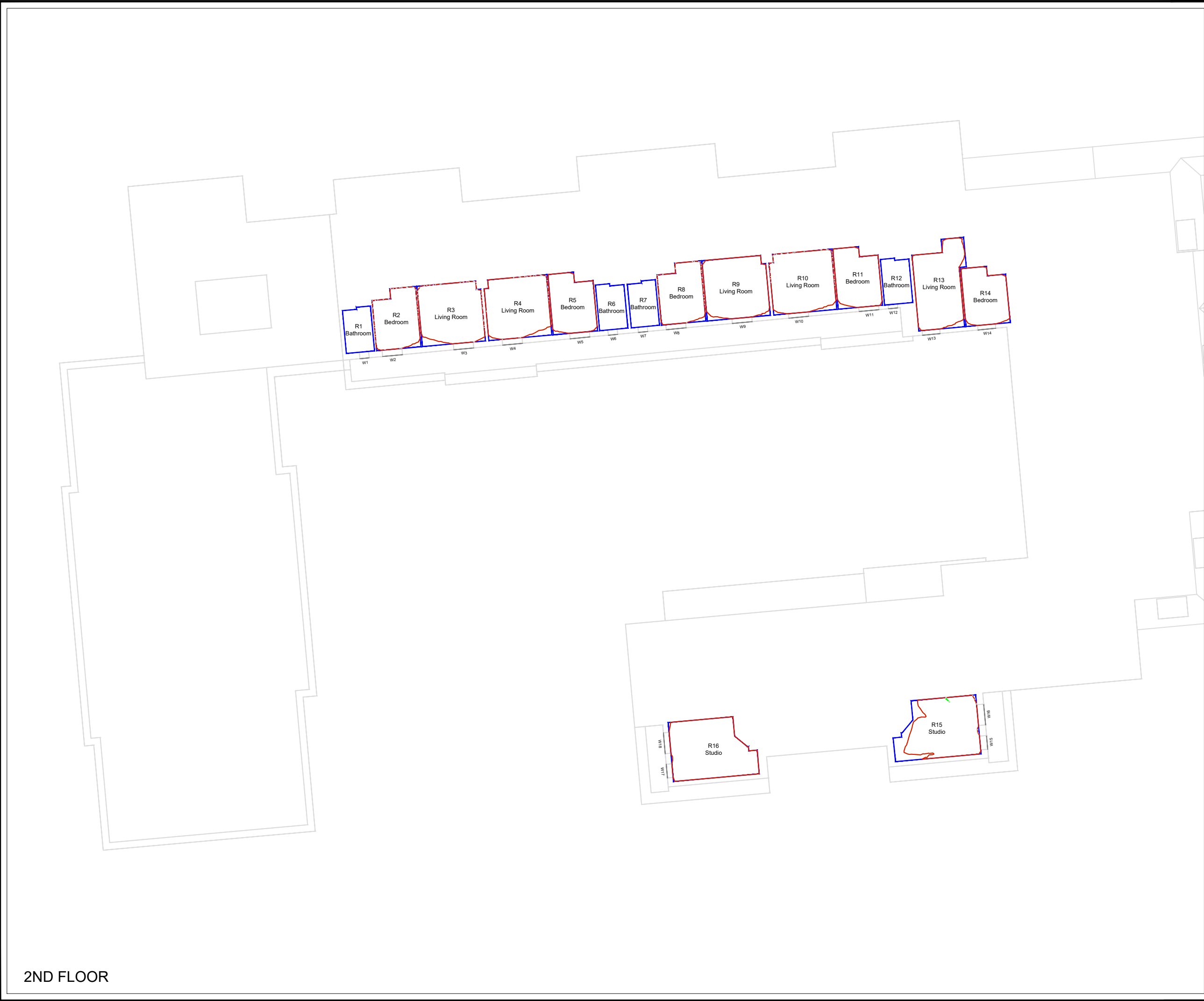
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ROL01811_R04_V01B_101-03

Daylight & Sunlight

1ST FLOOR





2ND FLOOR

ANSTEY

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26

N

E

S

W

0m 2.5m 5m 7.5m 10m 12.5m

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
AL-MURTAZA
58 THE BISHOPS AVENUE

LEAD: / UPDATED:
BS/JSC

DATE:
27/05/26

SCALE:
1:250

A3

PROJECT No:

RELEASE No:

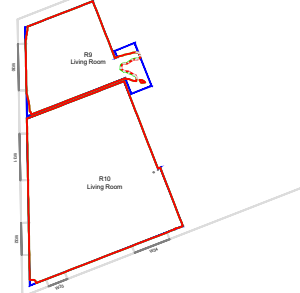
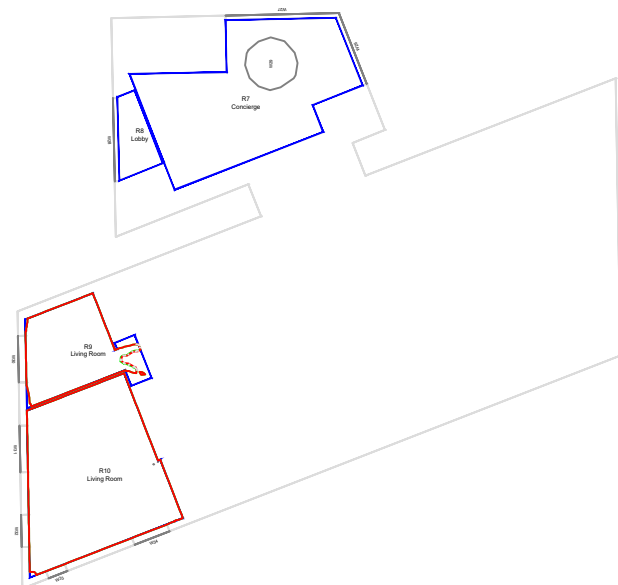
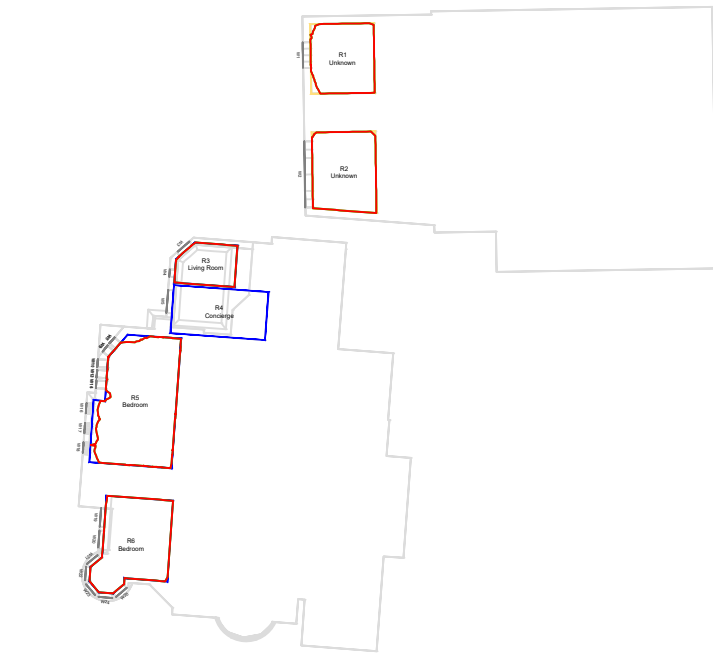
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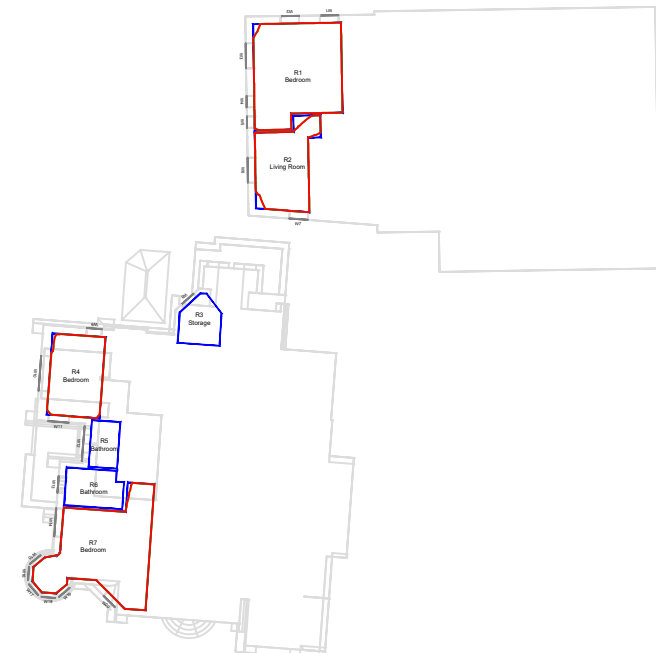
ROL01811_R04_V01B_

101-04

Daylight & Sunlight



GROUND



1ST FLOOR

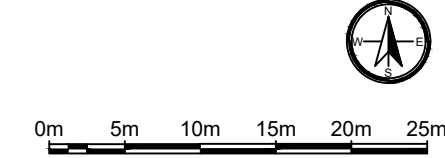
LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
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PROJECT TITLE: 60 THE BISHOPS AVENUE

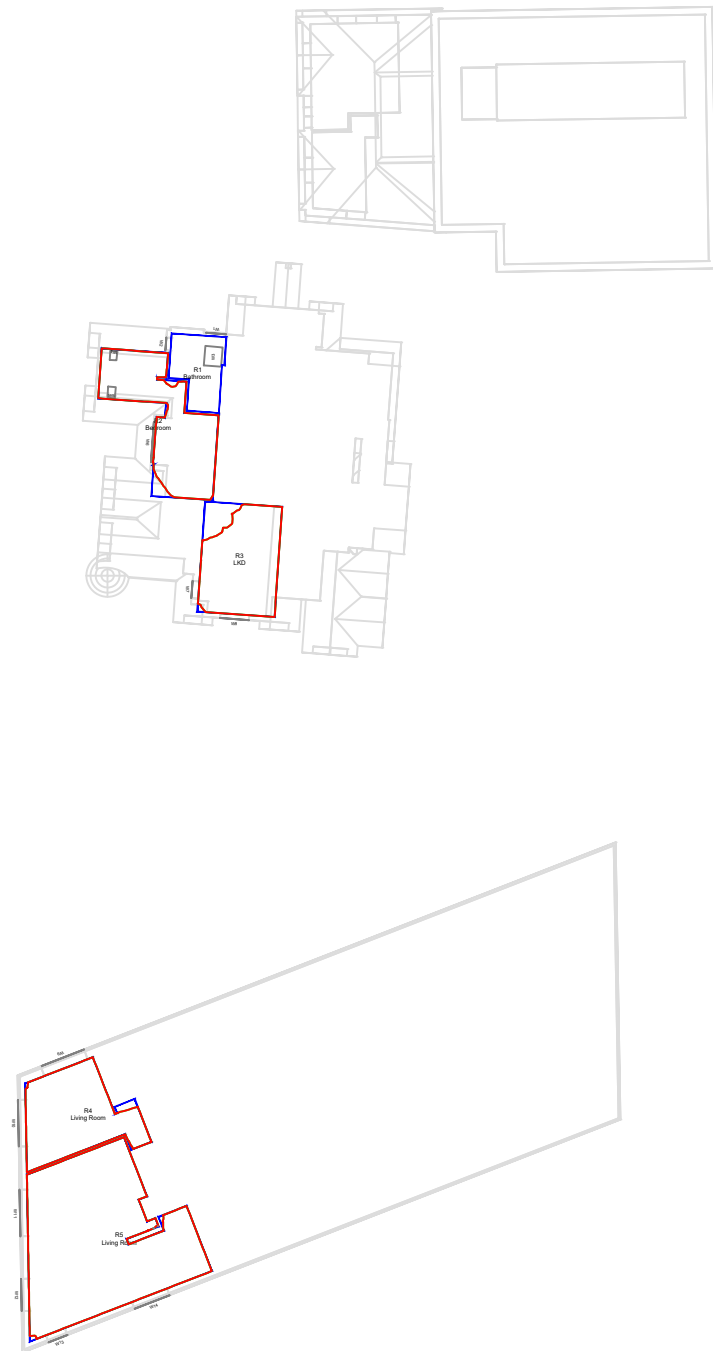
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DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
67 THE BISHOPS AVENUE

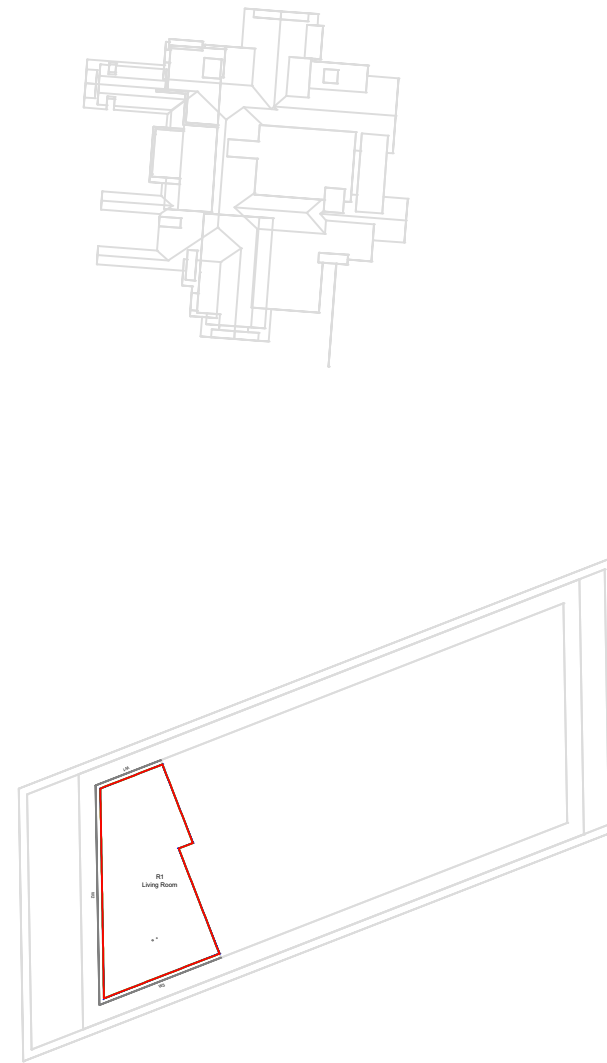
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PROJECT No: RELEASE No: VERSION No: DRAWING No:

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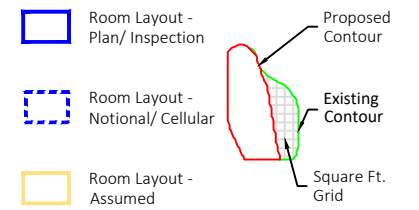


2ND FLOOR



3RD FLOOR

LEGEND:



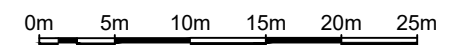
SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
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Site and aerial photos.

PROPOSED BUILDINGS
SQUIRE & PARTNERS LLP
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PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
67 THE BISHOPS AVENUE

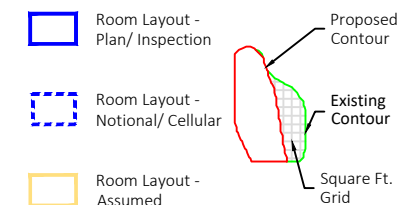
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PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL01811_R04_V01B_102-02

Daylight & Sunlight

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS
SQUIRE & PARTNERS LLP
Received on 15/05/26



0m 2m 4m 6m 8m 10m

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PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

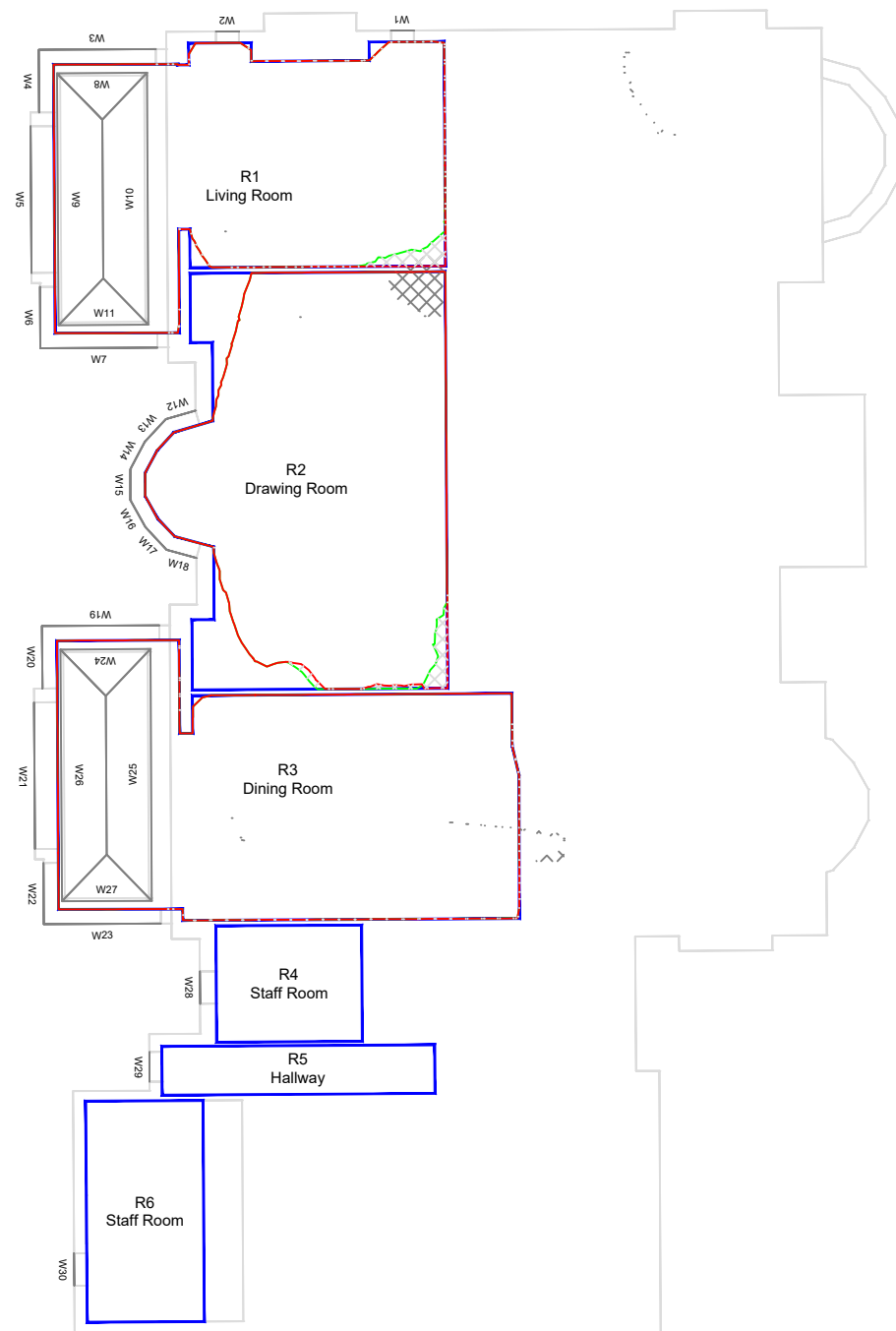
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JERSEY HOUSE
62 THE BISHOPS AVENUE

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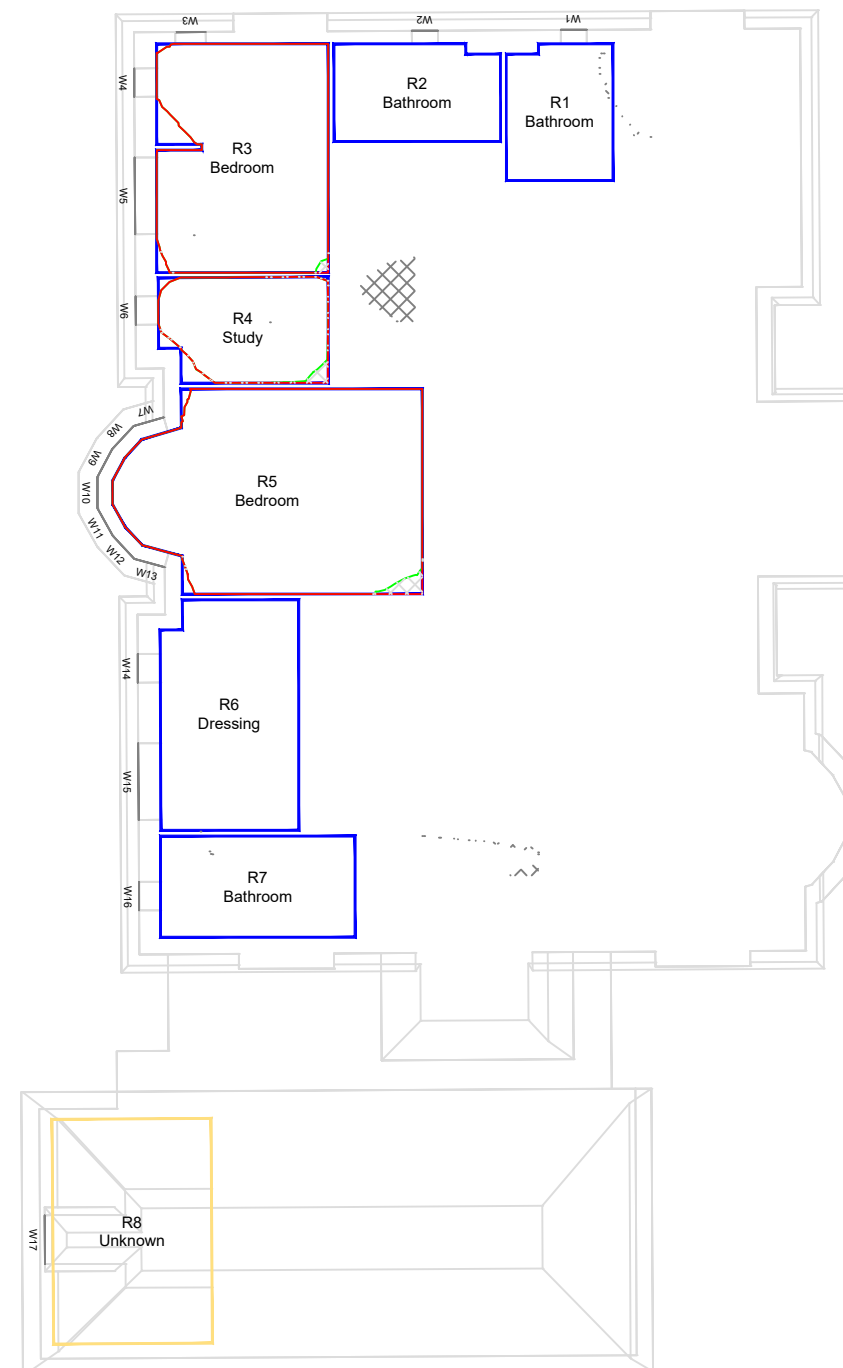
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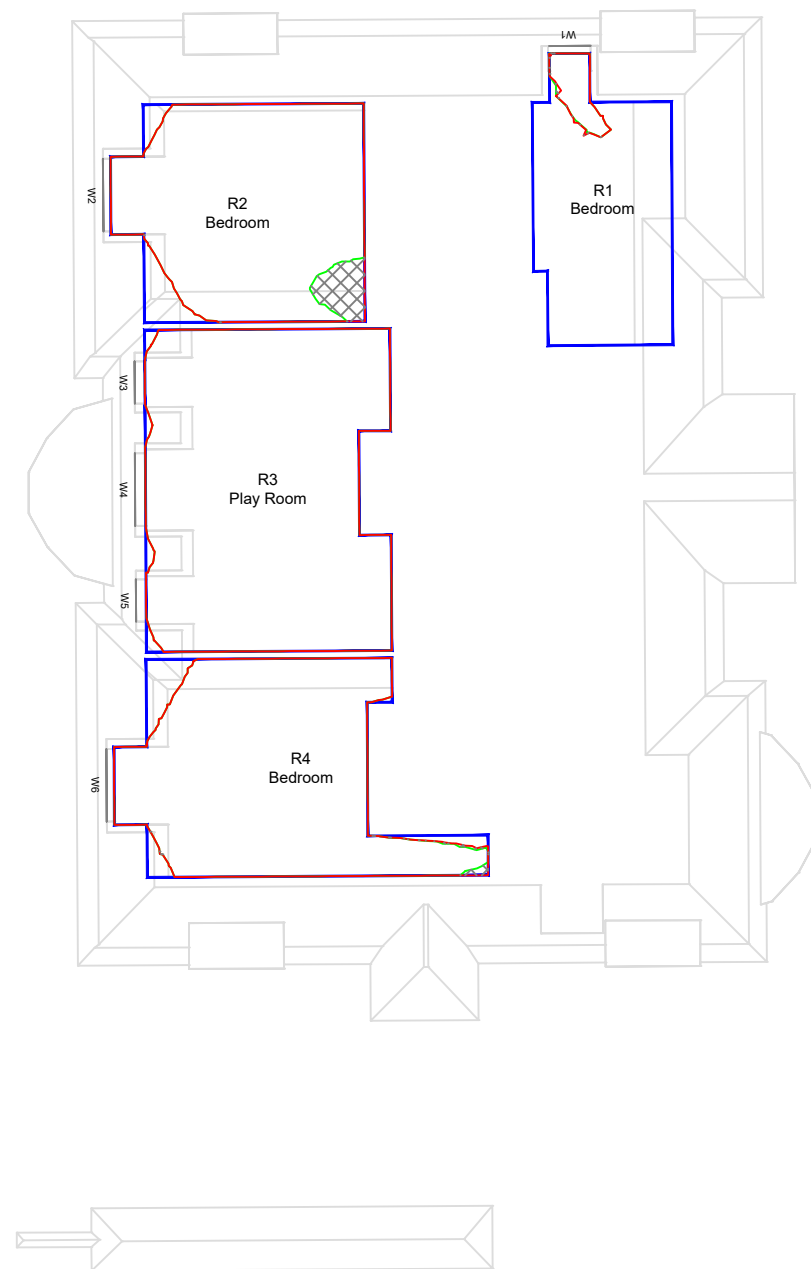
Daylight & Sunlight



GROUND

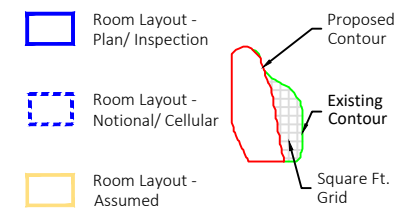


1ST FLOOR



2ND FLOOR

LEGEND:



SOURCES OF INFORMATION:

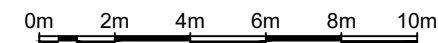
EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26



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CLIENT: NORTHERN & SHELL PLC

PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

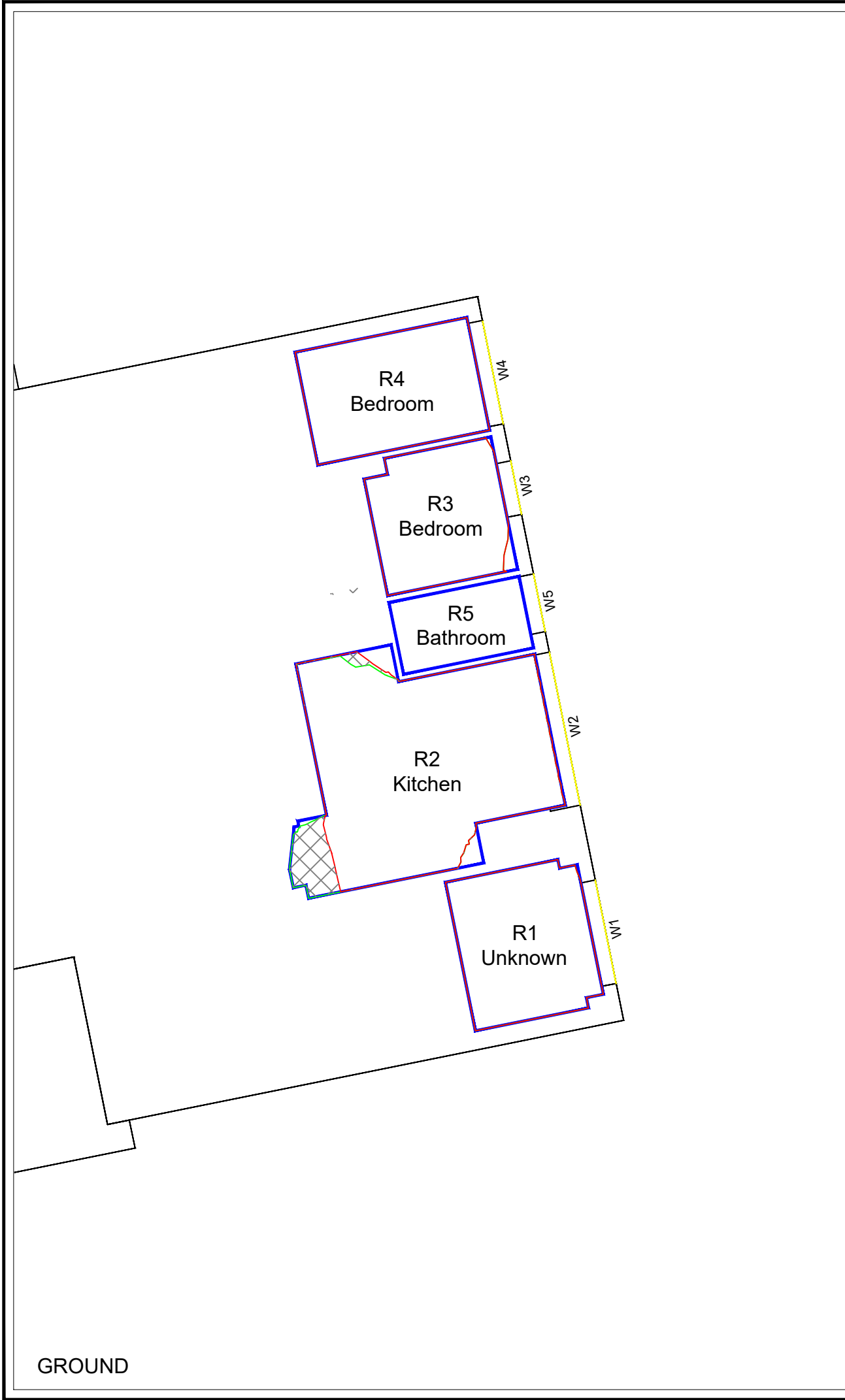
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
JERSEY HOUSE
62 THE BISHOPS AVENUE

LEAD: / UPDATED: BS/JSC DATE: 27/05/26 SCALE: 1:200 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL01811_R04_V01B_103-02

Daylight & Sunlight



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

| Rights of Light/ Daylight & Sunlight

| Party Wall & Neighbourly Matters

| Building Consultancy

| Fire Consultancy

| Project & Cost Management

| Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26

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CLIENT: NORTHERN & SHELL PLC

PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
81 WINNINGTON ROAD

LEAD: / UPDATED: BS/JSC

DATE: 27/05/26

SCALE: 1:100

A3

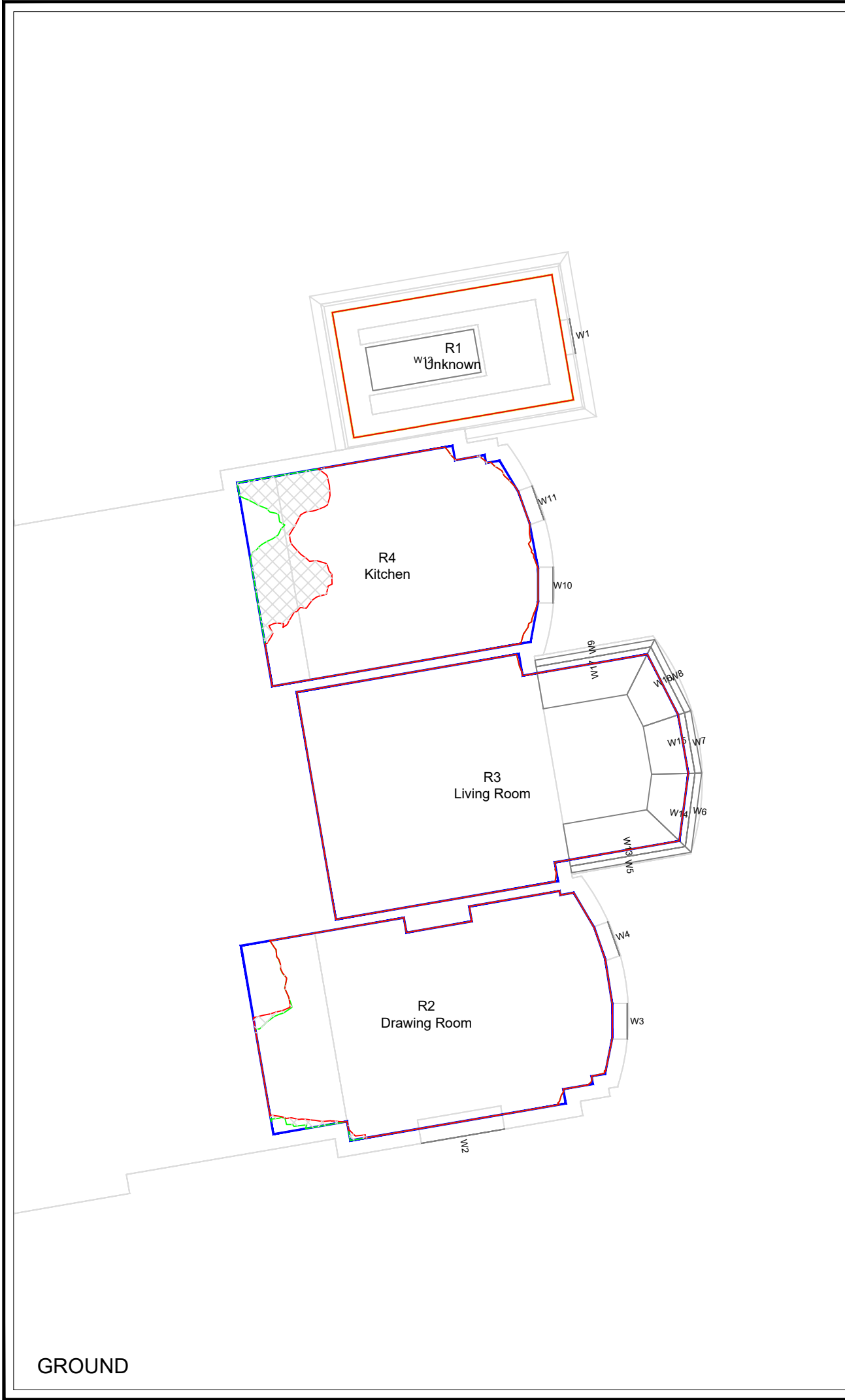
PROJECT No: ROL01811_R04_V01B_

RELEASE No: 104-01

VERSION No:

DRAWING No:

Daylight & Sunlight



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! Building Consultancy

! Fire Consultancy

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! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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Received on 15/05/26

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
79 WINNINGTON ROAD

LEAD: / UPDATED:
BS/JSC

DATE:
27/05/26

SCALE:
1:150

A3

PROJECT No:

RELEASE No:

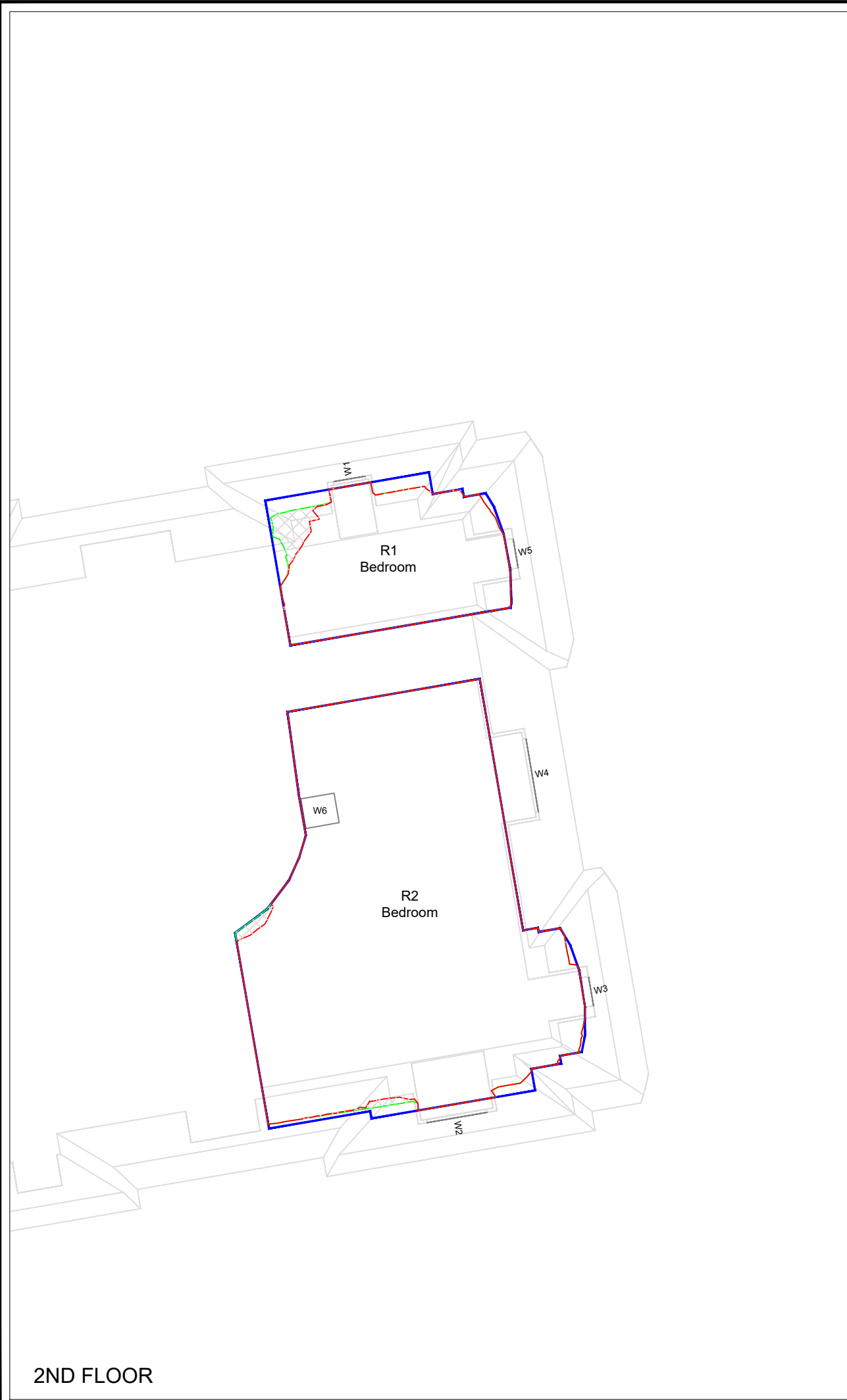
VERSION No:

DRAWING No:

ROL01811_R04_V01B_

105-01

Daylight & Sunlight



ANSTEY HORNE

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! Party Wall & Neighbourly Matters

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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

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Existing Contour

Square Ft. Grid

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Received on 15/05/26

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CLIENT:

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PROJECT TITLE:

60 THE BISHOPS AVENUE

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DAYLIGHT DISTRIBUTION CONTOURS

79 WINNINGTON ROAD

LEAD: / UPDATED:

BS/JSC

DATE:

27/05/26

SCALE:

1:150

A3

PROJECT No:

RELEASE No:

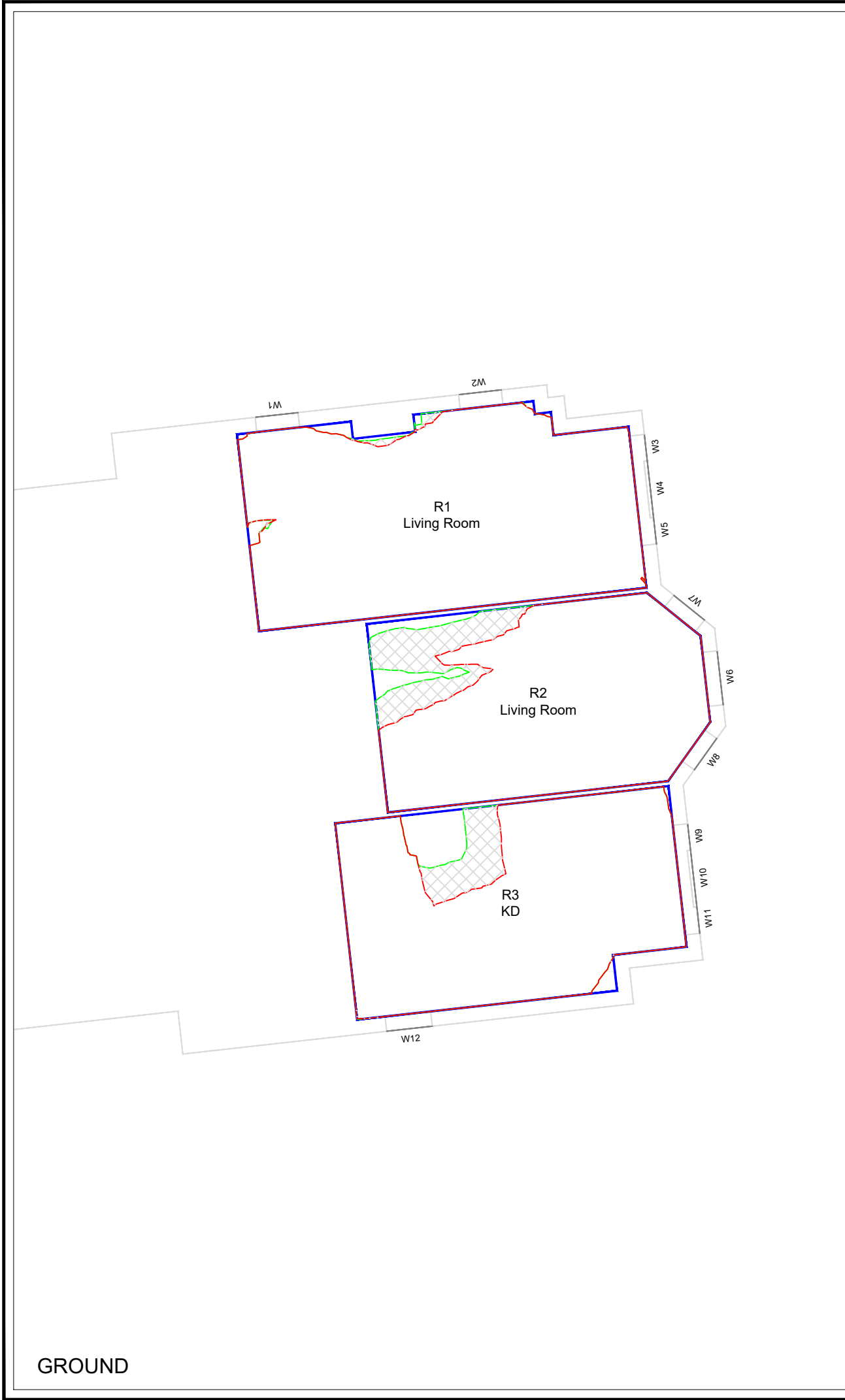
VERSION No:

DRAWING No:

ROL01811_R04_V01B_

105-02

Daylight & Sunlight



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Chartered Surveyors

}; Rights of Light/ Daylight & Sunlight

}; Party Wall & Neighbourly Matters

}; Building Consultancy

}; Fire Consultancy

}; Project & Cost Management

}; Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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CLIENT: NORTHERN & SHELL PLC

PROJECT TITLE: 60 THE BISHOPS AVENUE

SCHEME REF: SCHEME RECEIVED: 15/05/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
4 DANWOOD DRIVE

LEAD: / UPDATED: BS/JSC

DATE: 27/05/26

SCALE: 1:150

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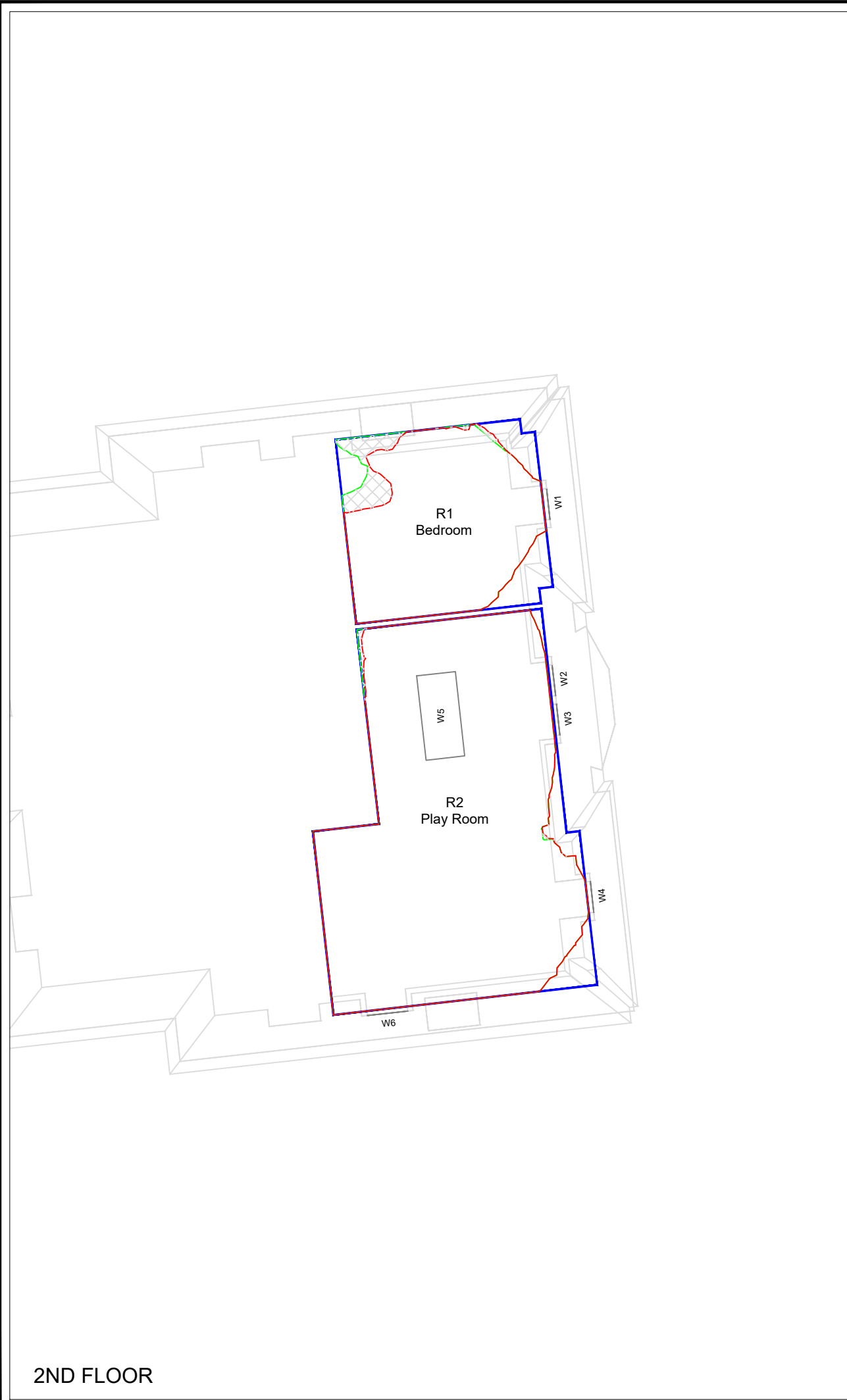
PROJECT No: ROL01811_R04_V01B_

RELEASE No: 106-01

VERSION No:

DRAWING No:

Daylight & Sunlight



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

}; Rights of Light/ Daylight & Sunlight

}; Party Wall & Neighbourly Matters

}; Building Consultancy

}; Fire Consultancy

}; Project & Cost Management

}; Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

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SQUIRE & PARTNERS LLP
Received on 15/05/26

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
4 DANEWOOD DRIVE

LEAD: / UPDATED:
BS/JSC

DATE:
27/05/26

SCALE: 1:150

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V01B_

106-02

Daylight & Sunlight

APPENDIX J

-

TREES – TWO-HOUR SUN CONTOUR ON 21 MARCH DRAWINGS



PLAN VIEW

ANSTEY

HORNE

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! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March (GMT)

- Area receiving < 2hr Sunlight on 21st March (GMT)

X%

- Percentage of Amenity Space receiving
≥ 2hr Sunlight on 21st March (GMT)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP
Received on 15/05/26

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CLIENT:

NORTHERN & SHELL PLC

PROJECT
TITLE:

60 THE BISHOPS AVENUE

SCHEME
REF:

SCHEME RECEIVED: 15/05/26

DRAWING
TITLE:

TWO-HOUR SUNLIGHT TEST
21ST MARCH (GMT)
EXISTING CONDITION

LEAD: / UPDATED:
BS/JSC

DATE:
27/05/26

SCALE: 1:1000

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V01B_

301-01

2Hr Sun-On-Ground



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

Rights of Light/ Daylight & Sunlight

Party Wall & Neighbourly Matters

Building Consultancy

Fire Consultancy

Project & Cost Management

Building Safety

LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March (GMT)

- Area receiving < 2hr Sunlight on 21st March (GMT)

X%

- Percentage of Amenity Space receiving ≥ 2hr Sunlight on 21st March (GMT)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE

Received on 29/10/25

Site and aerial photos.

PROPOSED BUILDINGS

SQUIRE & PARTNERS LLP

Received on 15/05/26

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CLIENT:

NORTHERN & SHELL PLC

PROJECT TITLE:

60 THE BISHOPS AVENUE

SCHEME REF:

SCHEME RECEIVED: 15/05/26

DRAWING TITLE:

TWO-HOUR SUNLIGHT TEST

21ST MARCH (GMT)

PROPOSED SCHEME

LEAD: / UPDATED:

DATE:

SCALE:

A3

BS/JSC

27/05/26

1:1000

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01811_R04_V01B_

301-02

2Hr Sun-On-Ground

LONDON

BIRMINGHAM

BRISTOL

BRIGHTON

CARDIFF

LEEDS

MANCHESTER

NORWICH

PLYMOUTH

Rights of light

Party wall

Building surveying

Fire engineering

Project & cost
Management

Building safety