



1 Parson Street
and 3 Florence
Street,
London,
NW4 1QD

Daylight, Sunlight & Overshadowing Report

November
2020



Ref: 20-7413

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<i>Revision</i>	<i>Initial</i>	<i>Rev A</i>	<i>Rev B</i>	<i>Rev C</i>
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1 Executive Summary

This report demonstrates the impact of the proposed development on the surrounding buildings and amenity areas/gardens/open spaces.

The results of the assessment show that in terms of:

- **DAYLIGHT** - This report demonstrates that the levels of daylight at Ferrydale Lodge, 5-7 Parson Street, 16-20 Parson Street, 2-6 Florence Street and 5-7 Florence Street will not be adversely affected by the proposed development. Details can be found in section 5.1 of this report.

BRE criteria are met: ☒

- **SUNLIGHT** – This report demonstrates that the levels of sunlight at Ferrydale Lodge, 5-7 Parson Street, 16-20 Parson Street, 2-6 Florence Street and 5-7 Florence Street will not be adversely affected by the proposed development. Details can be found in section 5.2 of this report.

BRE criteria are met: ☒

- **OVERSHADOWING** - The existing gardens located at Ferrydale Lodge and 5-7 Florence Street will not be adversely affected by the proposed development. Details can be found in section 5.3 of this report.

BRE criteria are met: ☒

On balance, it can be concluded that **Ferrydale Lodge, 5-7 Parson Street, 16-20 Parson Street, 2-6 Florence Street and 5-7 Florence Street will not be adversely affected by the proposed development. Hence the proposed scheme is acceptable.**

2 Introduction

This report has been prepared to support the planning application for the proposed development at **1 Parson Street and 3 Florence Street, London, NW4 1QD.**

The report assesses the daylight, sunlight and overshadowing effect of the proposed development on the surrounding buildings. The assessment is undertaken in accordance with **"BRE 209 Digest: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice"**.

The existing & proposed drawings (in AutoCAD format) of the project were provided by the client and have been used in preparing this report. **Please note that adjacent buildings' elevations were not provided, hence the size and location of the assessed windows have been modelled based on the Google maps and available documents from the planning portal.**

No.	Document Name	Format	Received Date
1	PASNST_Existing_29-09-2020_CAD	dwg	30-09-2020
2	PASNST_Proposed_29-09-2020_CAD	dwg	30-09-2020

Table 1 Document list used for assessment

The study has been undertaken by constructing a 3D IES model of the existing site, the proposed site and the surrounding buildings. This model analyses the daylight, sunlight and overshadowing impact of the new development on the affected buildings. All images used in this report are technical 3D models created using 2D AutoCAD Drawings (floor plans, sections and elevations) and is not 3D visualisation images.

3 Planning Policy

Where the proposed development has the potential to negatively impact the existing levels of daylight or sunlight on neighbouring properties, a daylight and sunlight assessment must accompany the planning application.

The daylight and sunlight assessment includes the necessary information to meet the criteria outlined in Building Research Establishment report **BRE 209: Site layout planning for daylight and sunlight (Second Edition 2011)**

It is important to note that the BRE report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict and rigid set of rules. It also recommends that it may be appropriate to adopt a flexible approach and alternative target values in dealing with “special circumstances” 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”. This is amplified by the following extracts from the introduction (p1, para. 6) and Section 2.2:

“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. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design”. (p1, para. 1.6)

“In special circumstances the Developer or Planning Authority may wish to use different target values”. (p1, para. 1.6)

“Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylight in an area viewed against other site layout constraints. 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”. (p7 para. 2.2.3)

The examples given in the report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

4 Assessment Methodology

4.1 General

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

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

Further to the above statement, it is considered that the vast majority of commercial properties do not have a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on electric lighting rather than natural daylight or sunlight.

This report assesses the potential impact of the proposed development in relation to daylight, sunlight and overshadowing on the surrounding building at **Ferrydale Lodge, 5-7 Parson Street, 16-20 Parson Street, 2-6 Florence Street and 5-7 Florence Street**. Specifically, it takes into consideration the possible effect and influence that the new development would have on the property and on the amenity area.

Forty windows (S1-S40) have been assessed for external levels of daylight VSCs (Vertical Sky Components) and sunlight APSHs (Annual Probable Sunlight Hours). And **three existing amenity area/garden (A1-A3)** have been assessed for overshadowing impacts. The location of the assessed windows and gardens can be found in appendix 7.4.2 for this report.

The IES Virtual Environment modelling software utilised for the compilation of this report has been accredited by CIBSE and acknowledged by the BRE as a suitable software tool for undertaking daylight, sunlight and overshadowing assessments in accordance with the BRE Good Practice guidelines. The specific IES software modules utilised for this assessment are the following:

- **ModelIT:** enables you to create a 3D "Virtual Environment" model without CAD data, or alternatively allows you to create a 3D model from 2D CAD data. Interfaces with AutoCAD and Google Sketchup.
- **Radiance:** is a detailed 3D simulation tool designed to predict daylight and electric light levels, and the appearance of a space prior to construction. Vertical Sky Components (VSC) and Average Daylight Factors (ADF) can be simulated using Radiance.
- **SunCast:** produces visual, graphical and numerical information that can be used to explain to colleagues, clients and planning authorities how the sun impacts on and inside the building, and on the site.

If a property is considered to have a reasonable expectation of daylight or sunlight the following methodology to assess the impacts has been used.

4.2 BRE 209: "Site layout planning for daylight and sunlight"

This section provides a brief description of the calculating methods for the daylight, sunlight and overshadowing to gardens and open spaces criteria presented in BRE Digest 209.

4.2.1 Daylight

The BRE guidelines *"Site layout planning for daylight and sunlight"* set out methods for assessing the daylight within section 2.

Vertical Sky Component (VSC)

The VSC method measures the amount of light available on the outside plane at the centre of a window, as a ratio (expressed as a percentage) of the amount of total unobstructed sky visible following the introduction of visible barriers such as buildings. The BRE guidelines at paragraph 2.2.6 and 2.2.7 state:

"Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each main window." and "If the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight."

In the assessment, the reduction between existing and proposed situations is expressed as a percentage, where a change in daylight levels above 20% equates to a figure of less than 0.8 times its former value. Assessment points that do not meet the above criteria require further considerations to show the level of impact likely to be incurred.

No-Sky Line (NSL)

The No-Sky Line method of assessment is a test to indicate how good the distribution of daylight is in a room, taking into account external obstructions and divide those areas of the working plane that can receive direct skylight and those that cannot.

The BRE guidelines suggest that the daylight distribution test is carried out to existing surrounding properties when the internal room arrangements are known. To assess the impact of any reduction the BRE guidelines at paragraph 2.2.9 state:

"If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit."

4.2.2 Sunlight

The BRE guidelines *"Site layout planning for daylight and sunlight"* recommend that access to sunlight is assessed with a development proposal. Potential impacts on available sunlight were assessed using the BRE's Annual Probable Sunlight Hours (APSH) method. This method involves the forecasting of sunlight availability throughout the year and in the winter months, for the main window of each habitable room that faces within 90° of due south. The buildings surrounding the site that do not contain windows that face within 90° of due south has been excluded from the sunlight assessment.

The sunlight criteria given within the BRE guidelines have been used as a basis to assess the potential impacts of the development:

"A window may be adversely affected if a point at the centre of the window receives in the year less than 25% of the Annual Probable Sunlight Hours (APSH) including at least 5% of the APSH during the winter months (21st October to 21st March)".

Assessment points that do not meet the above criteria require further considerations to show the level of impact likely to be incurred. To provide a concise and comprehensive indicative analysis, the closest surfaces within the surrounding properties were analysed for both daylight and sunlight.

4.2.3 Overshadowing to gardens and open spaces

The BRE guidelines *"Site layout planning for daylight and sunlight"* provide sunlight availability criteria for open spaces. In particular it gives guidance for calculating any areas of open space that may be in permanent shadow on 21st March.

In summary the BRE document states:

"It is suggested that, for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development, an existing garden or amenity area does not meet these guidelines, and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable".

For this assessment the IES "Virtual Environment" SunCast software package has been used. A 3D model of the proposed and surrounding buildings was first modelled and the sunlight-tracking feature within the software used to view the shadow results. The study illustrated the extent of the shadow on one key date:

- March 21 (Spring Equinox)

4.2.4 Criteria for assessing daylight, sunlight and overshadowing effects

The table 2 is a summary of the criteria to assess daylight, sunlight and overshadowing impacts as per the BRE 209 guidance. Based on that, Syntegra classifies the magnitude of effect according to the ratio.

Magnitude of effect	Criteria		
Beneficial	An improvement ratio > 1.3 of the baseline value		
Negligible	Daylight A VSC of 27% or above in the proposed scenario with adequate daylight distribution Or A reduction ratio <1.0 and ≥ 0.8 of the baseline value	Sunlight An APSH of 25%, of which 5% are in the winter months Or A reduction ratio <1.0 and ≥ 0.8 of the baseline value	Overshadowing 50% of any amenity areas receiving at least 2 hours of direct sunlight on 21 st March Or A reduction ratio <1.0 and ≥ 0.8 of the baseline value
Minor adverse	A reduction ratio <0.8 and ≥ 0.7 of the baseline value		
Moderate adverse	A reduction ratio <0.7 and ≥ 0.6 of the baseline value		
Major adverse	A reduction ratio <0.6 of the baseline value		

Table 2 Criteria for assessing daylight, sunlight and overshadowing effects

5 Assessment

5.1 Daylight

The daylight results and Waldram Diagrams are presented in section 7.4 in Appendix. The images and results show and compare the external levels of daylight (VSC – Vertical Sky Components) on the surfaces at **Ferrydale Lodge, 5-7 Parson Street, 16-20 Parson Street, 2-6 Florence Street and 5-7 Florence Street** with the existing and the proposed development.

A summary of results is displayed in the table below. Location of the assessed windows can be found in section 7.2.2 of this report.

Daylight Assessment				
Assessed Window	Existing VSC >27%	Proposed VSC >27%	Ratio	Result
S1 – Ferrydale Lodge – East - 1F	38.08	37.92	1.00	Negligible
S2 – Ferrydale Lodge – East - 1F	37.04	36.34	0.98	Negligible
S3 – Ferrydale Lodge – West - 1F	34.65	32.08	0.93	Negligible
S4 – Ferrydale Lodge – West - 1F	35.51	34.30	0.97	Negligible
S5 - Ferrydale Lodge – West - 1F	27.03	27.01	1.00	Negligible
S6 - Ferrydale Lodge – West - 2F	29.45	29.45	1.00	Negligible
S7 - Ferrydale Lodge – West - 3F	38.90	38.87	1.00	Negligible
S8 – 5-8 Parson Street - West - 2F	26.79	16.36	0.61	Moderate Adverse (NSL Pass)
S9 – 20 Parson Street - West - GF	28.10	27.04	0.96	Negligible
S10 - 18 Parson Street - West - GF	27.54	26.32	0.96	Negligible
S11 - 16 Parson Street - West - GF	27.18	26.16	0.96	Negligible
S12 - 20 Parson Street - West - 1F	31.89	30.92	0.97	Negligible
S13 – 20 Parson Street - West - 1F	31.78	30.62	0.96	Negligible
S14 – 20 Parson Street - West - 1F	31.73	30.38	0.96	Negligible
S15 – 18 Parson Street - West - 1F	31.62	30.17	0.95	Negligible
S16 – 18 Parson Street - West - 1F	31.55	30.14	0.96	Negligible
S17 – 16 Parson Street - West - 1F	31.23	30.09	0.96	Negligible
S18 – 16 Parson Street - West - 1F	31.09	29.96	0.96	Negligible

S19 – 16 Parson Street - West - 1F	30.90	29.78	0.96	Negligible
S20 – 6 Florence Street – South - GF	28.20	26.87	0.95	Negligible
S21 – 4 Florence Street – South - GF	26.01	24.57	0.94	Negligible
S22 – 2 Florence Street – South - GF	24.74	23.48	0.95	Negligible
S23 – 6 Florence Street – South - 1F	33.43	32.44	0.97	Negligible
S24 – 6 Florence Street – South - 1F	33.28	32.09	0.96	Negligible
S25 – 4 Florence Street – South - 1F	32.53	30.75	0.95	Negligible
S26 – 4 Florence Street – South - 1F	32.38	30.36	0.94	Negligible
S27 – 2 Florence Street – South - 1F	31.93	29.93	0.94	Negligible
S28 – 2 Florence Street – South - 1F	31.12	29.50	0.95	Negligible
S29 – 5 Florence Street – North - GF	31.04	31.14	1.00	Negligible
S30 – 7 Florence Street – North - GF	31.16	31.17	1.00	Negligible
S31 – 5 Florence Street – North - 1F	36.29	36.01	0.99	Negligible
S32 – 5 Florence Street – North - 1F	36.57	36.47	1.00	Negligible
S33 – 7 Florence Street – North - 1F	36.54	36.50	1.00	Negligible
S34 – 7 Florence Street – North - 1F	36.41	36.40	1.00	Negligible
S35 – 5 Florence Street – South - GF	28.77	27.00	0.94	Negligible
S36 – 5 Florence Street – South - 1F	34.26	32.78	0.96	Negligible
S37 – 5 Florence Street – South - 1F	32.80	28.91	0.88	Negligible
S38 – 7 Florence Street – South - GF	27.32	27.07	0.99	Negligible
S39 – 7 Florence Street – South - 1F	34.95	34.59	0.99	Negligible
S40 – 7 Florence Street – South - 1F	34.12	33.29	0.98	Negligible

Table 3 Daylight results

The slight loss in daylight for other windows is not considered of concern as the proposed VSC levels are either above 27% or more than 0.8 times their former values and will provide adequate levels of daylight. It should be noted that the values provided in the BRE 209 are for guidance purposes only.

As shown in the above table, **one window (S8) at 5-7 Parson Street will be adversely impacted by the proposed building. However it is not considered a concern as the impacted room meets the No Sky Line criteria as demonstrated below.**

- **5-7 Parson Street**

The impacted window (S8) serves a kitchen/living room according to the floor plan in planning documents (ref.16/5966/FUL) below.

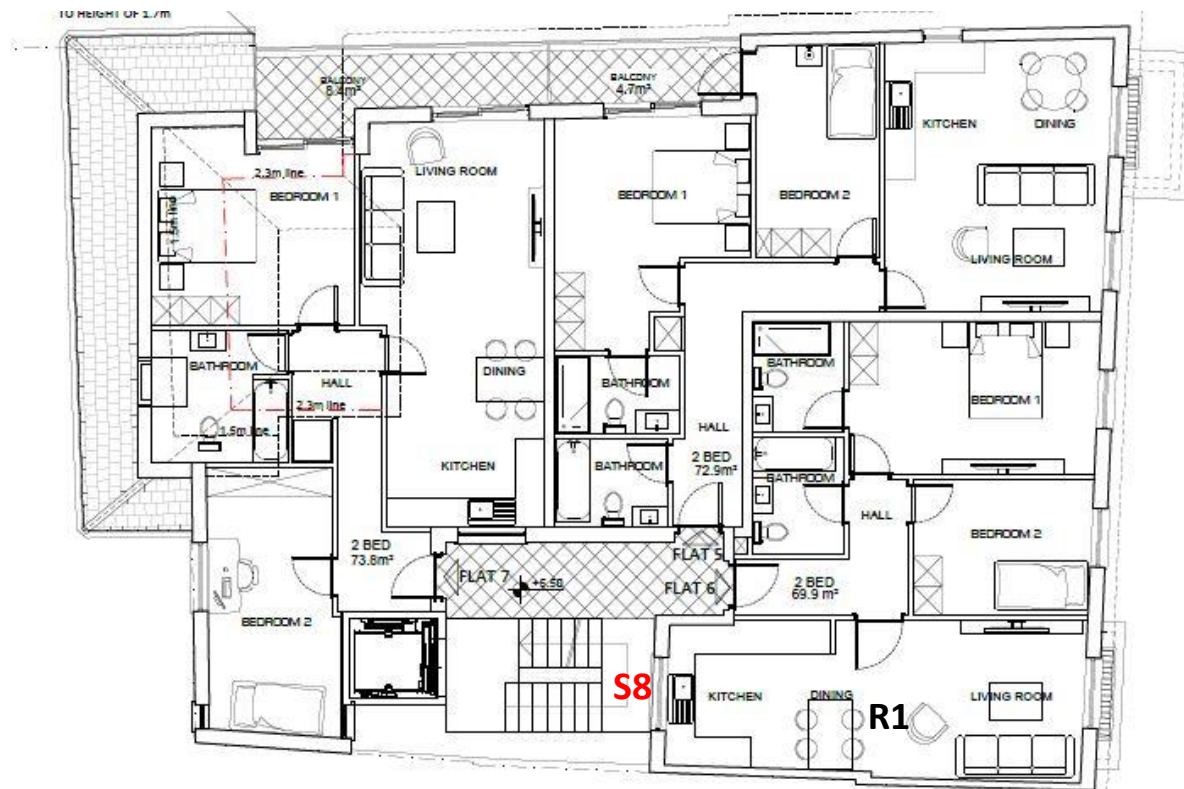


Figure 1 The 2nd floor plan at 5-7 Parson Street (ref. 16/5966/FUL)

Based on the floor plan, we have carried out the internal daylight assessment (No Sky Line) to prove the compliance with BRE guidance below.

“2.2.9 Following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the rooms will appear poorly lit. This is also true if the no sky line encroaches on key areas like kitchen sinks and worktops.”

Since the impacted room (R1) has an additional window on East elevation, the NSL result achieves more than the BRE criteria (NSL ratio of 0.8) as shown in the table below. Therefore the daylight loss from S8 is not considered a concern as the overall internal daylight level meets the BRE criteria.

No Sky Line Assessment					
Room	Use	Existing	Proposed	Ratio	Results
R1 – 2nd Floor	Kitchen/Living	100 %	100 %	1.00	PASS

Table 4 NSL results

5.2 Sunlight

Where necessary (as defined in the Assessment Methodology section of this report) the Annual Probable Sunlight Hours (APSH) tests have been undertaken with the results and Waldram diagrams presented in section 7.5 in the appendix.

The table below indicates the likely levels of sunlight on the surfaces at **Ferrydale Lodge, 5-7 Parson Street, 16-20 Parson Street, 2-6 Florence Street and 5-7 Florence Street** with the existing and the proposed development.

A summary of results is displayed in the table below. Location of the assessed windows can be found in section 7.2.2 of this report.

Assessed Window	Sunlight Assessment				Ratio Annual	Result
	Total APSH >25%		Winter APSH >5%			
	Existing	Proposed	Existing	Proposed		
S1 – Ferrydale Lodge – East - 1F	49	49	14	14	1.00	Negligible
S2 – Ferrydale Lodge – East - 1F	49	49	14	14	1.00	Negligible
S3 – Ferrydale Lodge – West - 1F	45	45	12	12	1.00	Negligible
S4 – Ferrydale Lodge – West - 1F	45	45	11	11	1.00	Negligible
S5 - Ferrydale Lodge – West - 1F	25	25	5	5	1.00	Negligible
S6 - Ferrydale Lodge – West - 2F	26	26	5	5	1.00	Negligible
S7 - Ferrydale Lodge – West - 3F	48	48	15	15	1.00	Negligible
S8 – 5-8 Parson Street - West - 2F	39	4	12	0	0.10	Negligible
S9 – 20 Parson Street - West - GF	33	32	8	8	0.97	Negligible
S10 - 18 Parson Street - West - GF	33	32	8	8	0.97	Negligible
S11 - 16 Parson Street - West - GF	35	34	9	9	0.97	Negligible
S12 - 20 Parson Street - West - 1F	38	36	11	10	0.95	Negligible
S13 – 20 Parson Street - West - 1F	37	35	10	9	0.95	Negligible
S14 – 20 Parson Street - West - 1F	38	37	11	10	0.97	Negligible
S15 – 18 Parson Street - West - 1F	38	36	9	9	0.95	Negligible
S16 – 18 Parson Street - West - 1F	40	37	10	10	0.93	Negligible
S17 – 16 Parson Street - West - 1F	40	36	10	10	0.90	Negligible
S18 – 16 Parson Street - West - 1F	40	35	10	10	0.88	Negligible

S19 – 16 Parson Street - West - 1F	39	36	10	10	0.92	Negligible
S20 – 6 Florence Street – South - GF	74	72	17	15	0.97	Negligible
S21 – 4 Florence Street – South - GF	69	67	12	10	0.97	Negligible
S22 – 2 Florence Street – South - GF	68	67	11	10	0.99	Negligible
S23 – 6 Florence Street – South - 1F	83	81	26	24	0.98	Negligible
S24 – 6 Florence Street – South - 1F	83	81	26	24	0.98	Negligible
S25 – 4 Florence Street – South - 1F	82	78	25	21	0.95	Negligible
S26 – 4 Florence Street – South - 1F	81	76	24	19	0.94	Negligible
S27 – 2 Florence Street – South - 1F	78	75	21	18	0.96	Negligible
S28 – 2 Florence Street – South - 1F	80	77	23	20	0.96	Negligible
S29 – 5 Florence Street – North - GF	N/A	N/A	N/A	N/A	N/A	N/A
S30 – 7 Florence Street – North - GF	N/A	N/A	N/A	N/A	N/A	N/A
S31 – 5 Florence Street – North - 1F	N/A	N/A	N/A	N/A	N/A	N/A
S32 – 5 Florence Street – North - 1F	N/A	N/A	N/A	N/A	N/A	N/A
S33 – 7 Florence Street – North - 1F	N/A	N/A	N/A	N/A	N/A	N/A
S34 – 7 Florence Street – North - 1F	N/A	N/A	N/A	N/A	N/A	N/A
S35 – 5 Florence Street – South - GF	66	61	20	20	0.92	Negligible
S36 – 5 Florence Street – South - 1F	85	77	28	25	0.91	Negligible
S37 – 5 Florence Street – South - 1F	80	64	26	23	0.80	Negligible
S38 – 7 Florence Street – South - GF	67	63	15	15	0.94	Negligible
S39 – 7 Florence Street – South - 1F	86	83	29	27	0.97	Negligible
S40 – 7 Florence Street – South - 1F	85	81	28	27	0.95	Negligible

Table 5 Sunlight results

NOTE: N/A - Not applicable. The buildings surrounding or adjacent to the site that do not contain windows within 90° of due South have been excluded from the sunlight assessments. This is because the sunlight is directional and the North-facing windows in this location will only receive sunlight at

the height of summer at occasional times. As such, pursuant to the BRE guide, North-facing windows are not considered to have a reasonable expectation of sunlight and do not require assessment.

The table above demonstrates that, none of assessed windows facing South, West, and East will be adversely impacted by the proposed development. Hence, **in terms of sunlight the proposed scheme is considered acceptable.**

The slight loss in sunlight for the other surfaces is not considered to be a concern as the proposed total APSH is above >25% of which more than 5% is in winter months or more than 0.8 times their former values and will provide adequate levels of sunlight. It should be noted that the values provided in the BRE 209 are for guidance purposes only.

5.3 Overshadowing

The following results represent the cumulative overshadowing impacts of the proposed development. As identified from the AutoCAD drawings and/or site plan, existing backyard is located at **Ferrydale Lodge and 5-7 Florence Street**. In accordance with the BRE guidelines, overshadowing has been assessed during times of the day where the sun's altitude is above 10° (from 7:30am to 5:00pm).

"It is suggested that, for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development, an existing garden or amenity area does not meet these guidelines, and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable".

The detailed results are presented in section 7.6 in the appendix, and the pictures showing the overshadowing impact are indicated in section 7.7 of the Appendix.

A summary of results is displayed in the table below. Location of the assessed area can be found in section 7.2.2 of this report.

Overshadowing assessment from 7.30am to 5.00pm % of area receiving sunlight on 21 st March				
Assessed Area	Existing (%)	Proposed (%)	Ratio	Result
A1 – Ferrydale Lodge – Rear Amenity	15.75	15.75	1.00	Negligible
A2 – 5 Florence Street – Rear Garden	23.63	23.68	1.00	Negligible
A3 – 7 Florence Street – Rear Garden	26.69	26.69	1.00	Negligible

Table 6 Overshadowing results

As shown in the table above, the existing amenity area/garden/open spaces will not be impacted by the proposed development. Hence, **in terms of overshadowing the proposed scheme is considered acceptable.**

The slight loss in sunlight is not considered to be a concern as at least half of its area will receive at least two hours of sunlight on 21st March or have a ratio existing/proposed more than 0.8 and will provide adequate levels of sunlight. It should be noted that the values provided in the BRE 209 are for guidance purposes only.

6 Conclusion

6.1 Daylight

This report demonstrates that the levels of daylight at Ferrydale Lodge, 5-7 Parson Street, 16-20 Parson Street, 2-6 Florence Street and 5-7 Florence Street will not be adversely affected by the proposed development.

BRE criteria are met: ☒

6.2 Sunlight

This report demonstrates that the levels of sunlight at Ferrydale Lodge, 5-7 Parson Street, 16-20 Parson Street, 2-6 Florence Street and 5-7 Florence Street will not be adversely affected by the proposed development.

BRE criteria are met: ☒

6.3 Overshadowing

This report demonstrates that the existing gardens at Ferrydale Lodge and 5-7 Florence Street will not be adversely affected by the proposed development.

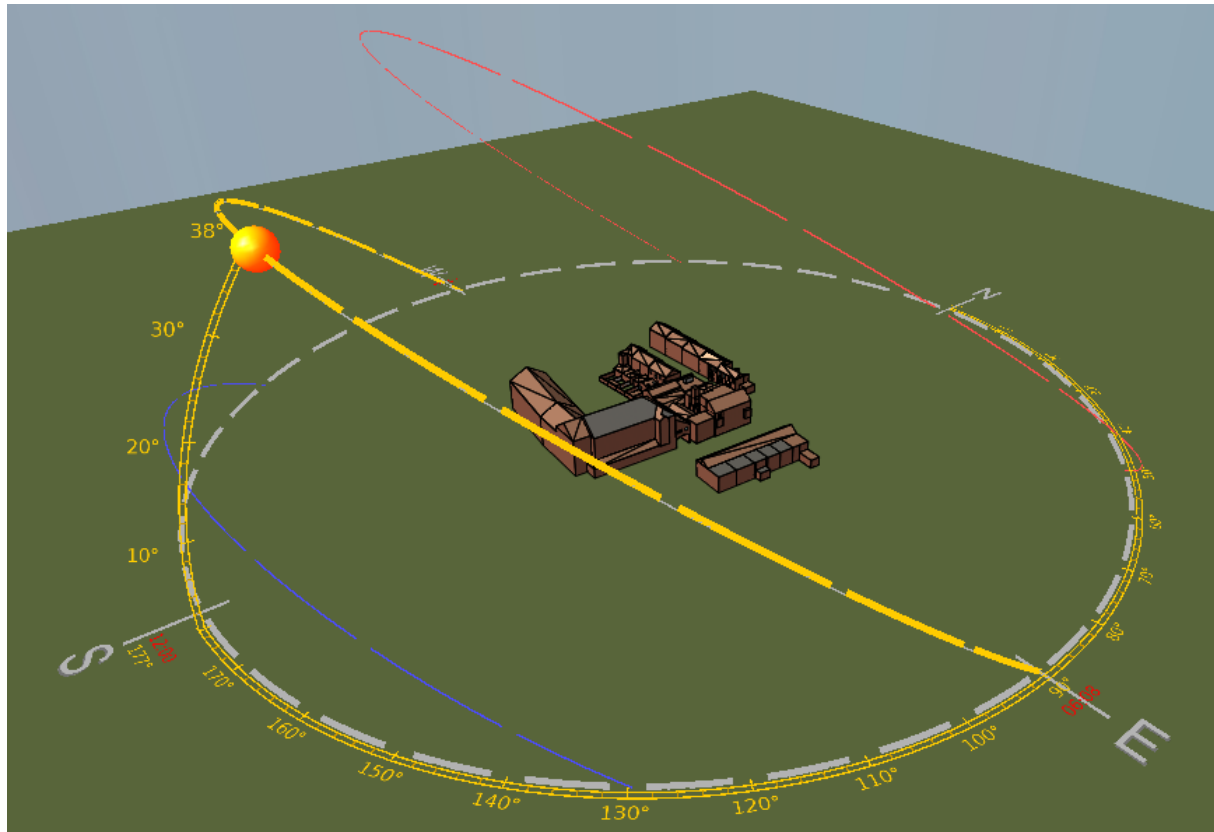
BRE criteria are met: ☒

On balance, it can be concluded that **Ferrydale Lodge, 5-7 Parson Street, 16-20 Parson Street, 2-6 Florence Street and 5-7 Florence Street will not be adversely affected by the proposed development. Hence, the proposed scheme is acceptable.**

7 Appendix

7.1 Suntrace

- ❖ The red line represents the sun's path during June.
- ❖ The yellow line represents the sun's path during March/September.
- ❖ The blue line represents the sun's path during December.



7.2 Site plan and location

Location	1 Parson Street and 3 Florence Street, London, NW4 1QD
Latitude (°)	51.59 N
Longitude (°)	0..22 W

7.2.1 Site Plans

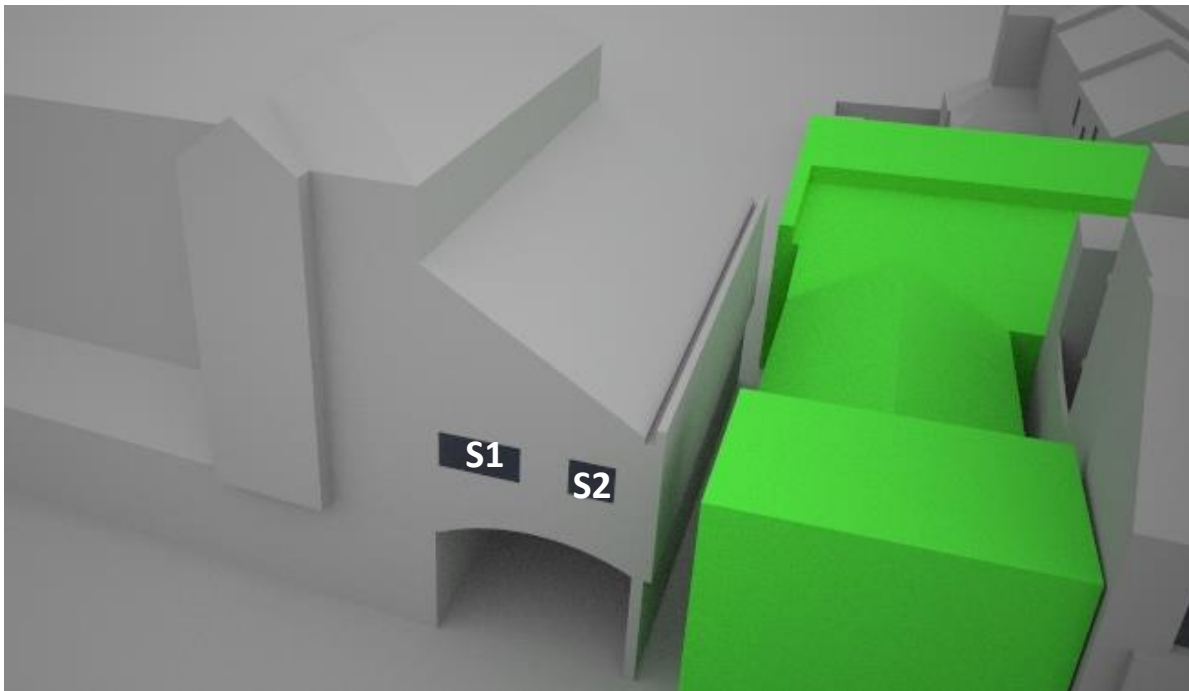


Existing site layout

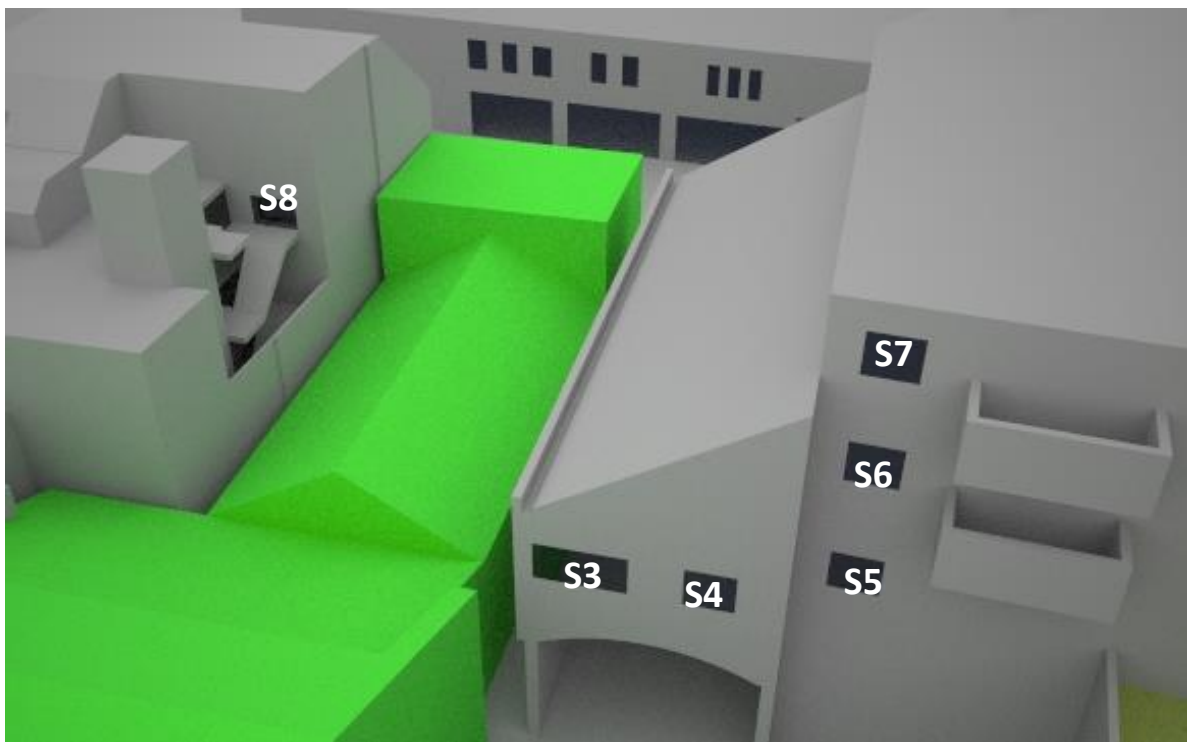


Proposed site layout

7.2.2 Location of Assessed Surfaces and Amenities



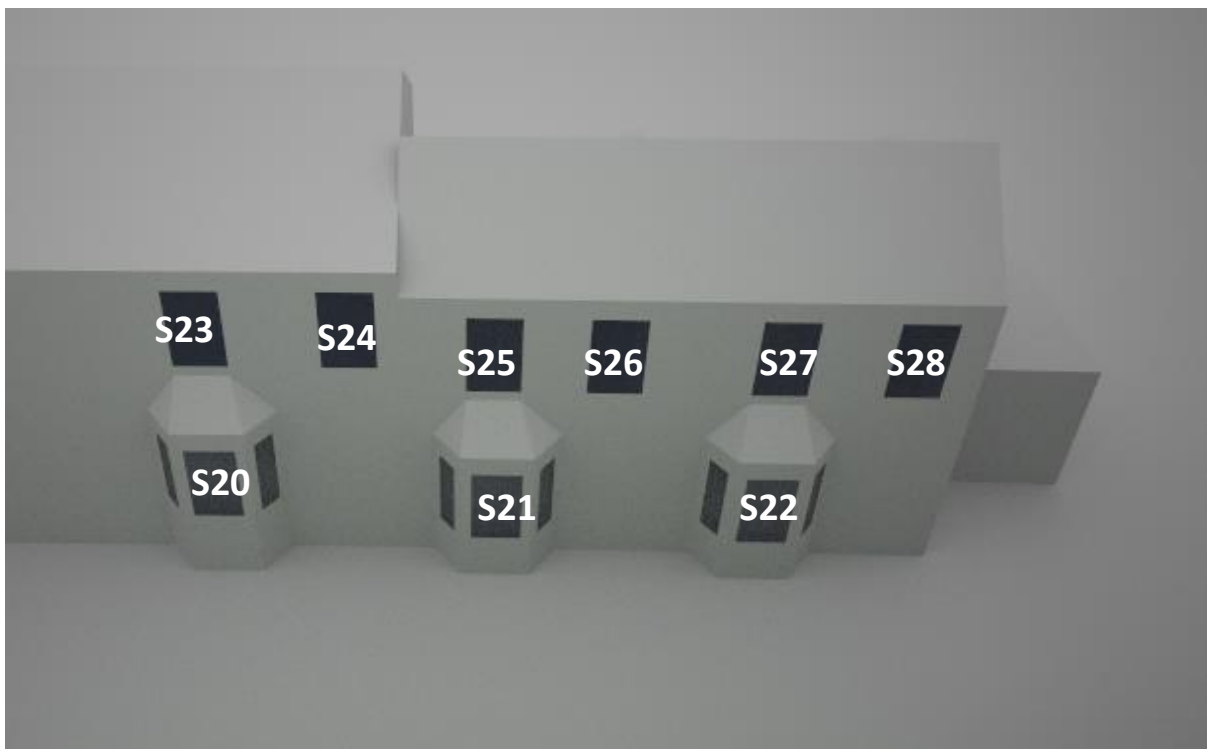
Ferrydale Lodge - Front



Ferrydale Lodge and 5-7 Parson Street - Rear



16-20 Parson Street - Front



2-6 Florence Street - Front

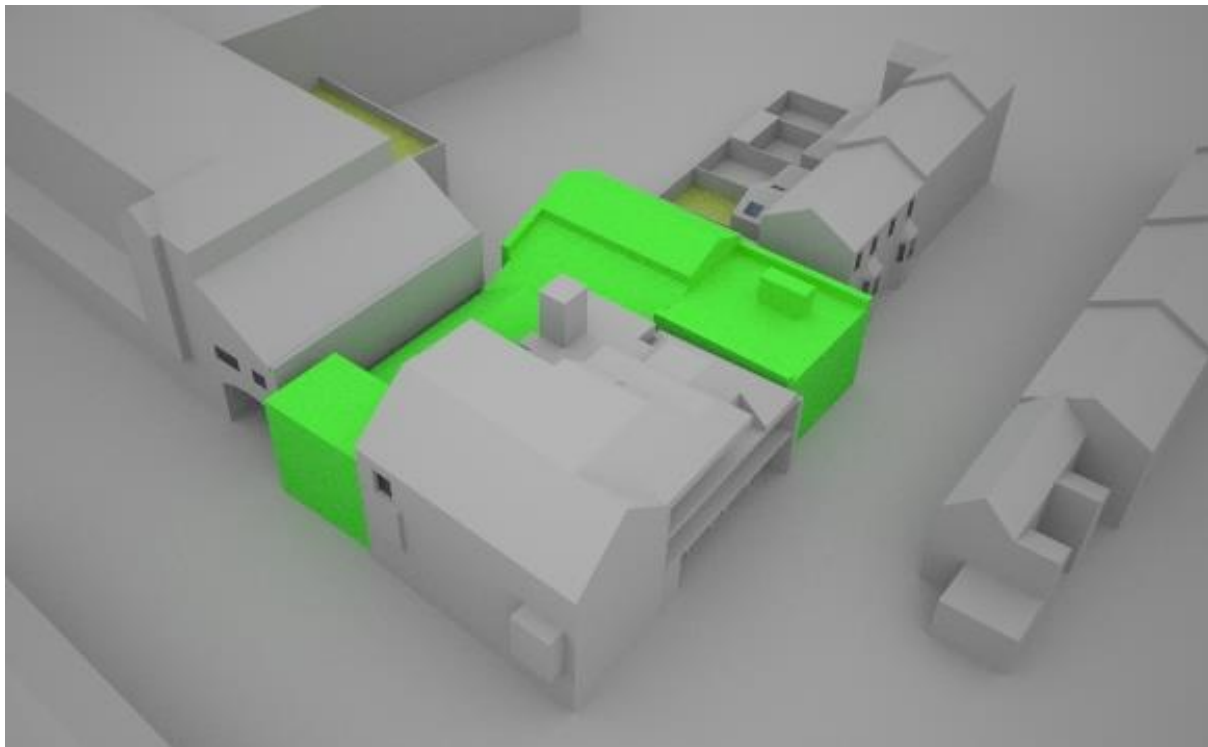


5-7 Florence Street – Front

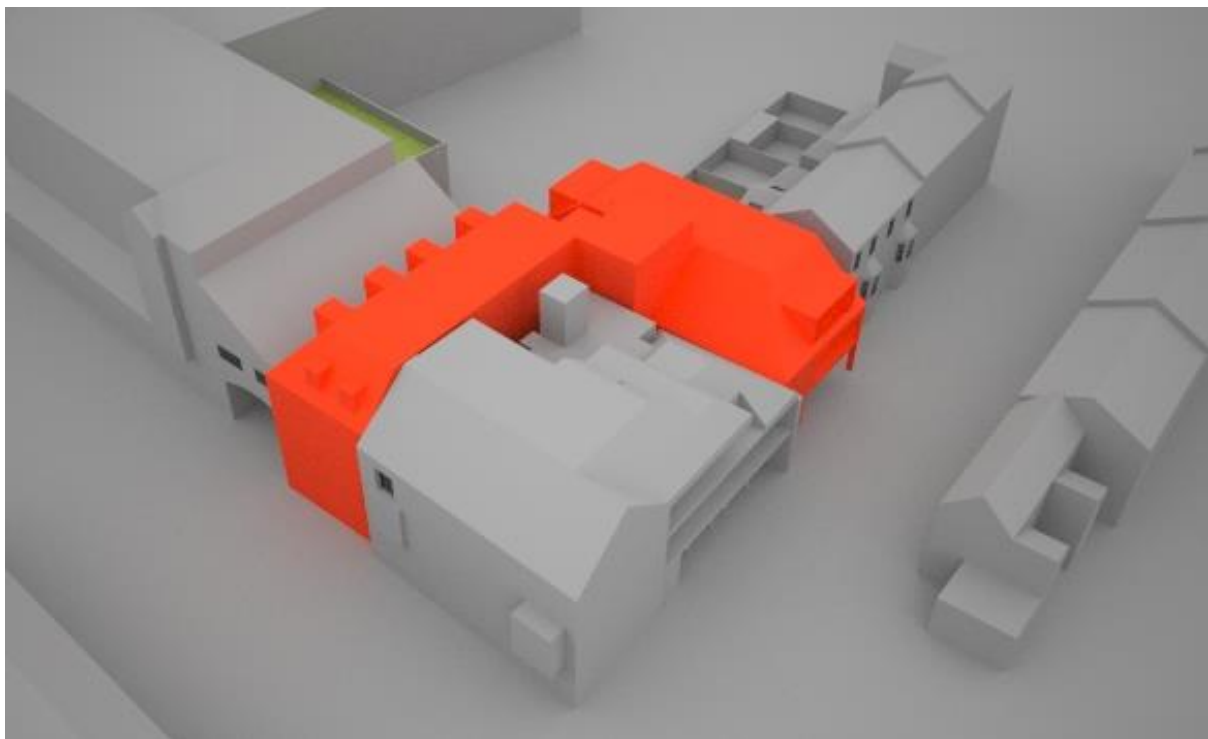


5-7 Florence Street – Rear

7.3 Model images



Existing image

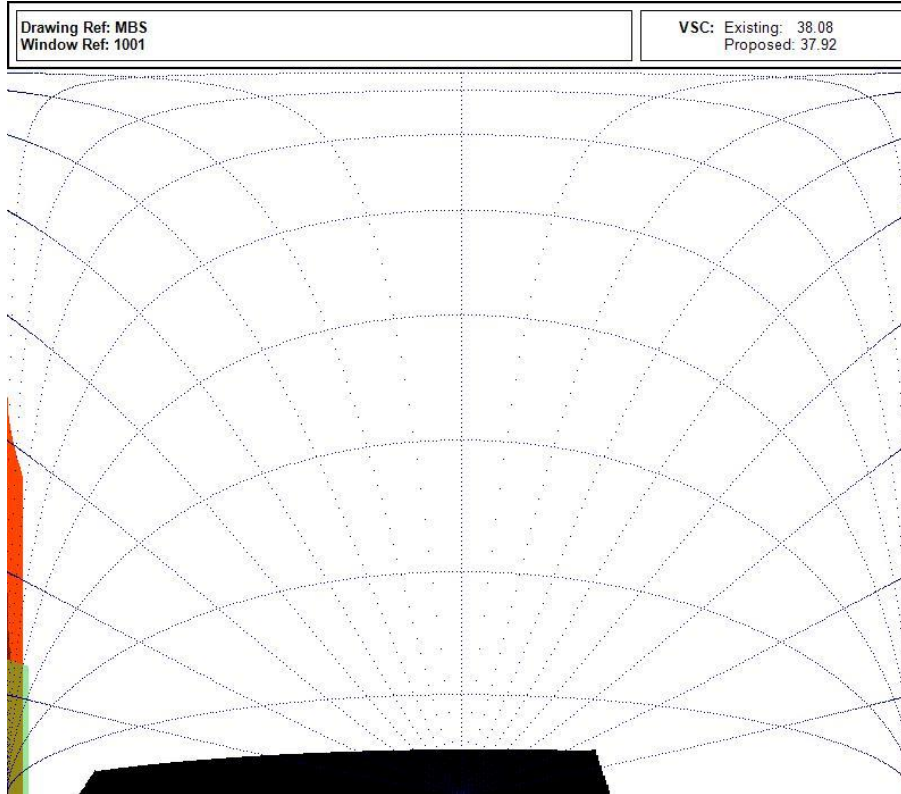


Proposed image

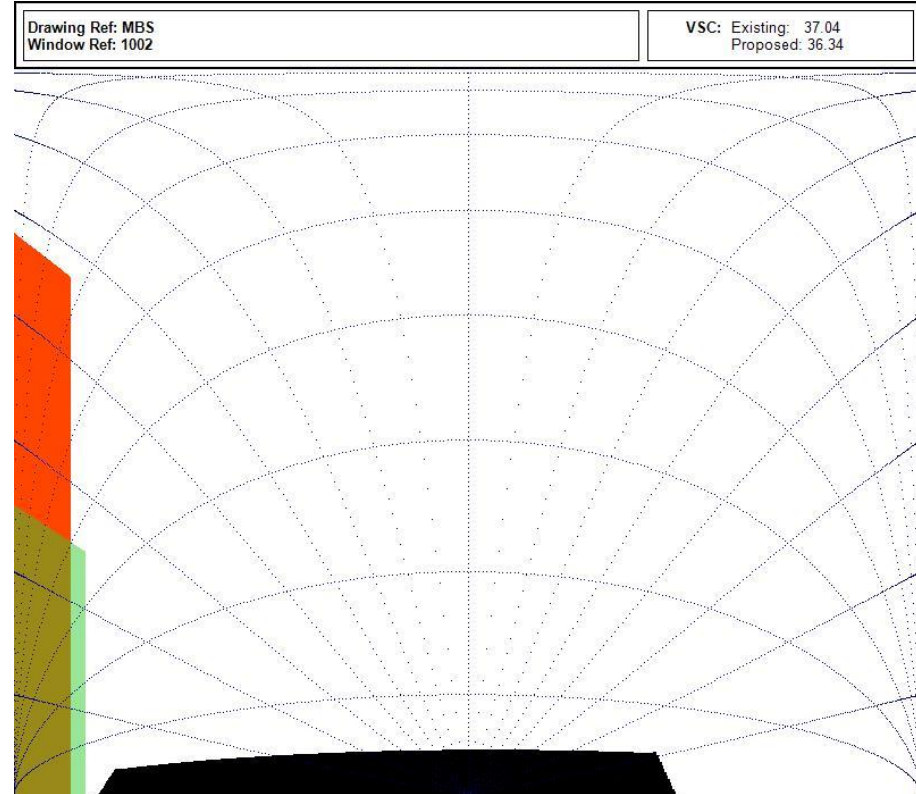
7.4 Daylight results

7.4.1 External daylight results

S1 – Ferrydale Lodge – East - 1F

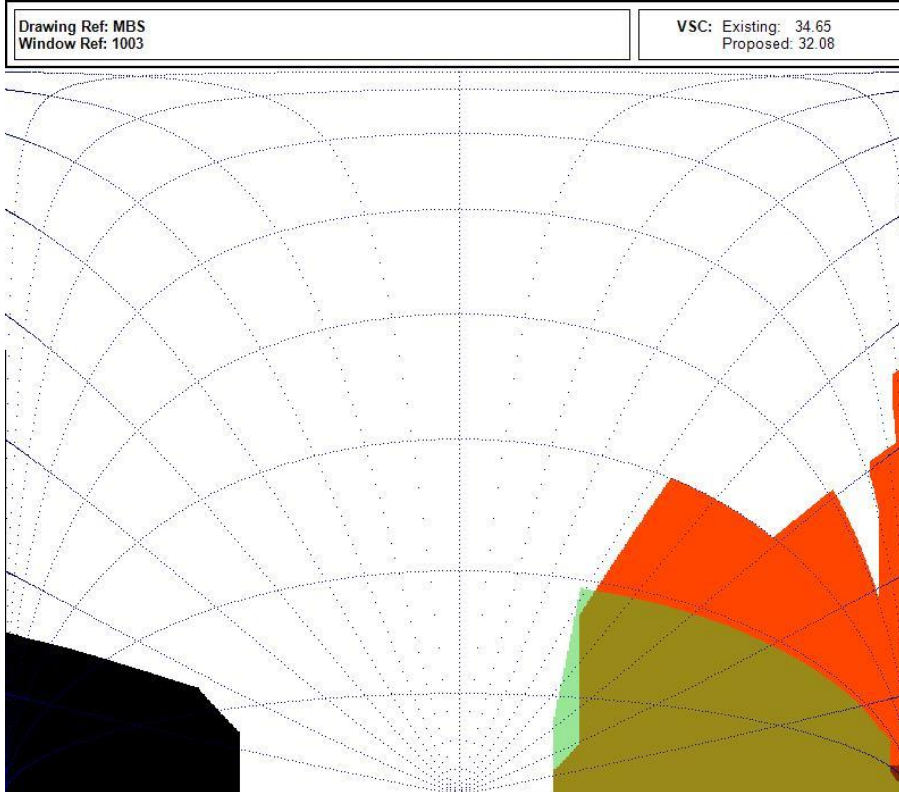


S2 – Ferrydale Lodge – East - 1F



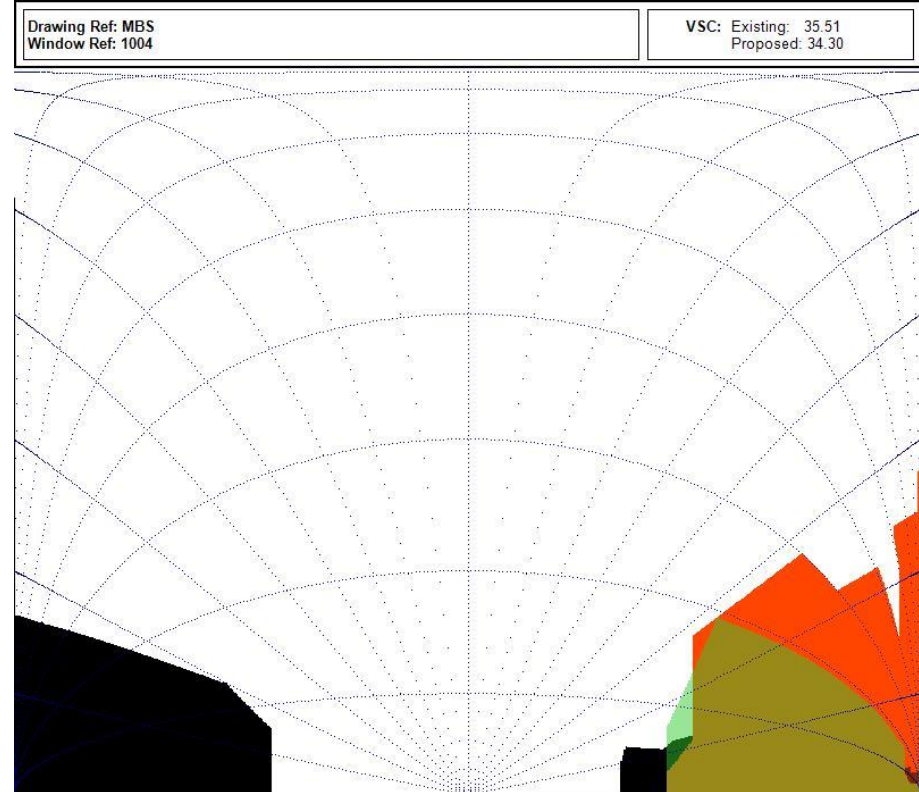
- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S3 – Ferrydale Lodge – West - 1F

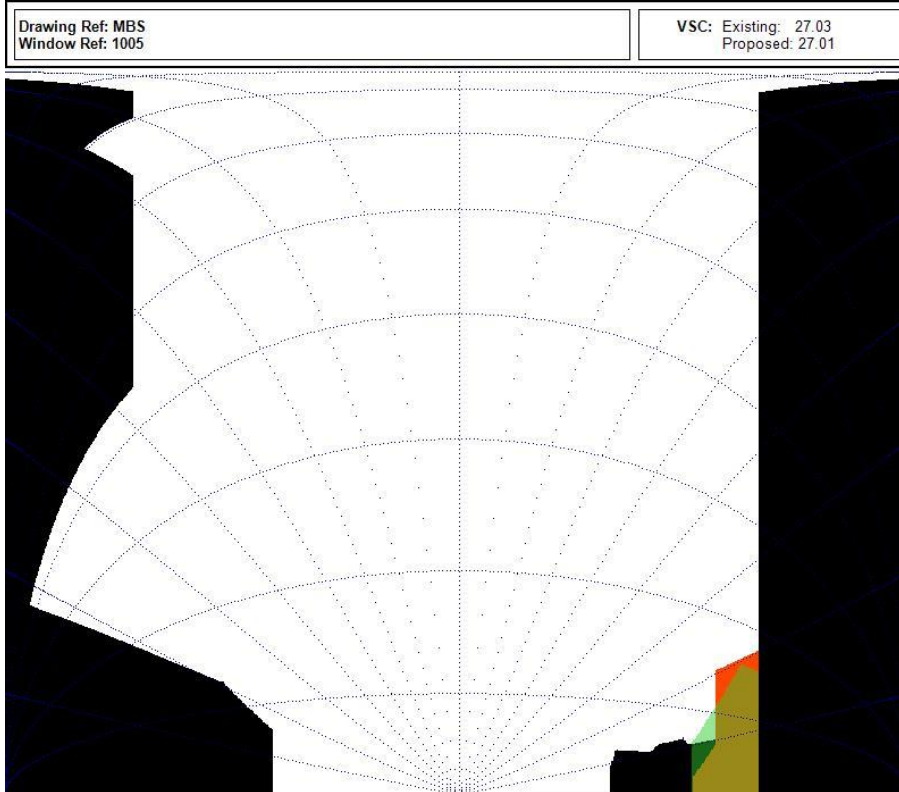


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S4 – Ferrydale Lodge – West - 1F

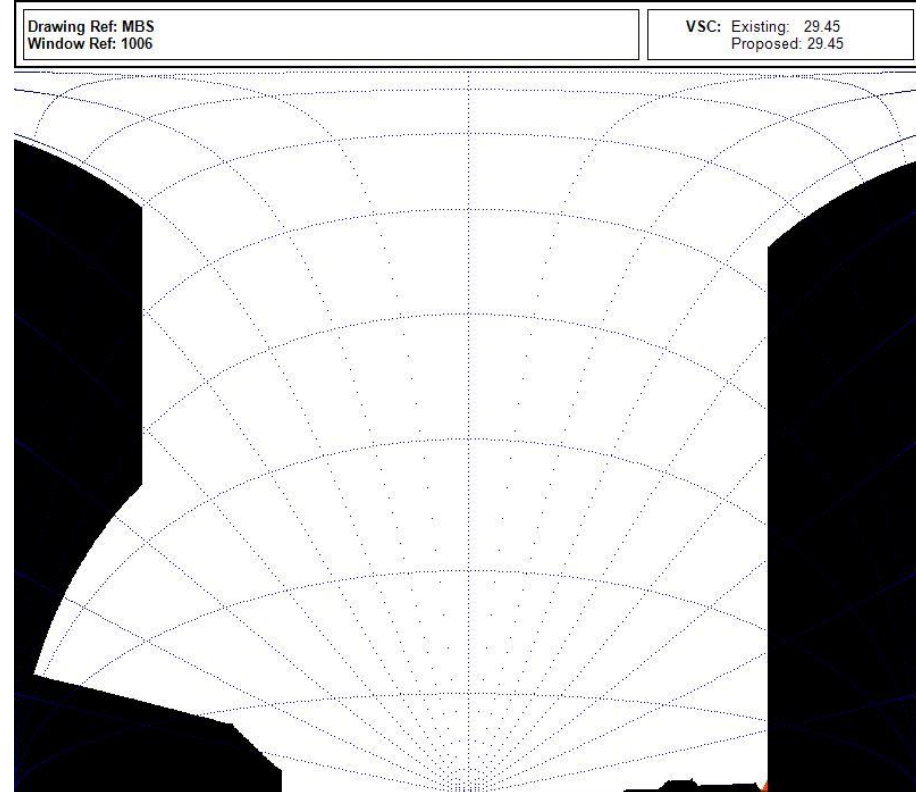


S5 - Ferrydale Lodge – West - 1F



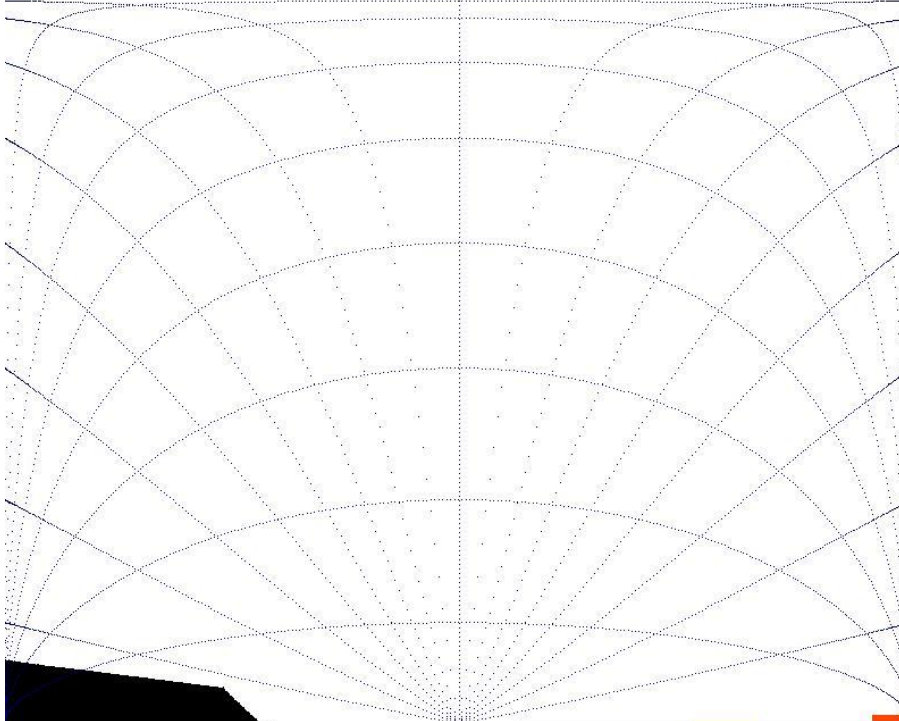
- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S6 - Ferrydale Lodge – West - 2F



S7 - Ferrydale Lodge – West - 3F

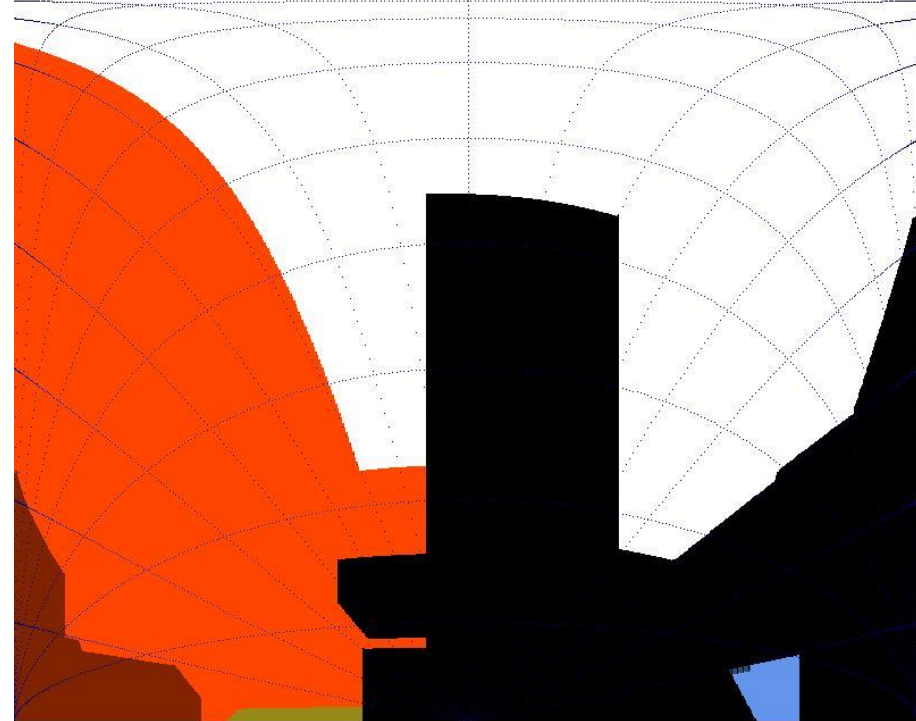
Drawing Ref: MBS Window Ref: 1007	VSC: Existing: 38.90 Proposed: 38.87
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- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

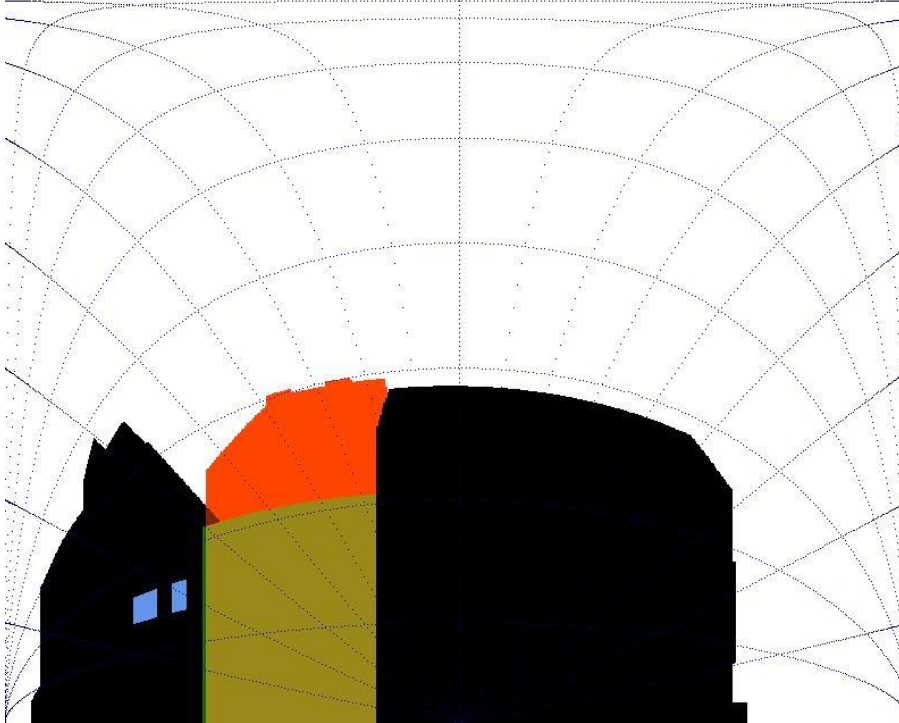
S8 – 5-8 Parson Street - West - 2F

Drawing Ref: MBS Window Ref: 1008	VSC: Existing: 26.79 Proposed: 16.36
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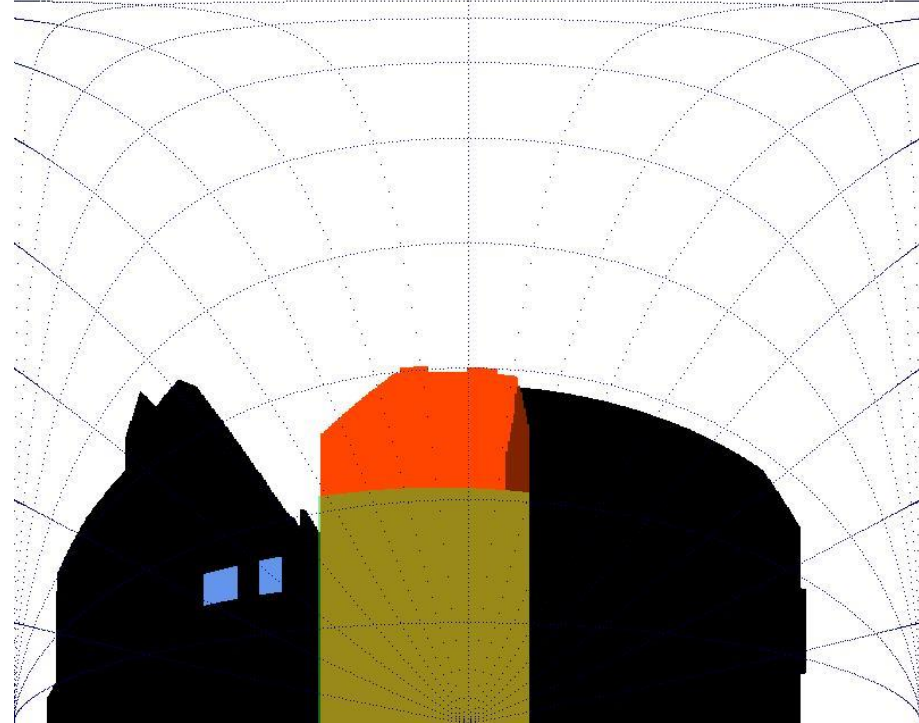
S9 – 20 Parson Street - West - GF

Drawing Ref: MBS Window Ref: 1009	VSC: Existing: 28.10 Proposed: 27.04
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S10 - 18 Parson Street - West - GF

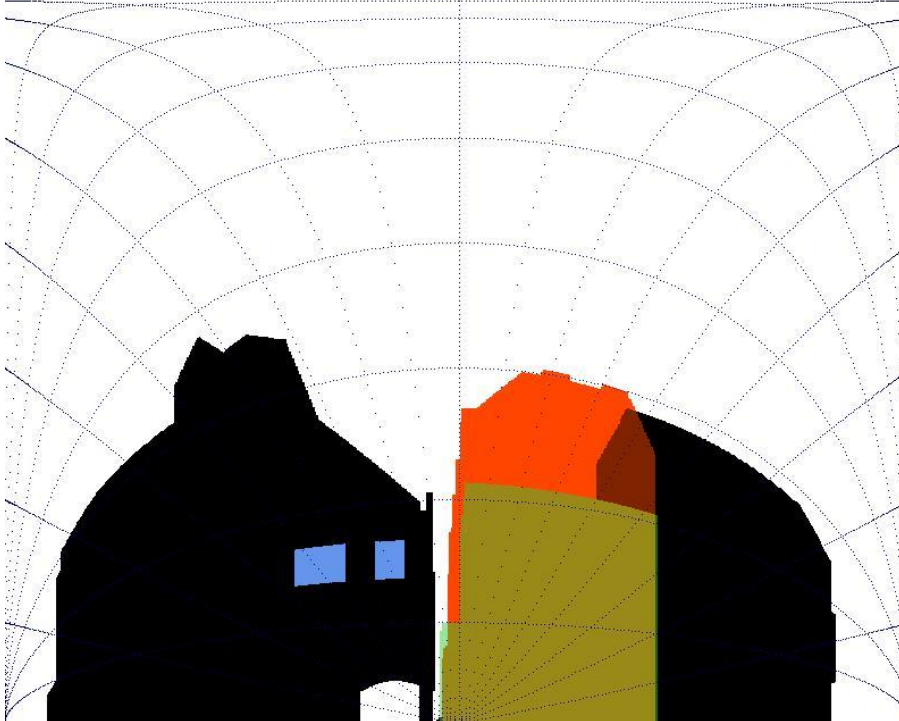
Drawing Ref: MBS Window Ref: 1010	VSC: Existing: 27.54 Proposed: 26.32
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- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S11 - 16 Parson Street - West - GF

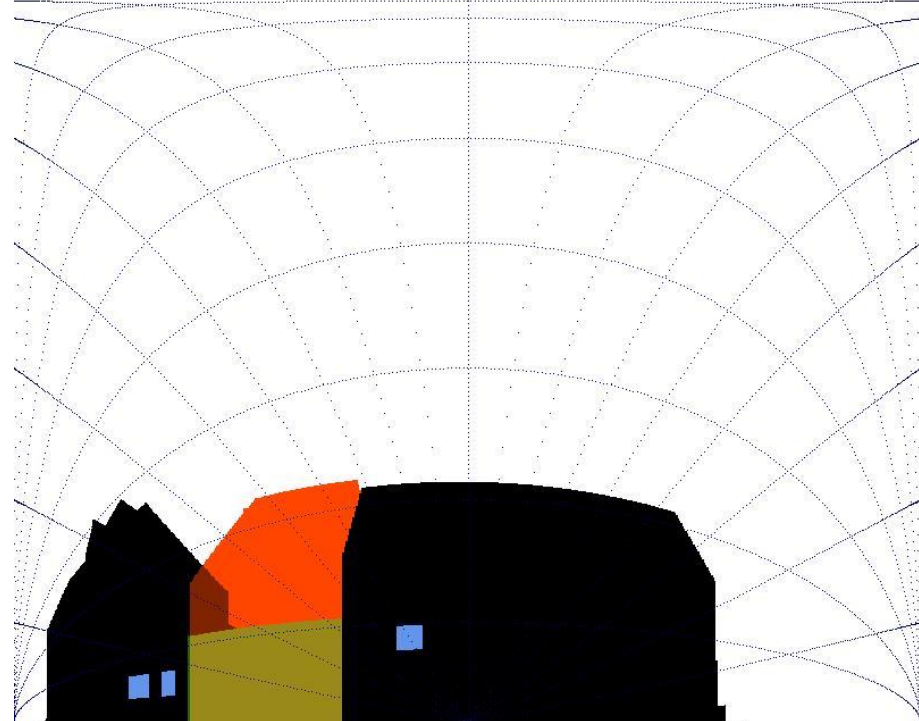
Drawing Ref: MBS Window Ref: 1011	VSC: Existing: 27.18 Proposed: 26.16
--------------------------------------	---



- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

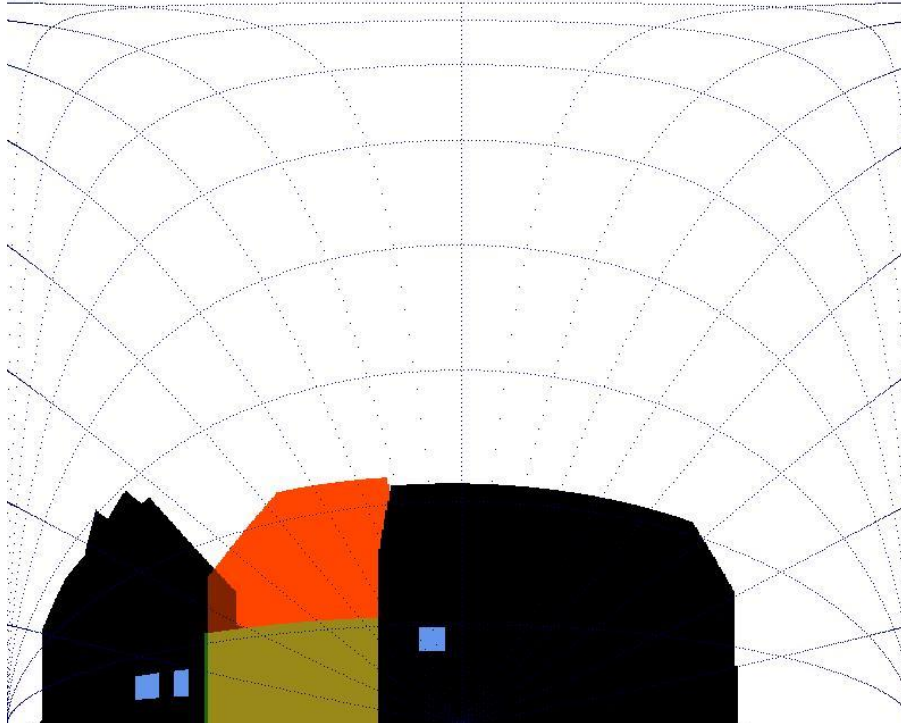
S12 - 20 Parson Street - West - 1F

Drawing Ref: MBS Window Ref: 1012	VSC: Existing: 31.89 Proposed: 30.92
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S13 – 20 Parson Street - West - 1F

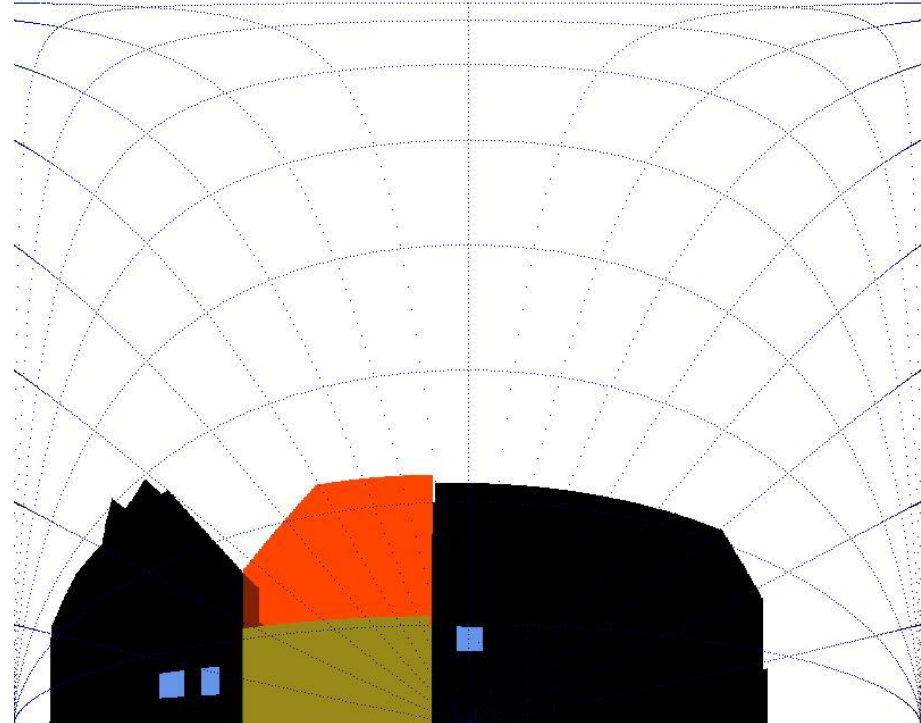
Drawing Ref: MBS Window Ref: 1013	VSC: Existing: 31.78 Proposed: 30.62
--------------------------------------	---



- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

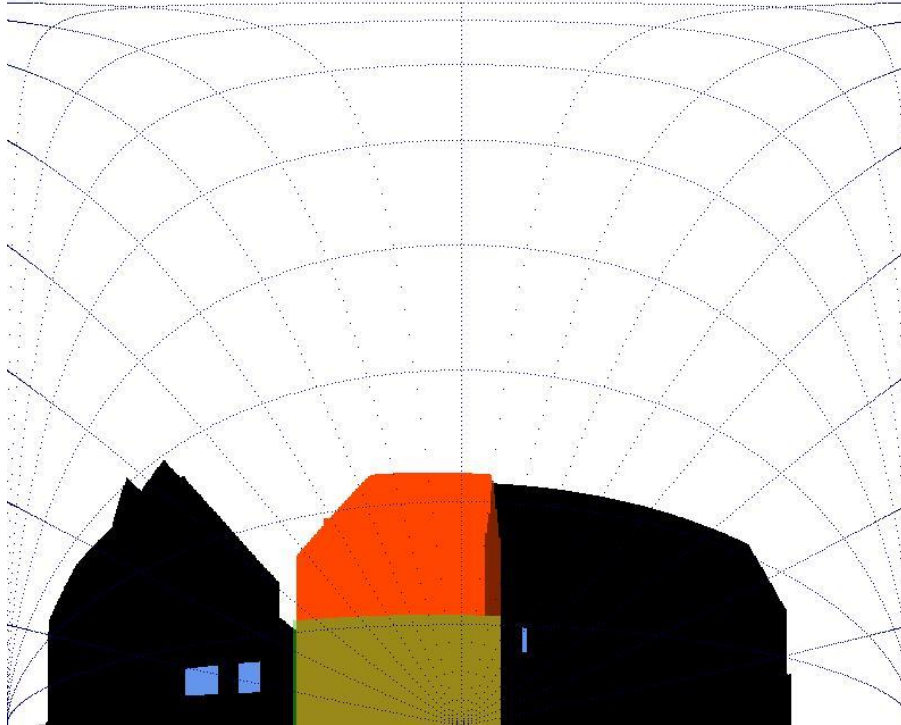
S14 – 20 Parson Street - West - 1F

Drawing Ref: MBS Window Ref: 1014	VSC: Existing: 31.73 Proposed: 30.38
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S15 – 18 Parson Street - West - 1F

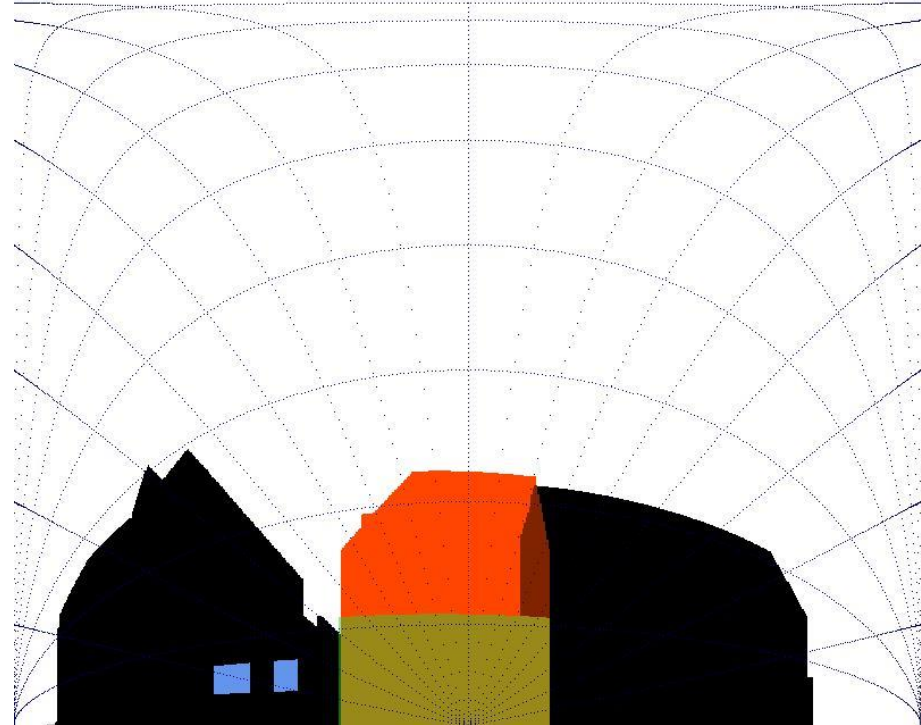
Drawing Ref: MBS Window Ref: 1015	VSC: Existing: 31.62 Proposed: 30.17
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- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S16 – 18 Parson Street - West - 1F

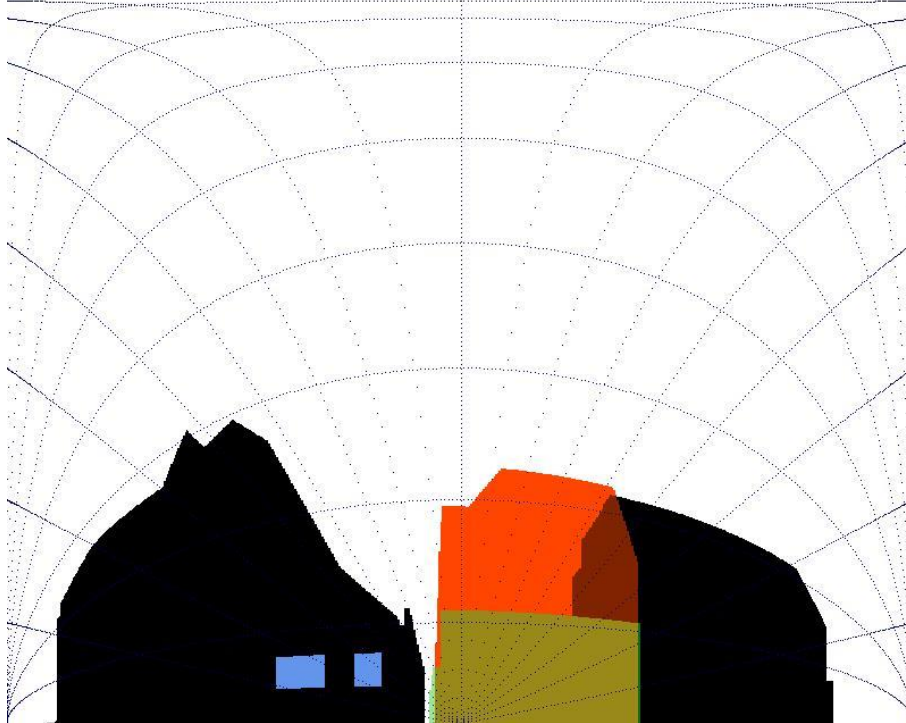
Drawing Ref: MBS Window Ref: 1016	VSC: Existing: 31.55 Proposed: 30.14
--------------------------------------	---



S17 – 16 Parson Street - West - 1F

Drawing Ref: MBS
Window Ref: 1017

VSC: Existing: 31.23
Proposed: 30.09

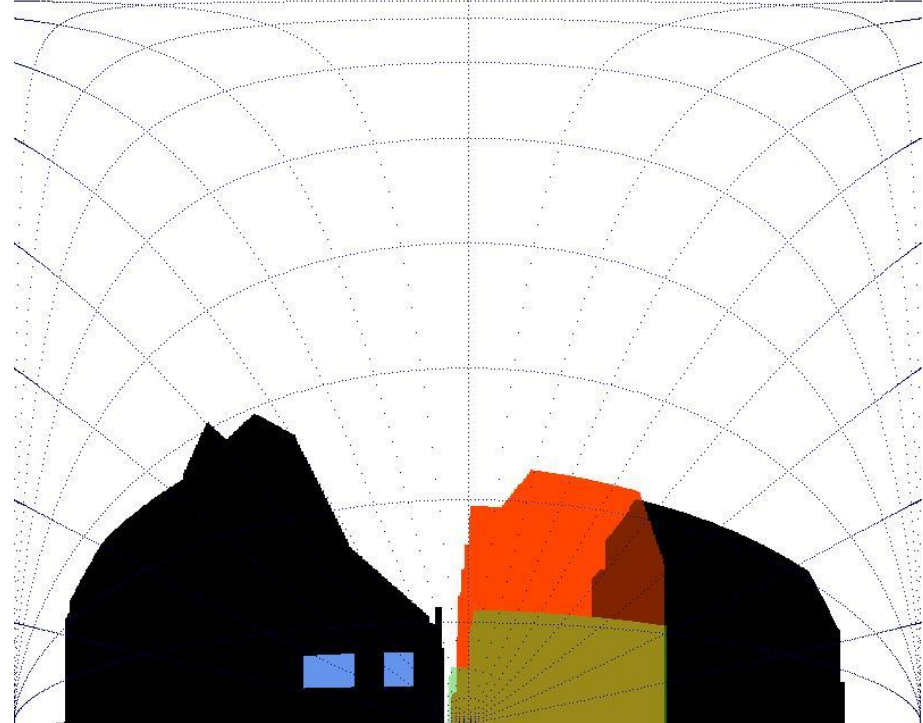


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S18 – 16 Parson Street - West - 1F

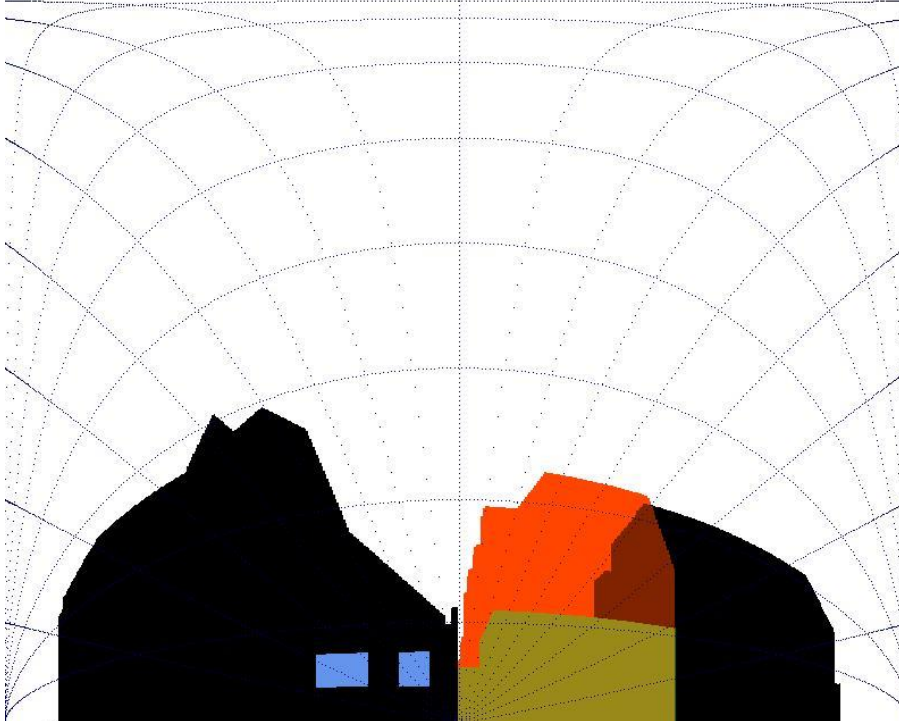
Drawing Ref: MBS
Window Ref: 1018

VSC: Existing: 31.09
Proposed: 29.96



S19 – 16 Parson Street - West - 1F

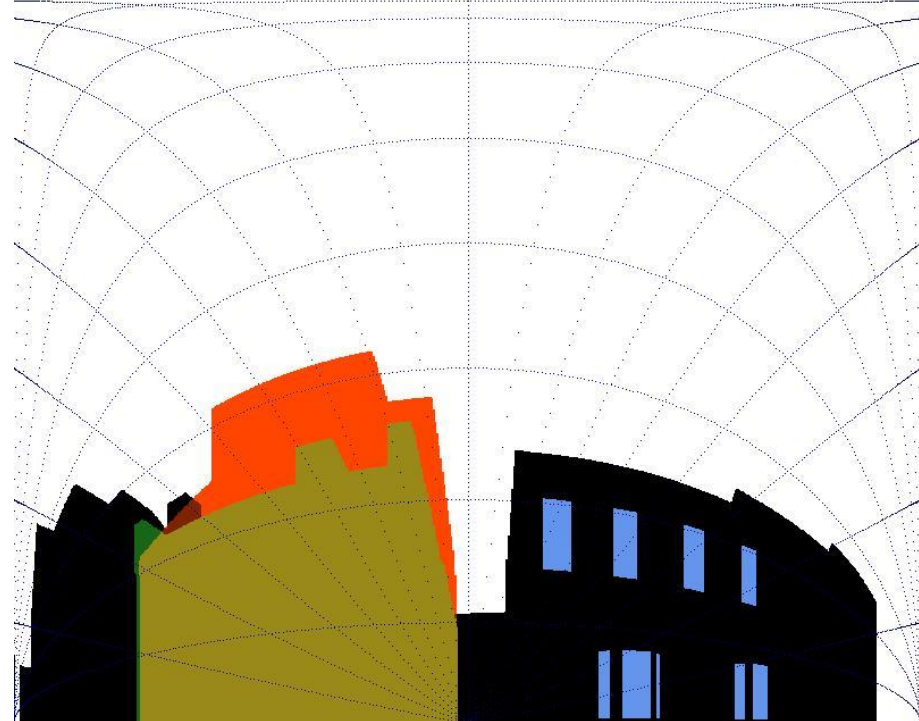
Drawing Ref: MBS Window Ref: 1019	VSC: Existing: 30.90 Proposed: 29.78
--------------------------------------	---



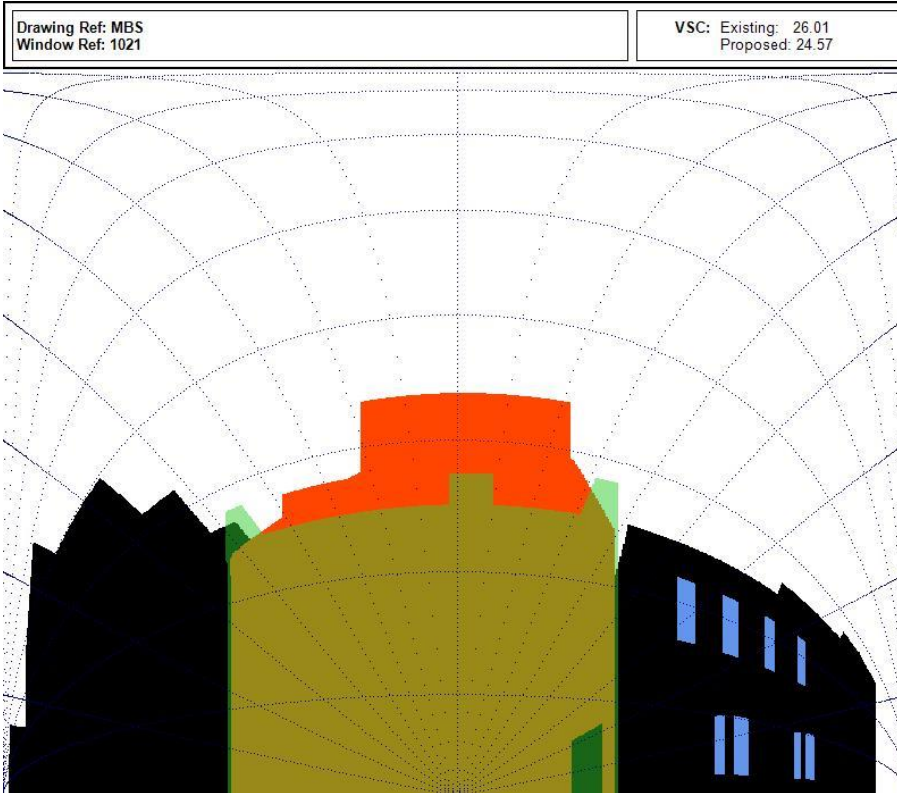
- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S20 – 6 Florence Street – South - GF

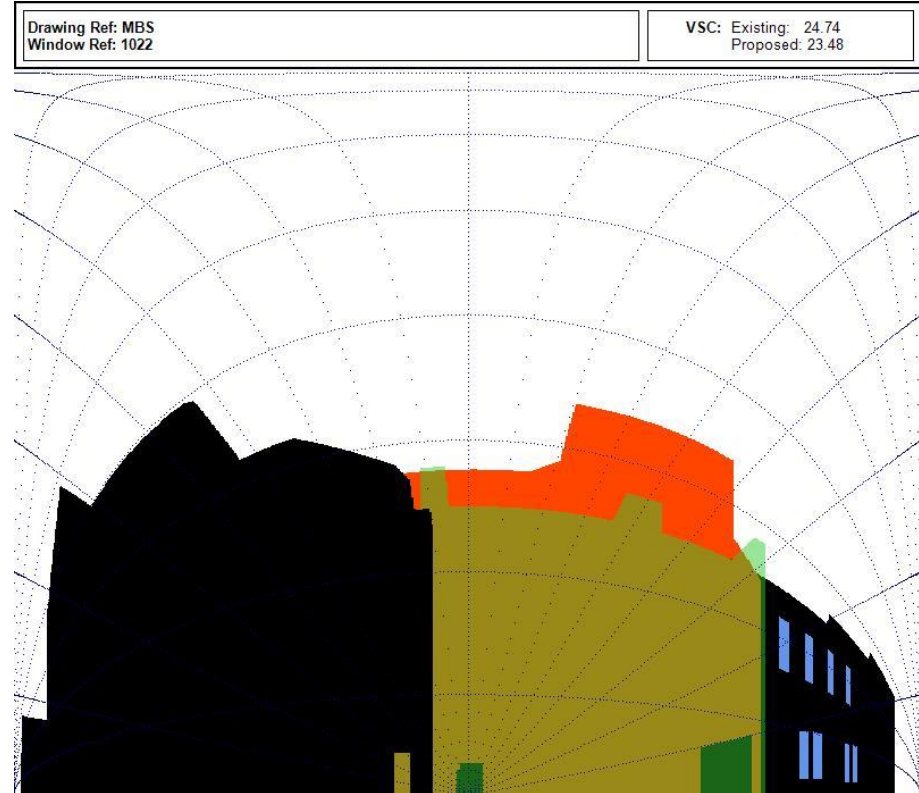
Drawing Ref: MBS Window Ref: 1020	VSC: Existing: 28.20 Proposed: 26.87
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S21 – 4 Florence Street – South - GF

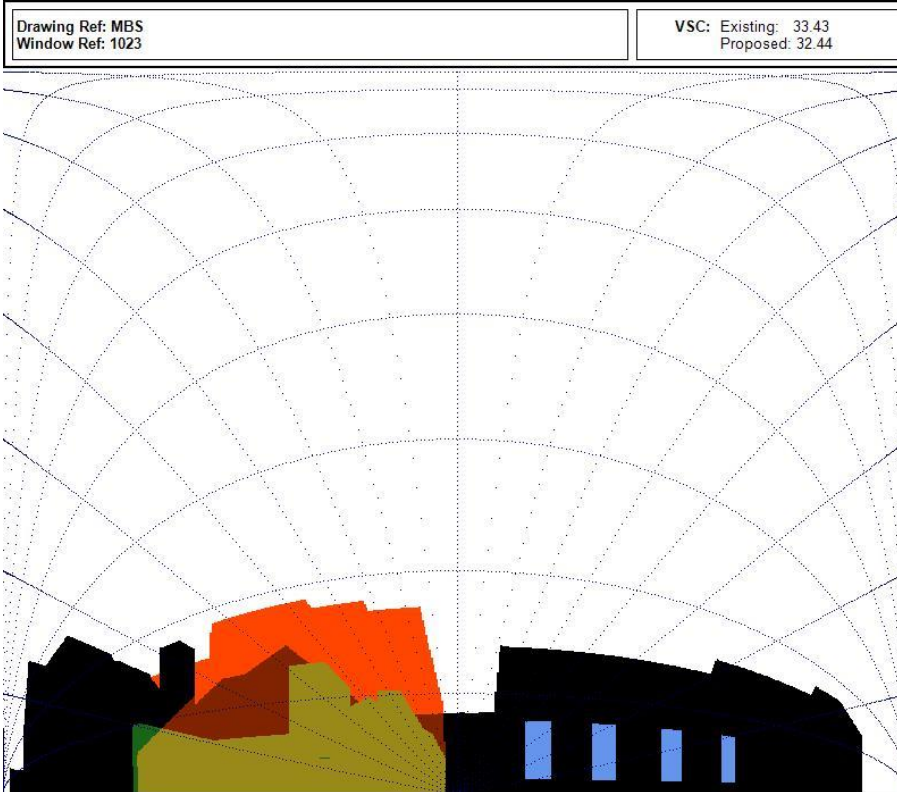


S22 – 2 Florence Street – South - GF



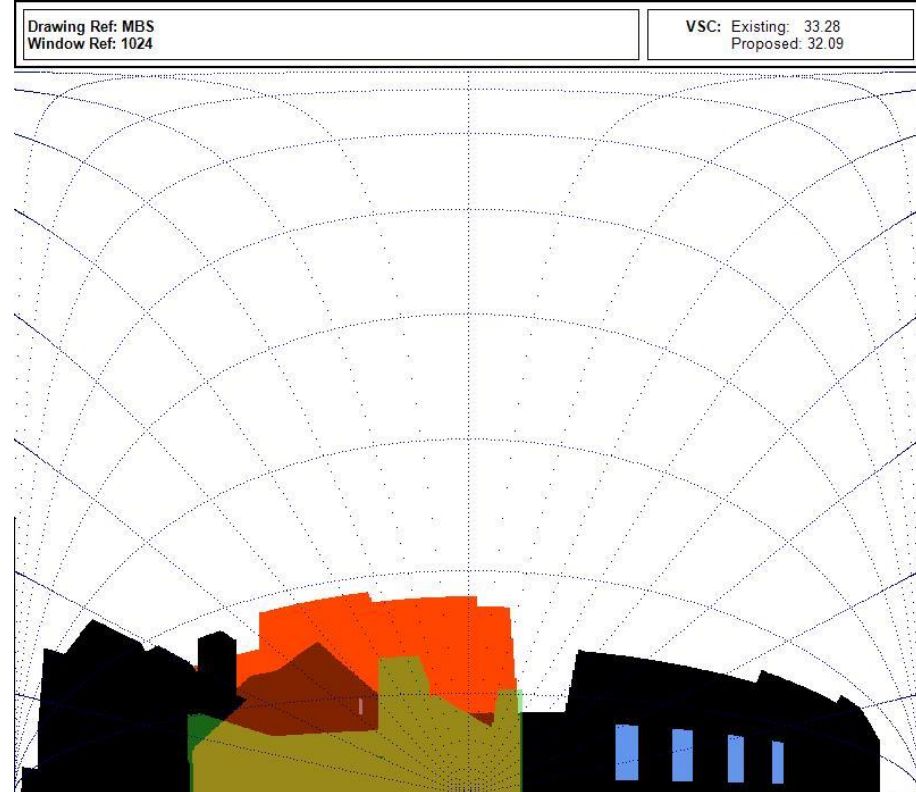
- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S23 – 6 Florence Street – South - 1F

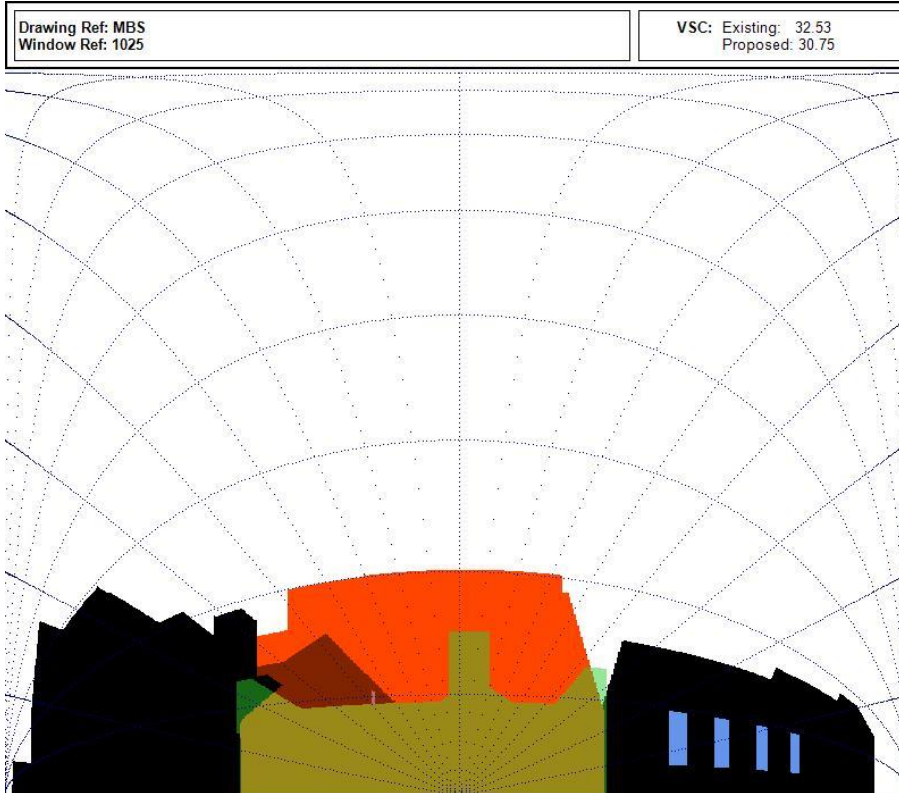


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S24 – 6 Florence Street – South - 1F

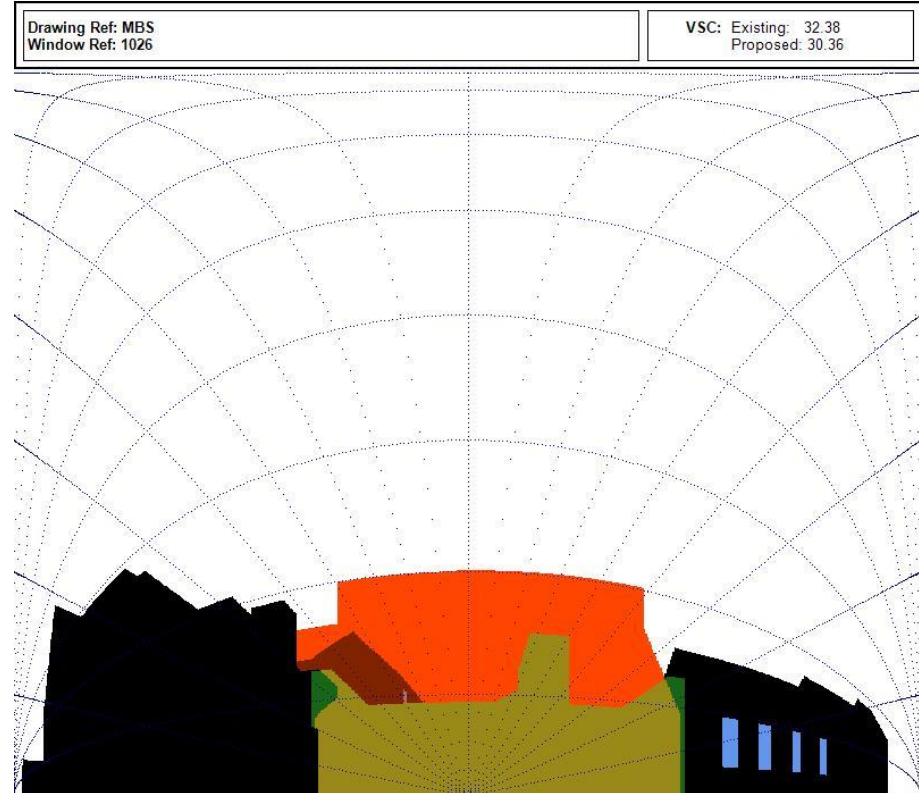


S25 – 4 Florence Street – South - 1F

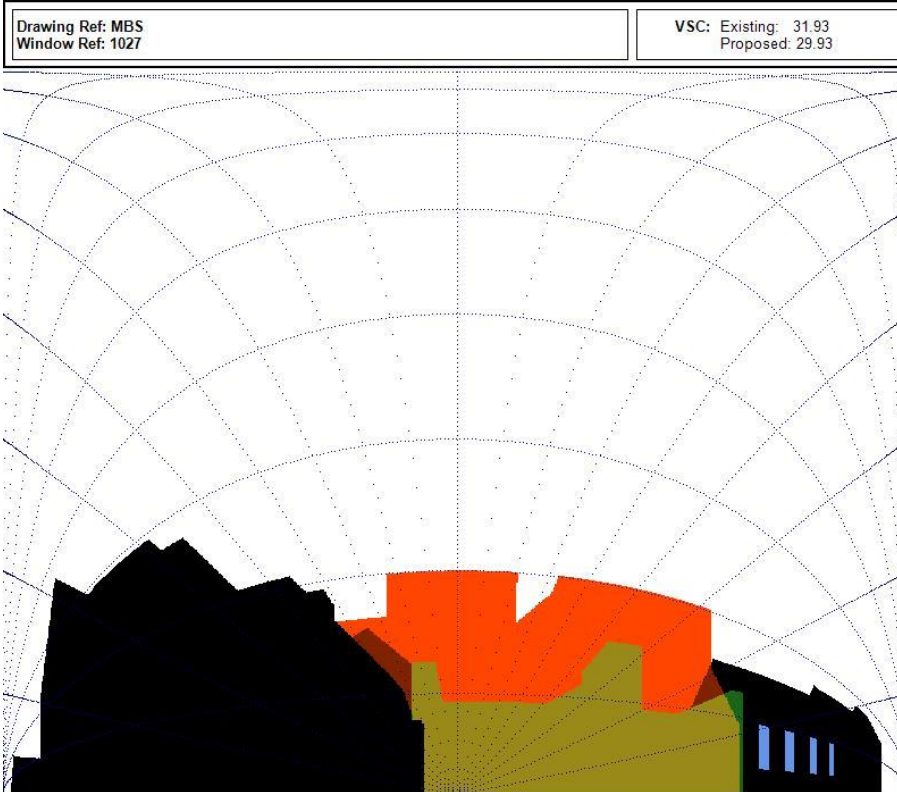


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

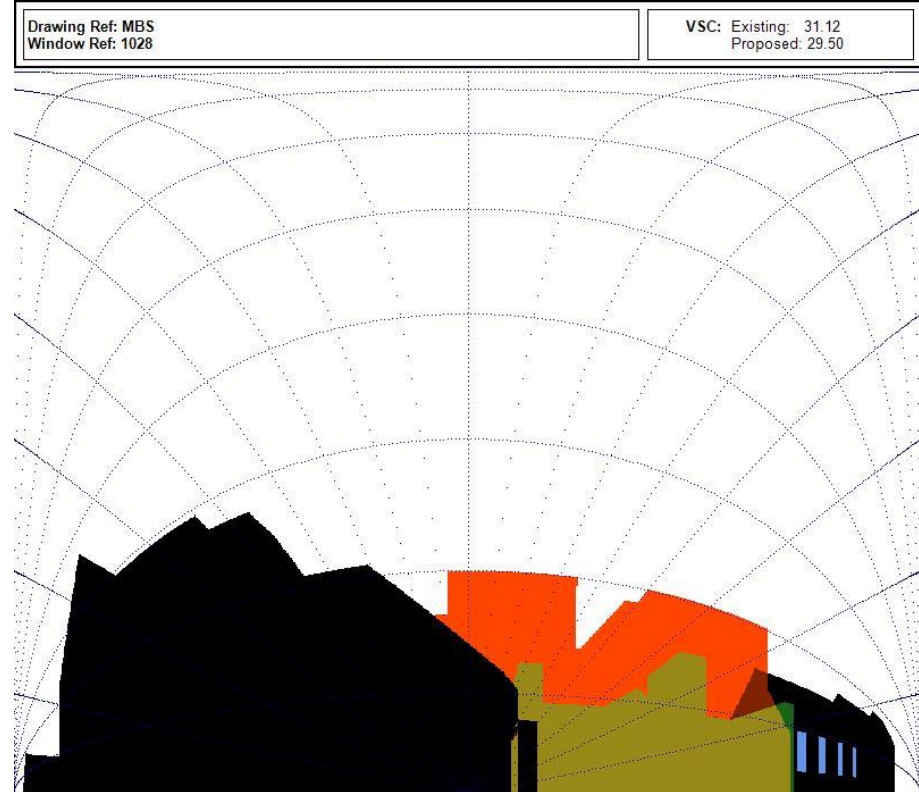
S26 – 4 Florence Street – South - 1F



S27 – 2 Florence Street – South - 1F



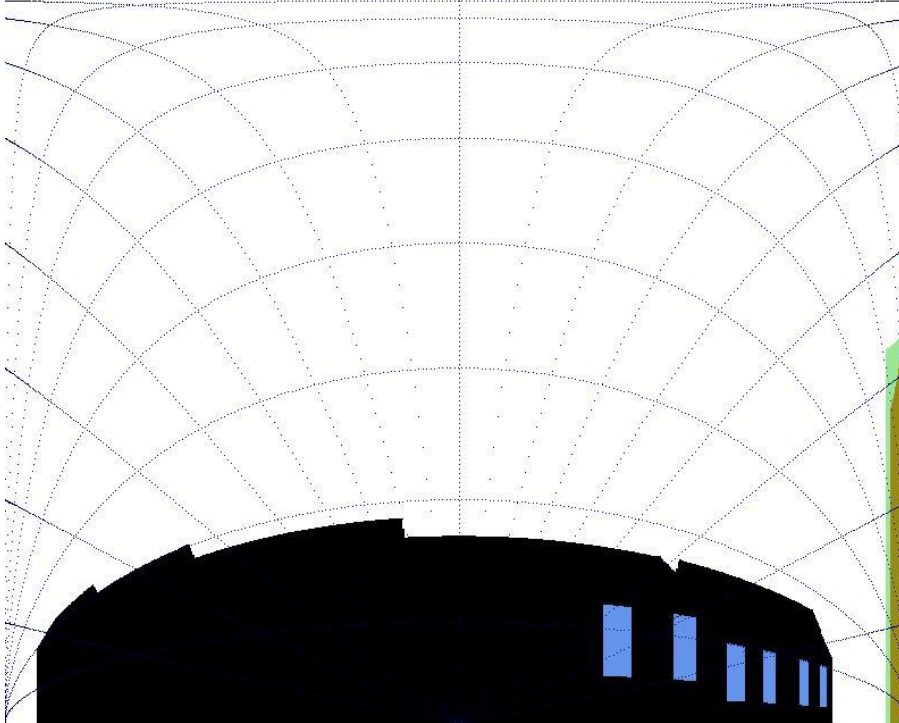
S28 – 2 Florence Street – South - 1F



- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

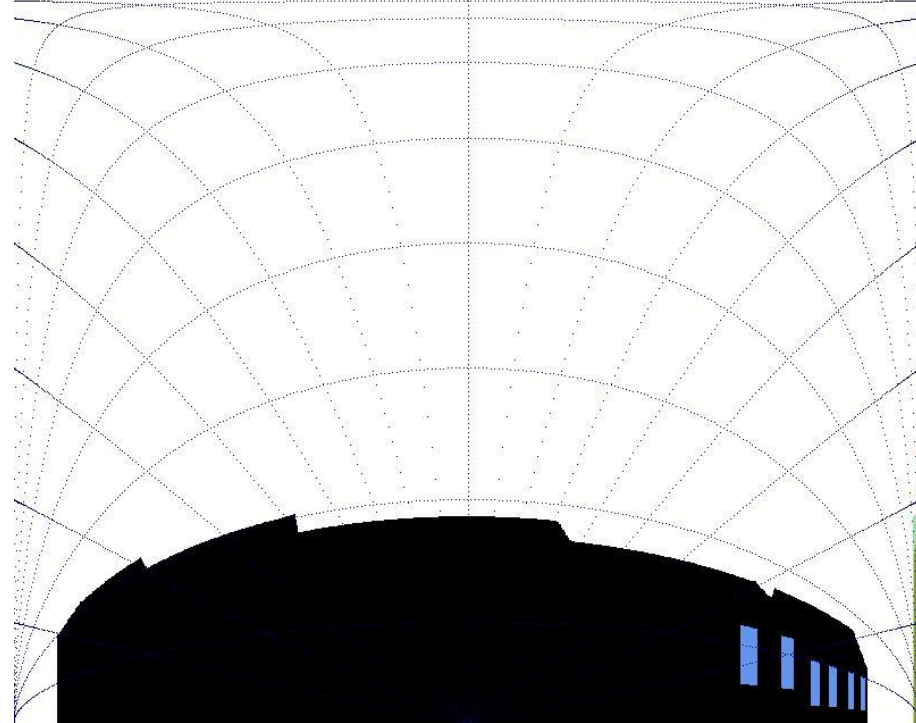
S29 – 5 Florence Street – North - GF

Drawing Ref: MBS Window Ref: 1029	VSC: Existing: 31.04 Proposed: 31.14
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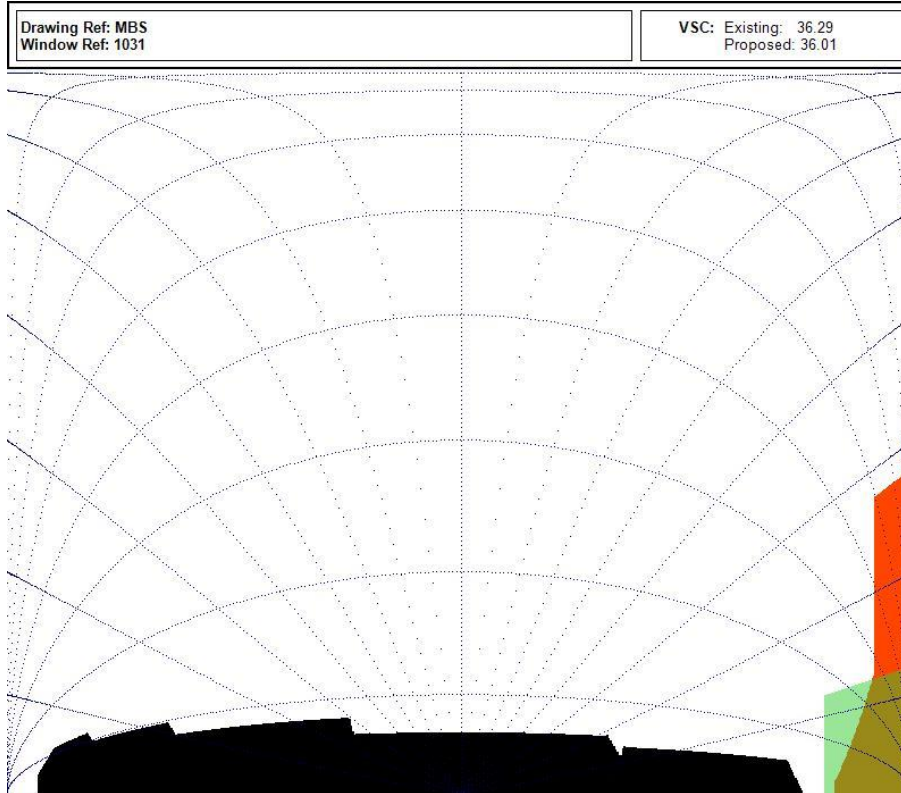
S30 – 7 Florence Street – North - GF

Drawing Ref: MBS Window Ref: 1030	VSC: Existing: 31.16 Proposed: 31.17
--------------------------------------	---

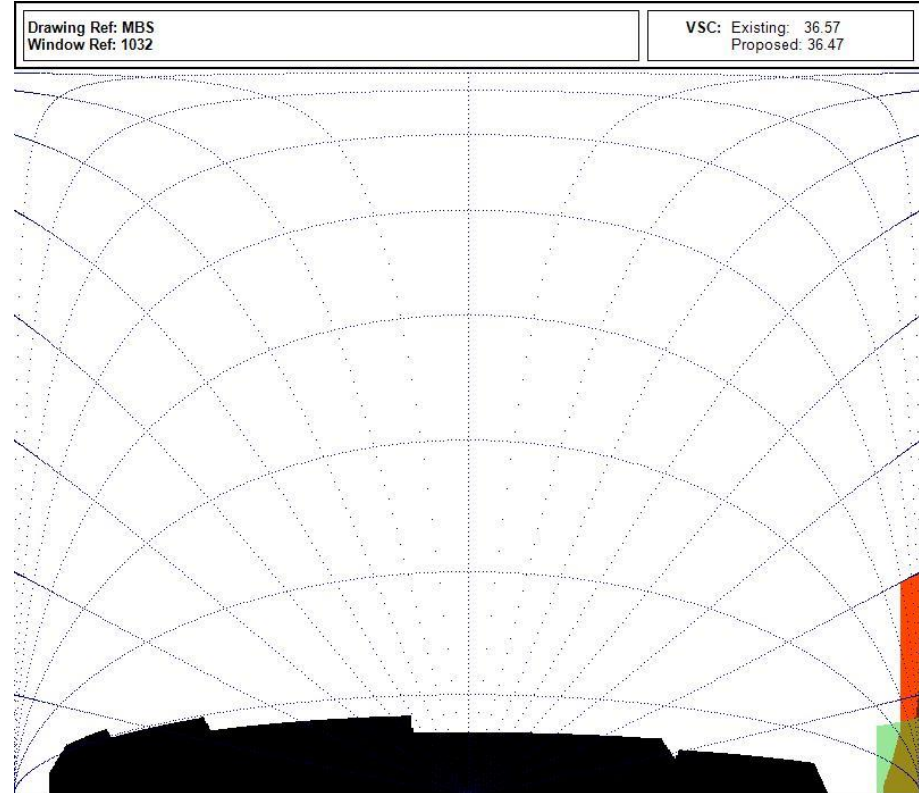


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S31 – 5 Florence Street – North - 1F



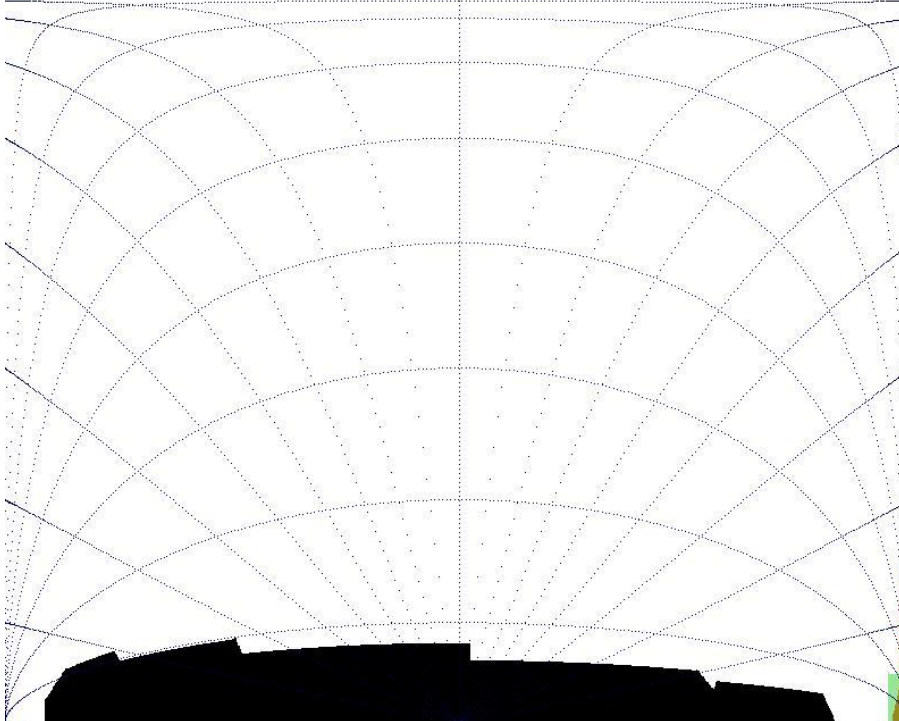
S32 – 5 Florence Street – North - 1F



- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

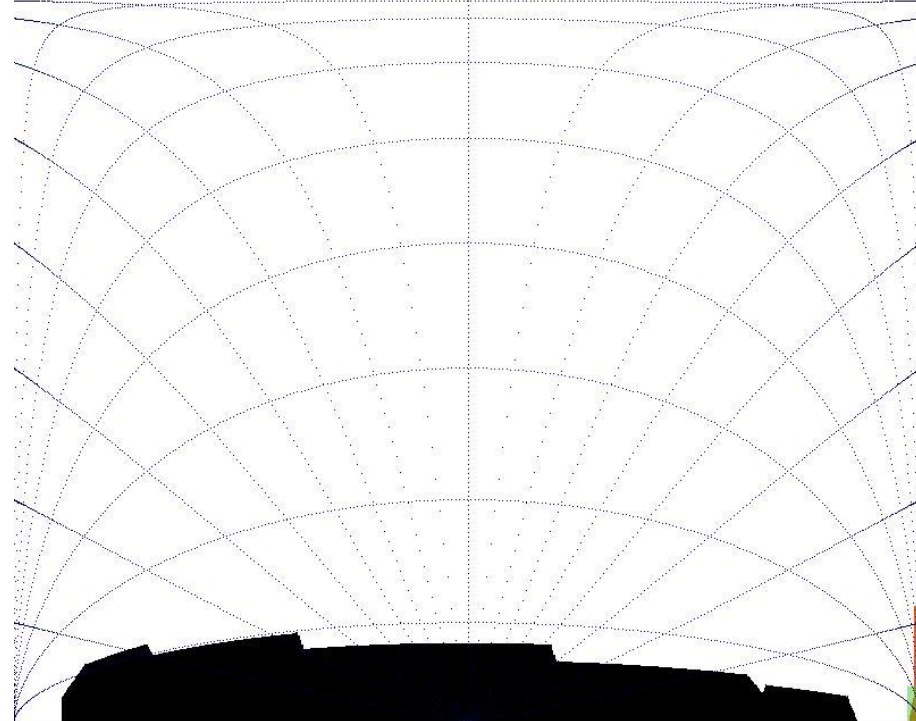
S33 – 7 Florence Street – North - 1F

Drawing Ref: MBS Window Ref: 1033	VSC: Existing: 36.54 Proposed: 36.50
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S34 – 7 Florence Street – North - 1F

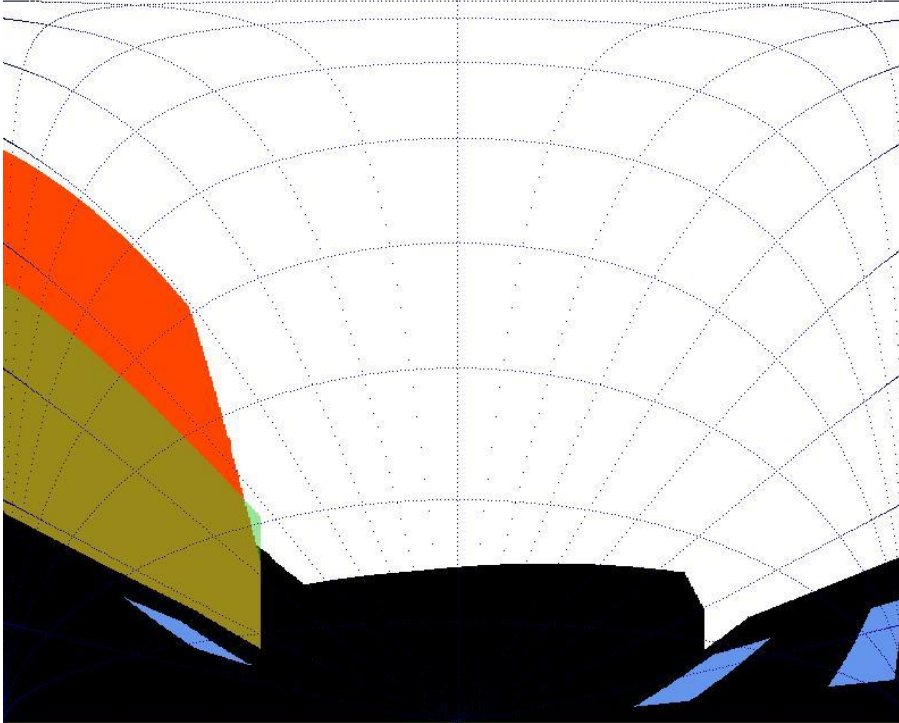
Drawing Ref: MBS Window Ref: 1034	VSC: Existing: 36.41 Proposed: 36.40
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- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S35 – 5 Florence Street – South - GF

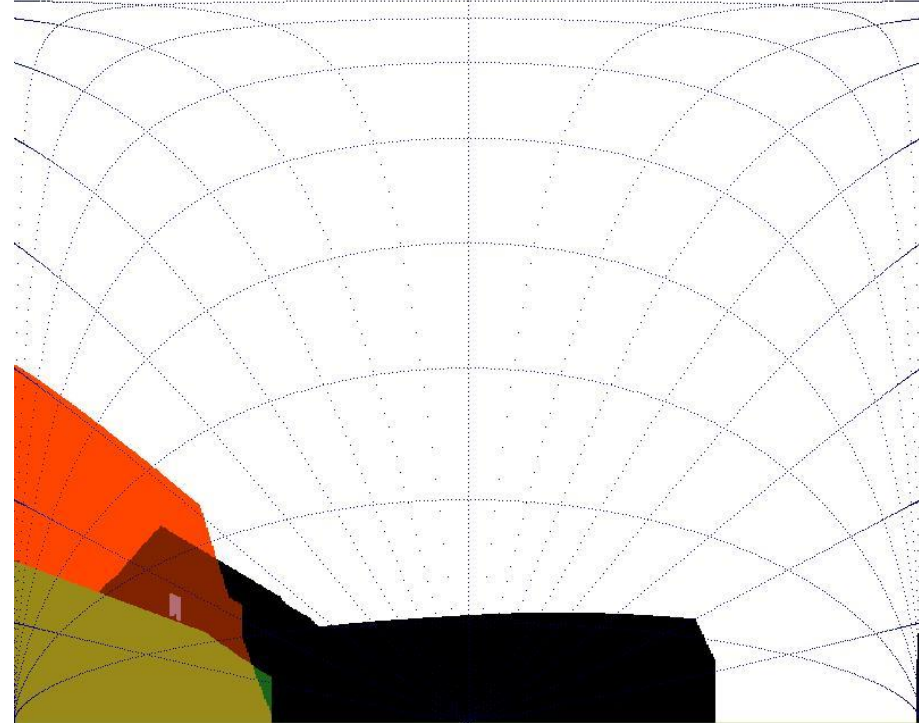
Drawing Ref: MBS Window Ref: 1035	VSC: Existing: 28.77 Proposed: 27.00
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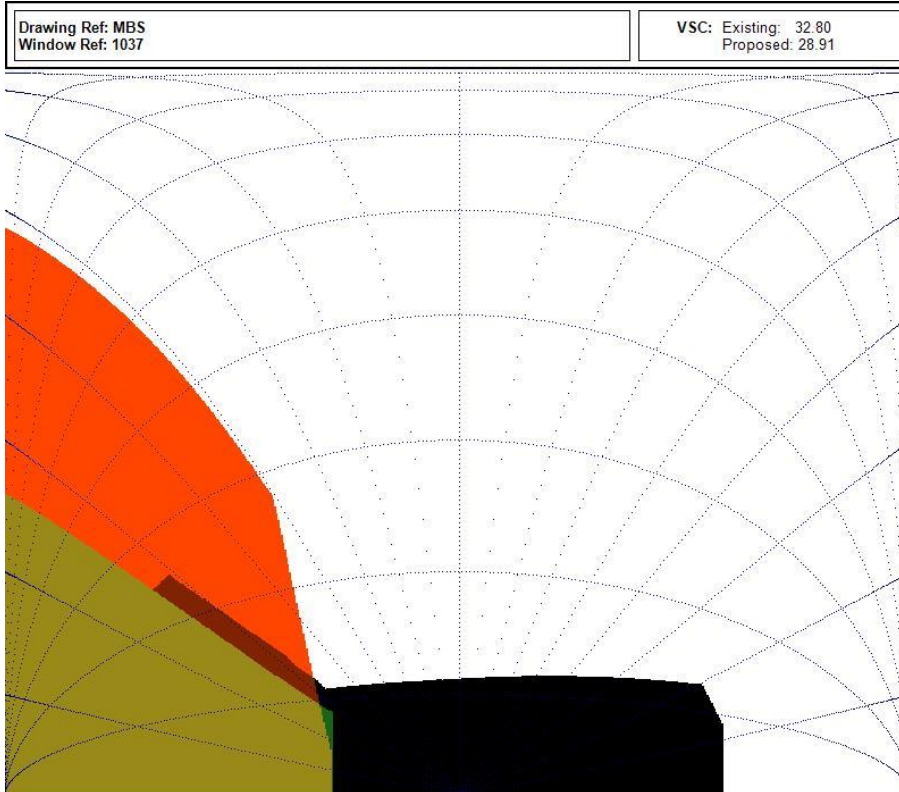
- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S36 – 5 Florence Street – South - 1F

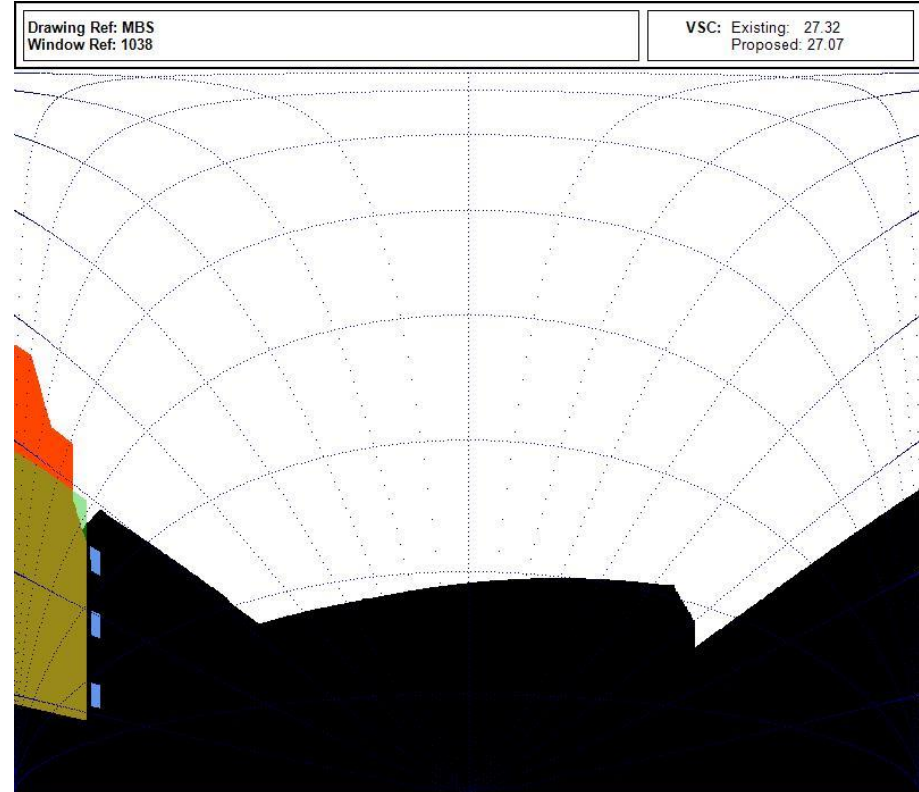
Drawing Ref: MBS Window Ref: 1036	VSC: Existing: 34.26 Proposed: 32.78
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S37 – 5 Florence Street – South - 1F

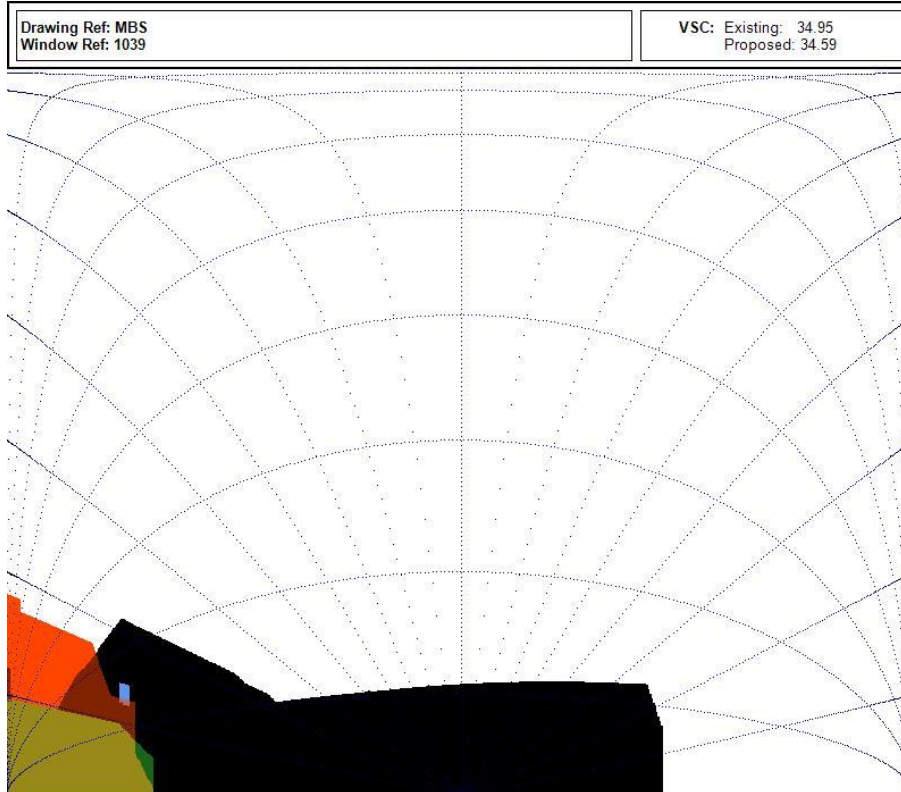


S38 – 7 Florence Street – South - GF

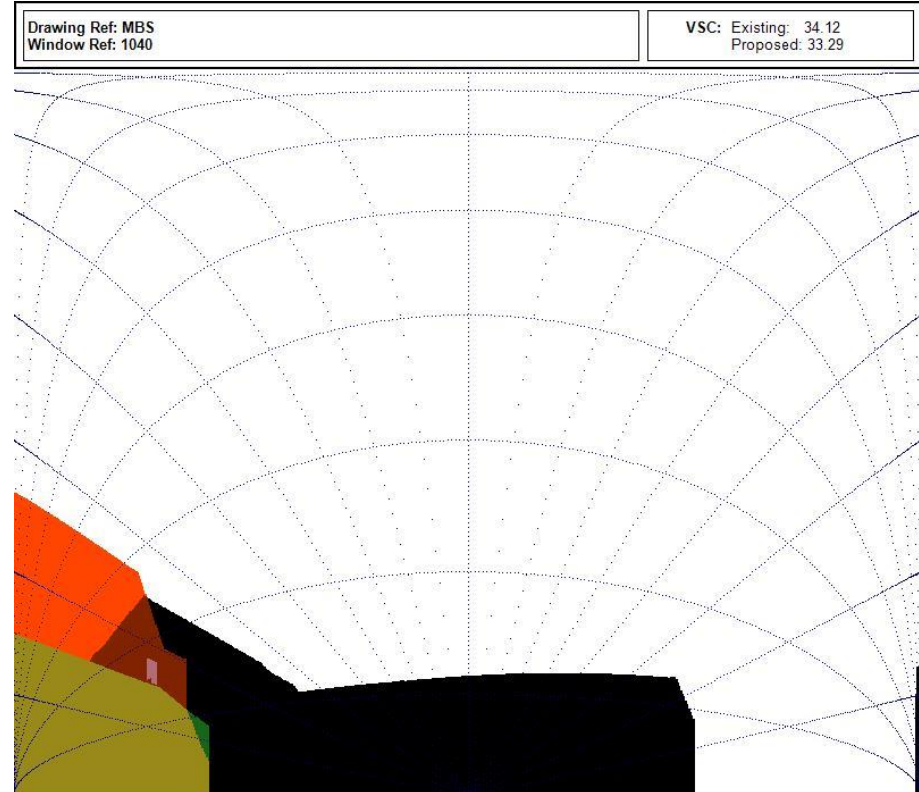


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

S39 – 7 Florence Street – South - 1F



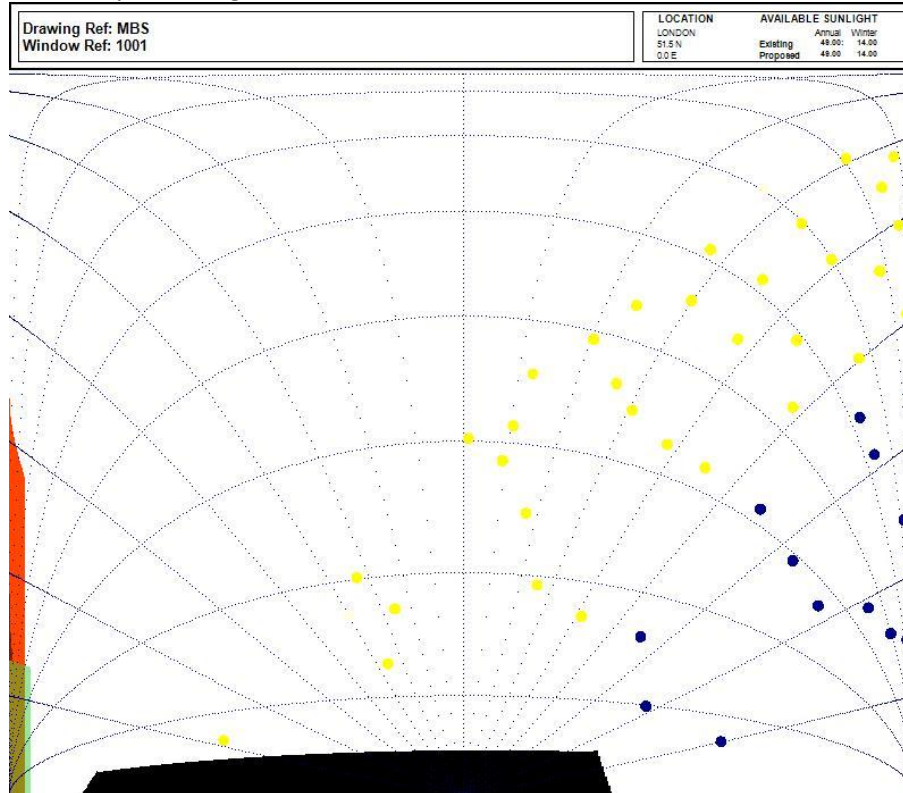
S40 – 7 Florence Street – South - 1F



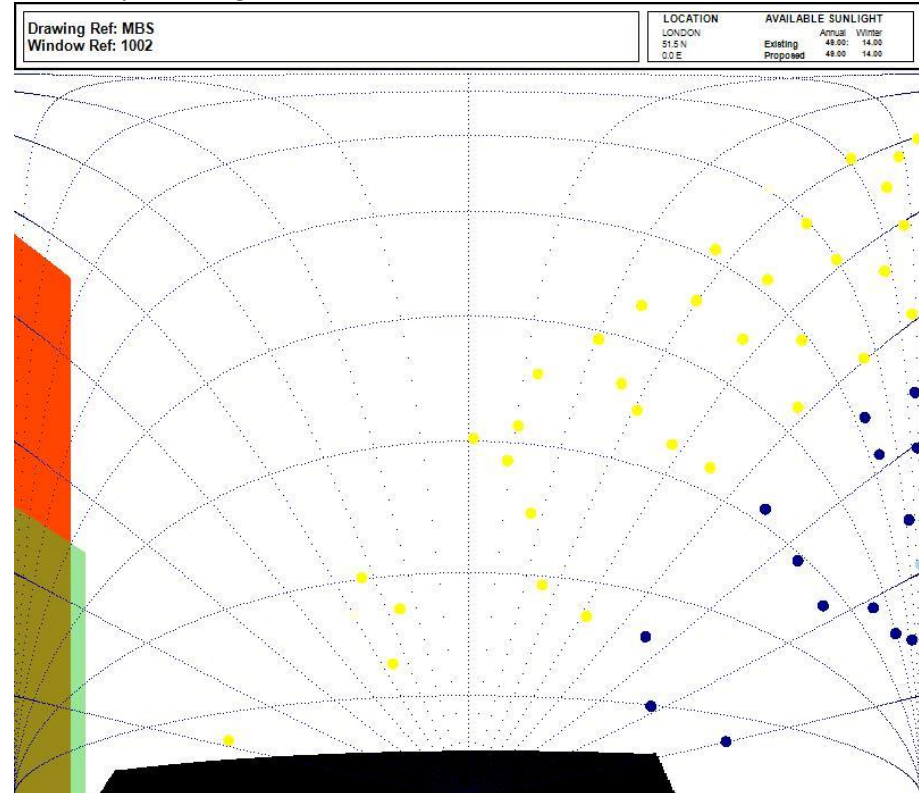
- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.

7.5 Sunlight results

S1 – Ferrydale Lodge – East - 1F

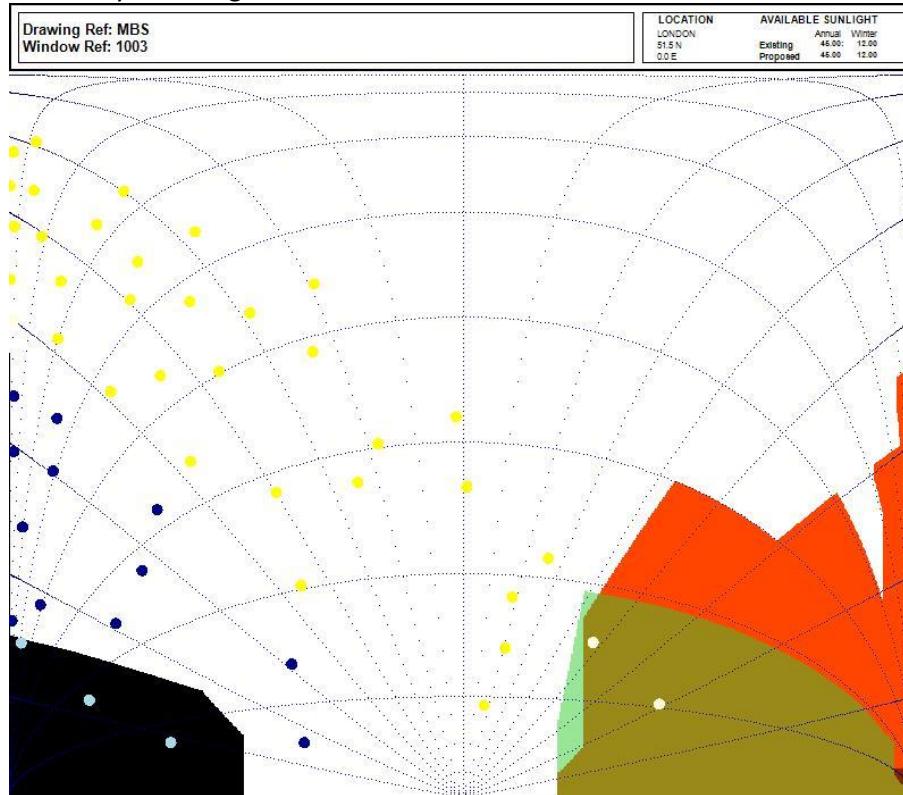


S2 – Ferrydale Lodge – East - 1F

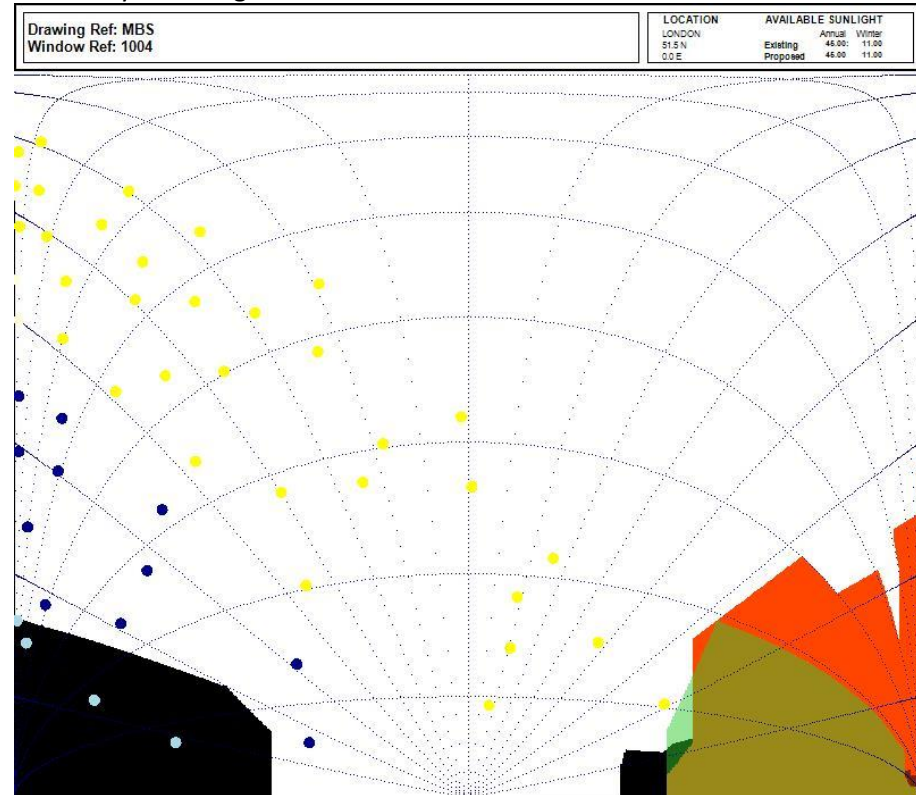


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S3 – Ferrydale Lodge – West - 1F

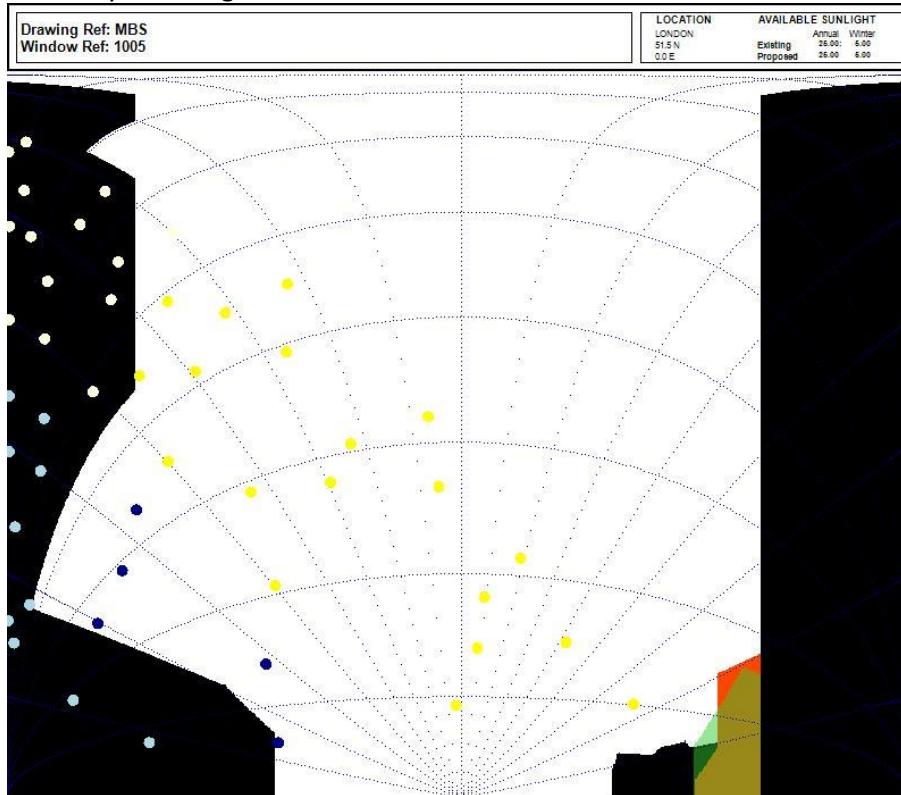


S4 – Ferrydale Lodge – West - 1F

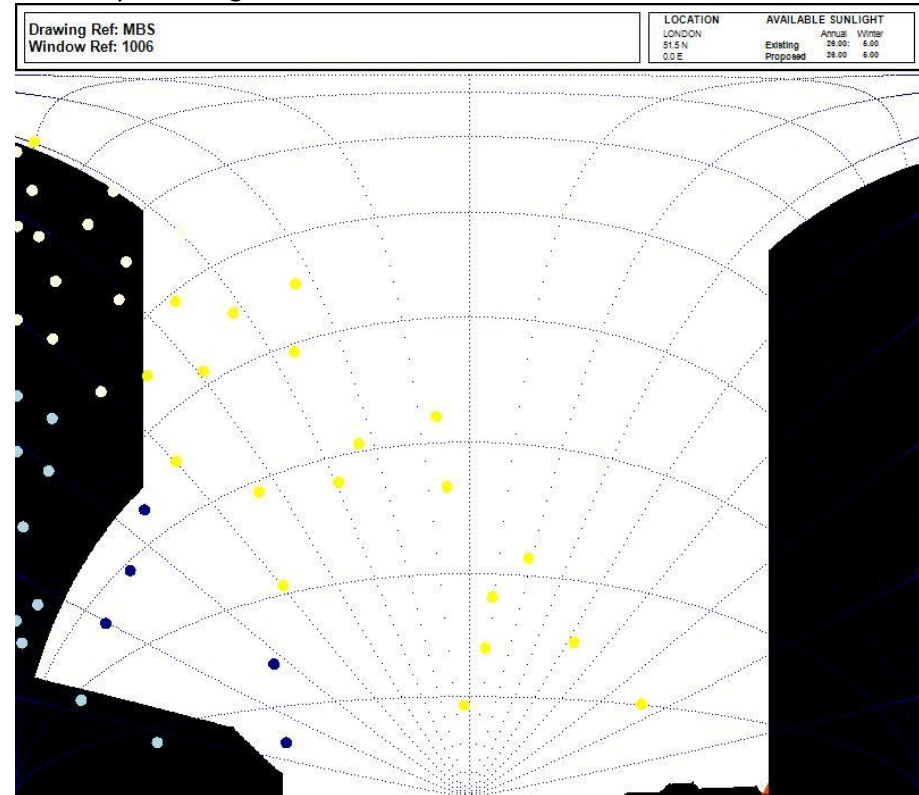


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S5 - Ferrydale Lodge – West - 1F

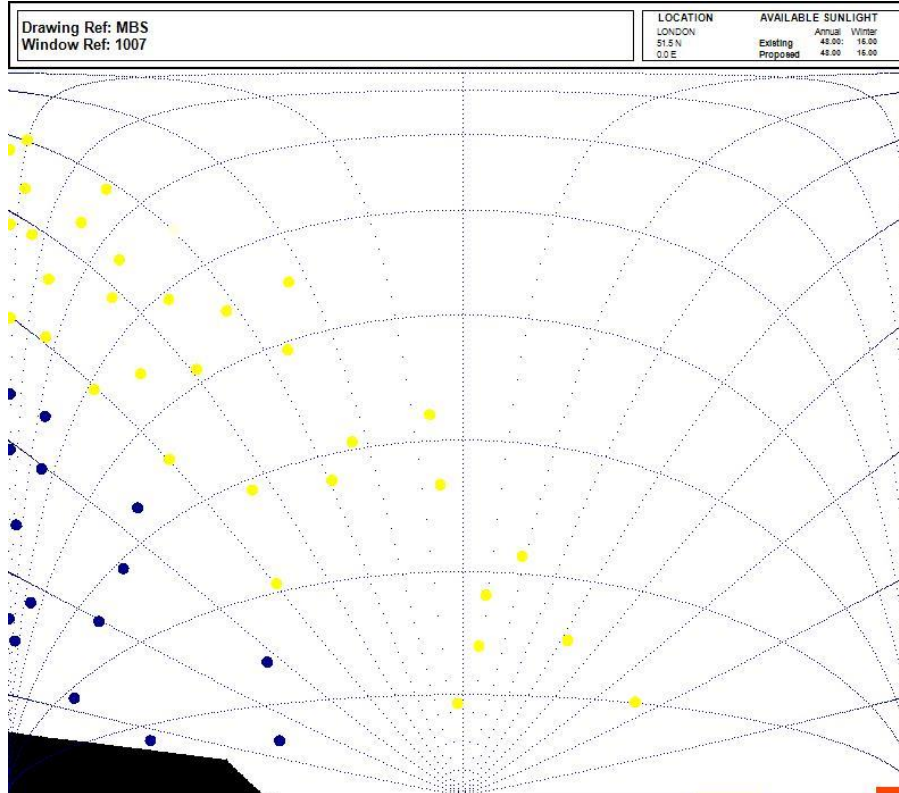


S6 - Ferrydale Lodge – West - 2F

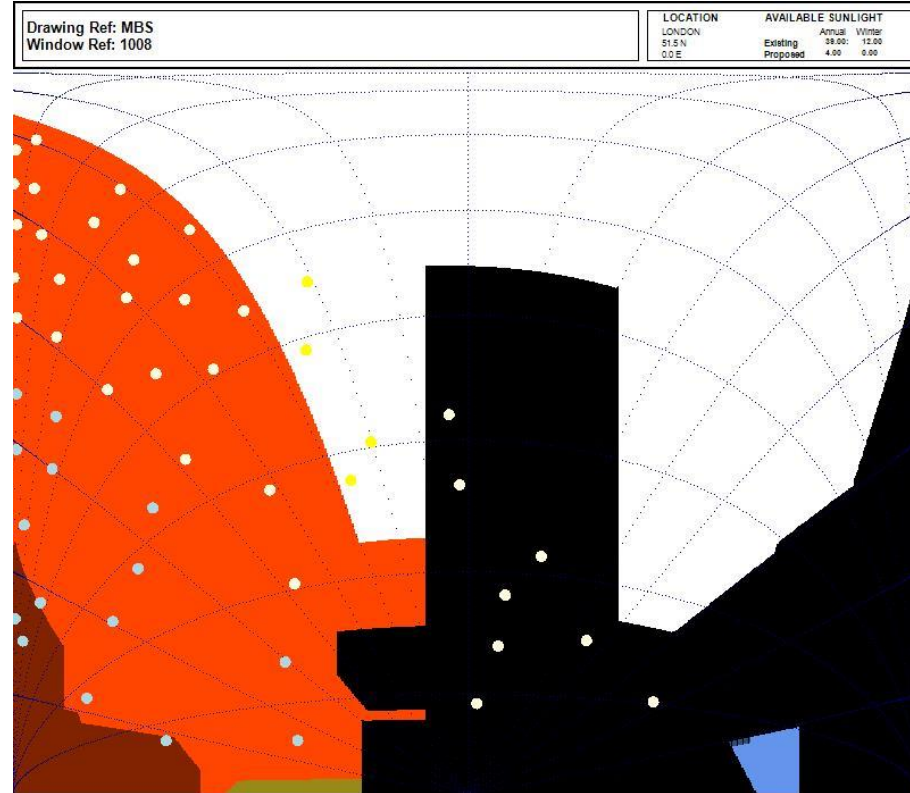


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S7 - Ferrydale Lodge – West - 3F

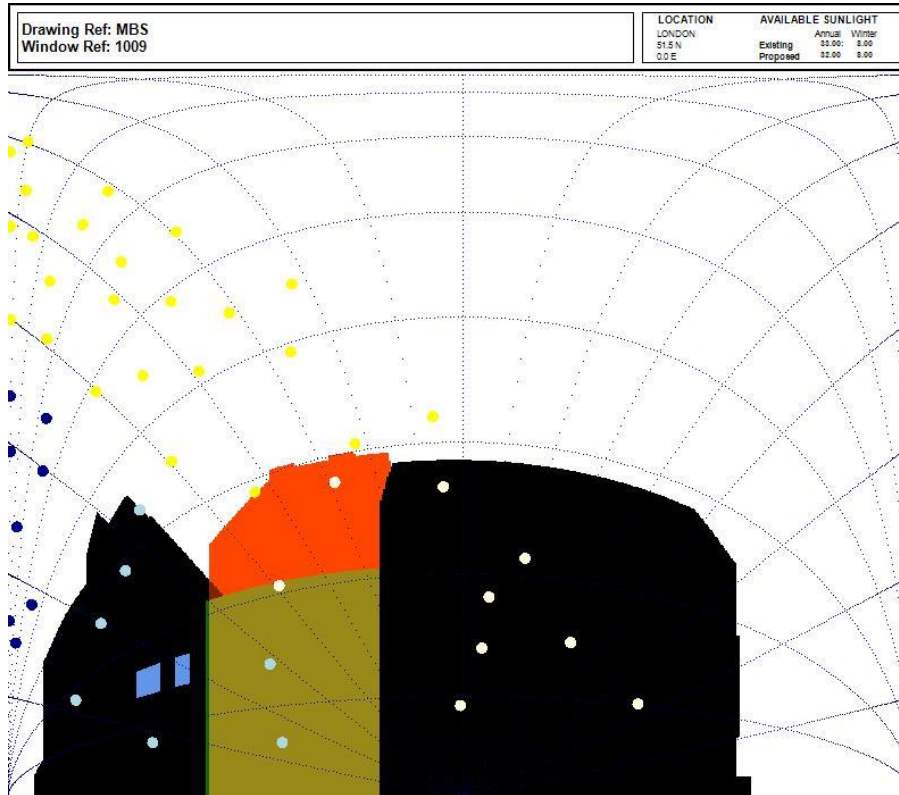


S8 – 5-8 Parson Street - West - 2F

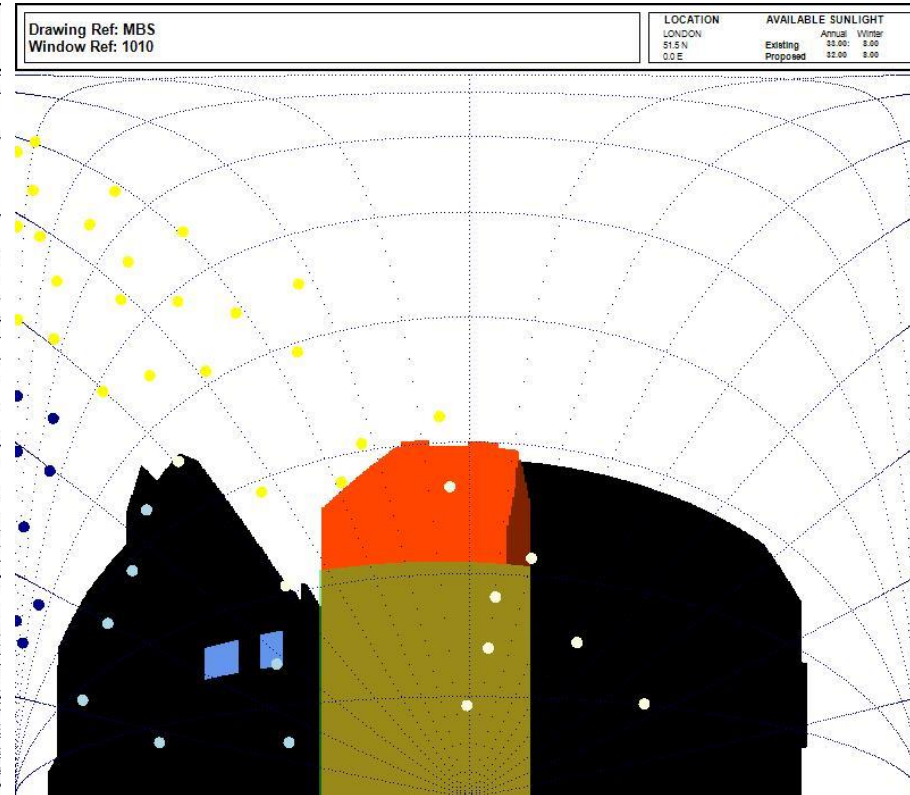


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S9 – 20 Parson Street - West - GF

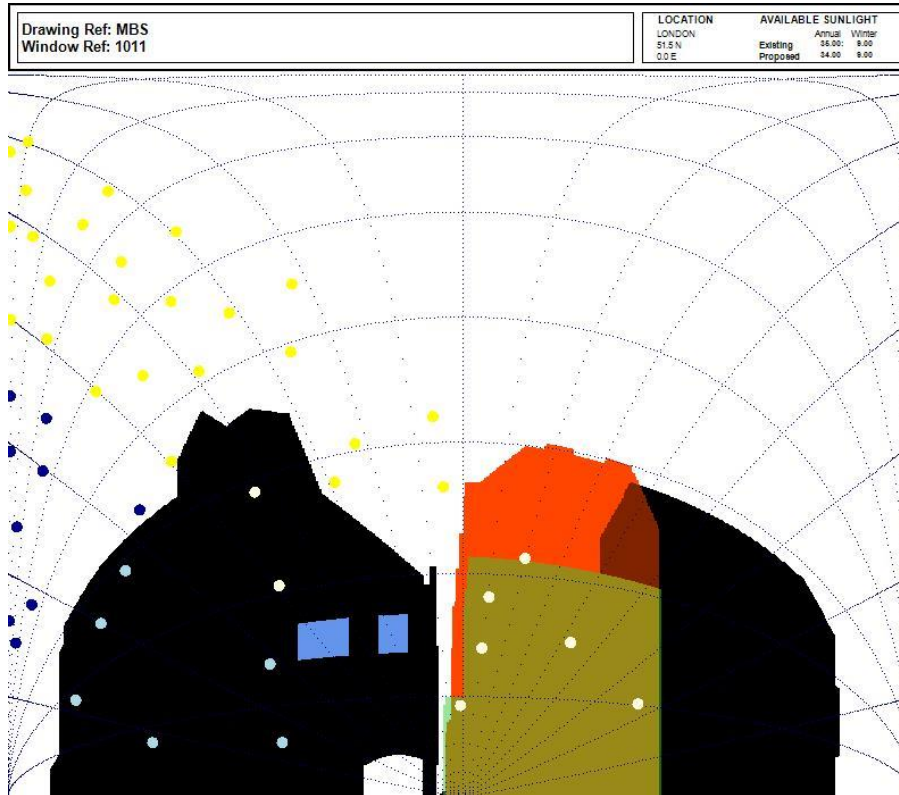


S10 - 18 Parson Street - West - GF

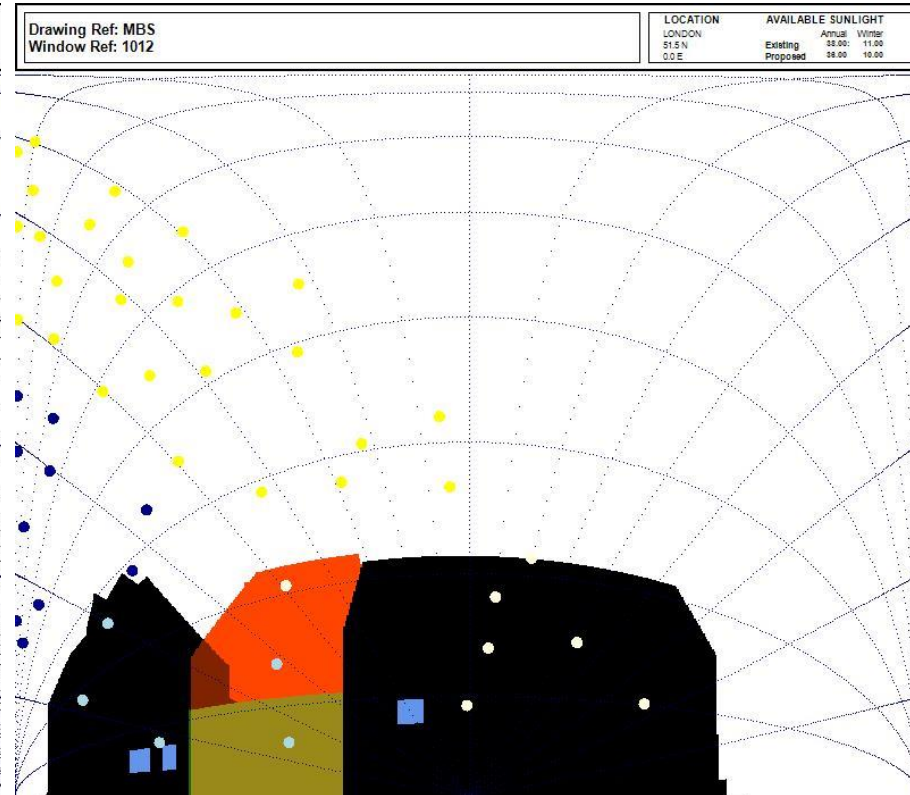


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S11 - 16 Parson Street - West - GF

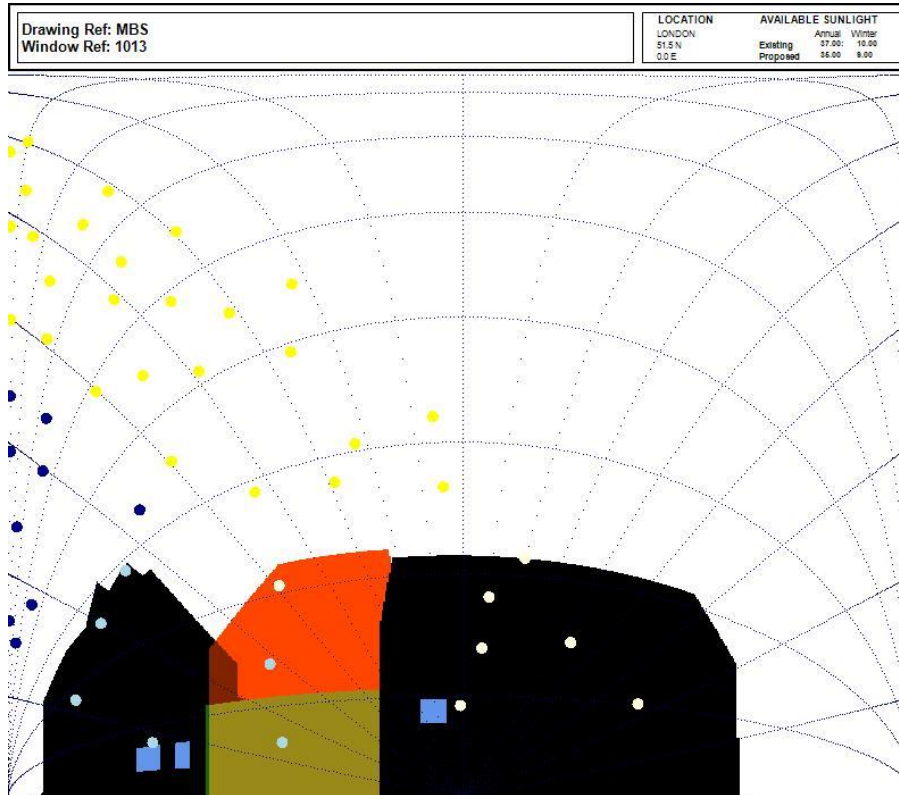


S12 - 20 Parson Street - West - 1F

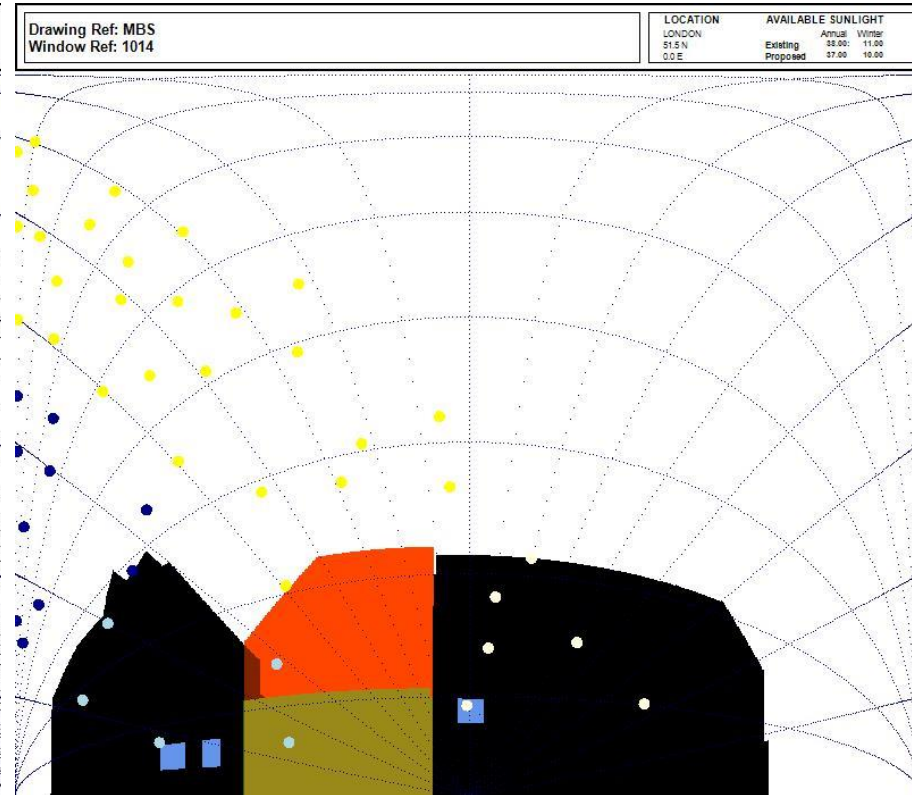


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S13 – 20 Parson Street - West - 1F

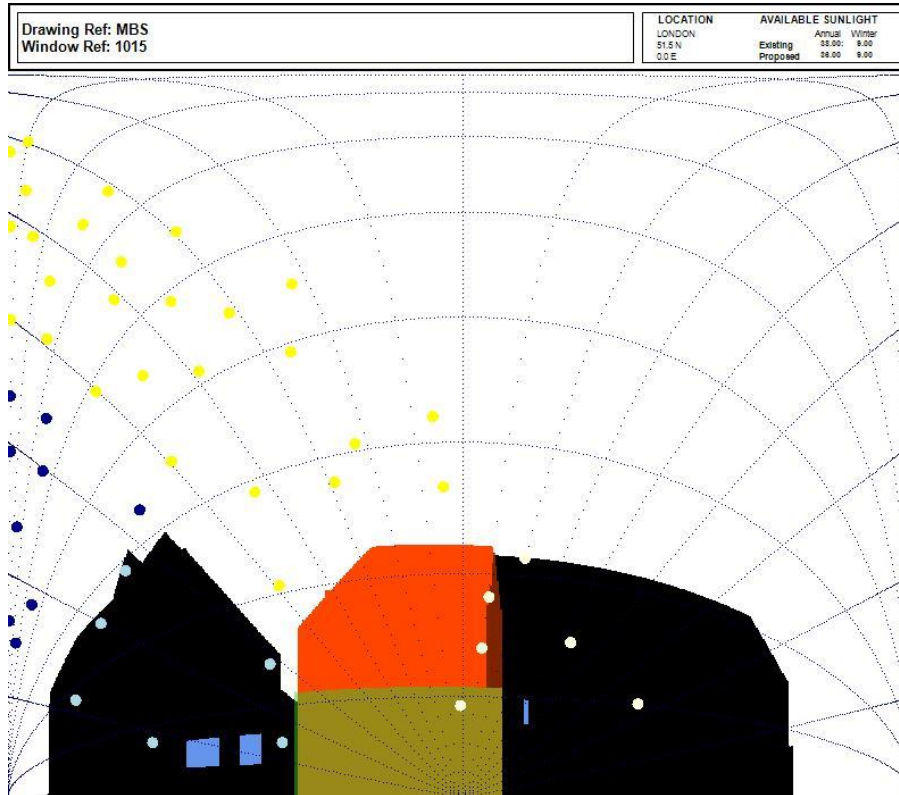


S14 – 20 Parson Street - West - 1F

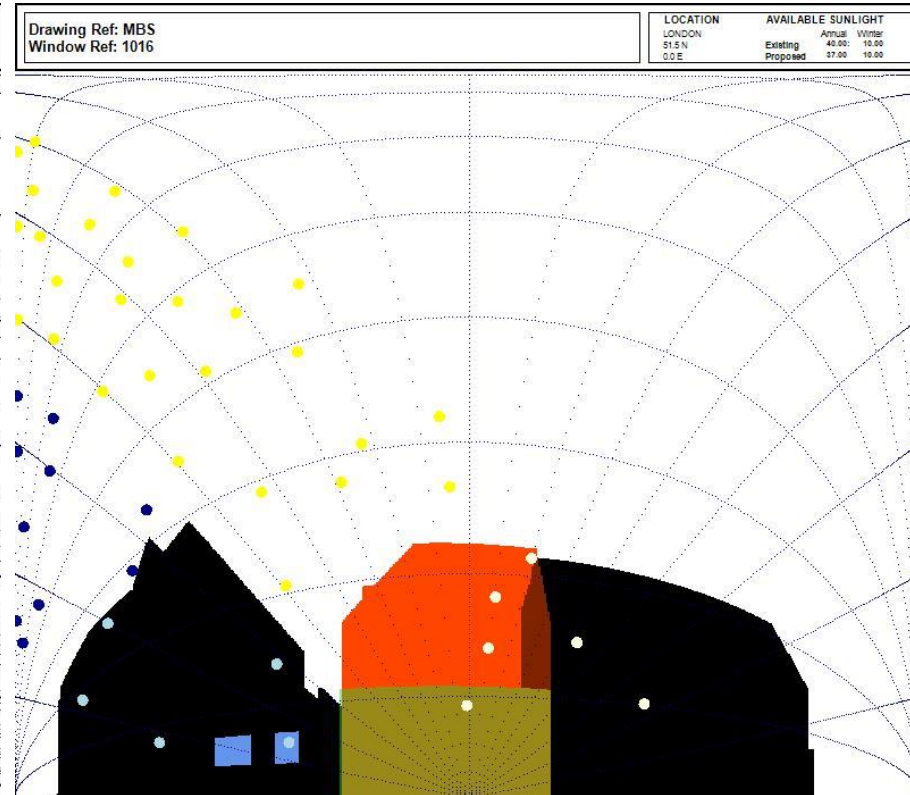


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S15 – 18 Parson Street - West - 1F

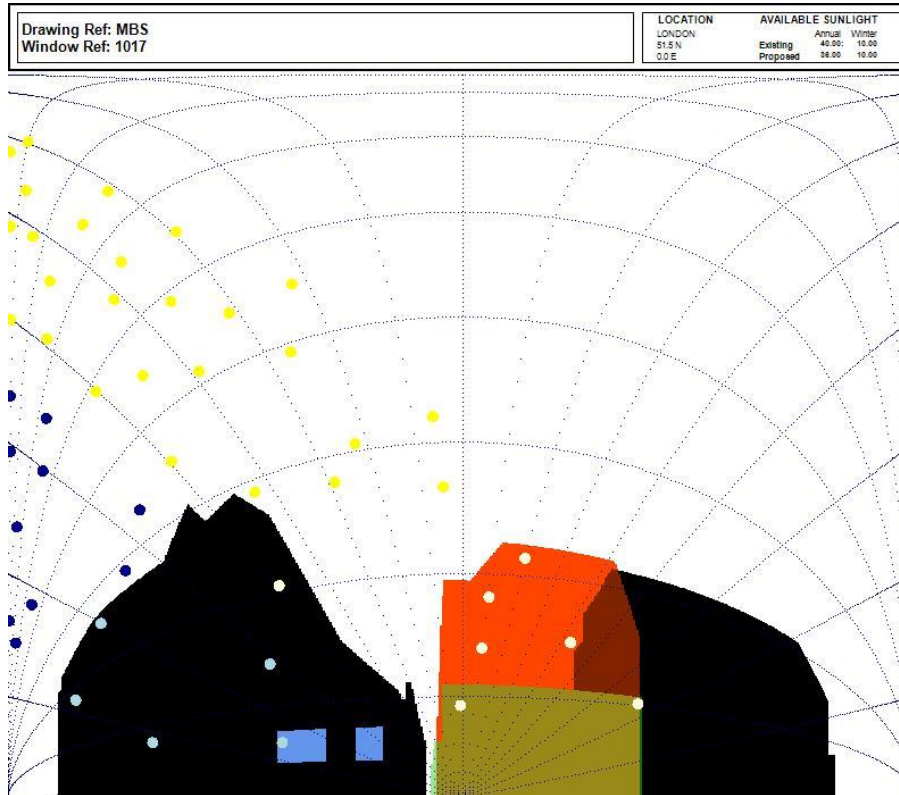


S16 – 18 Parson Street - West - 1F

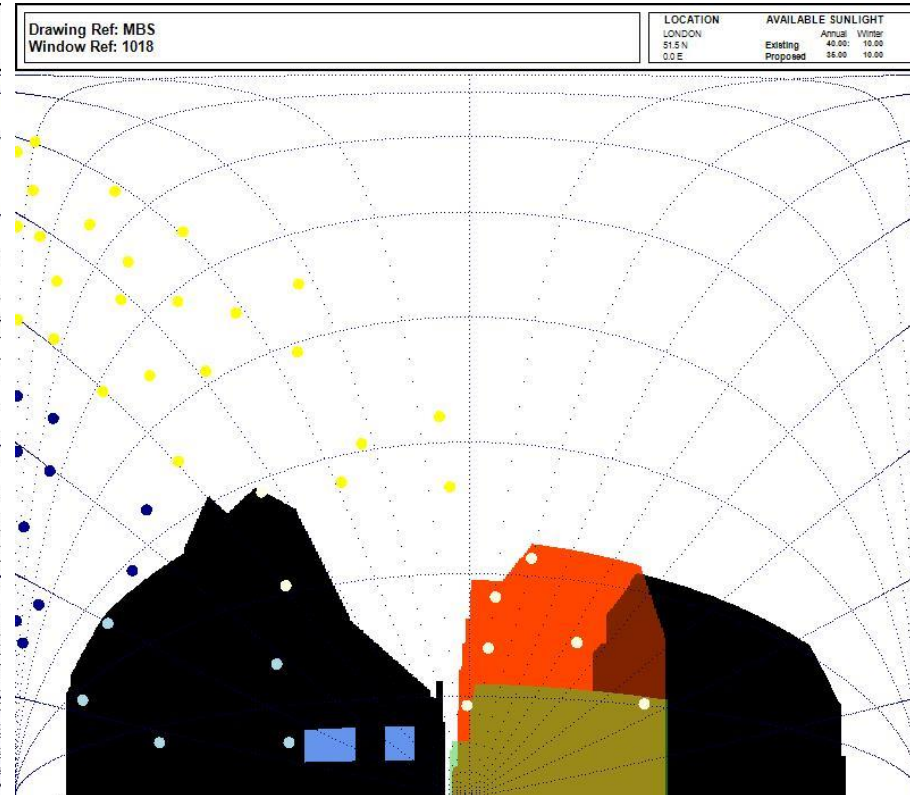


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S17 – 16 Parson Street - West - 1F

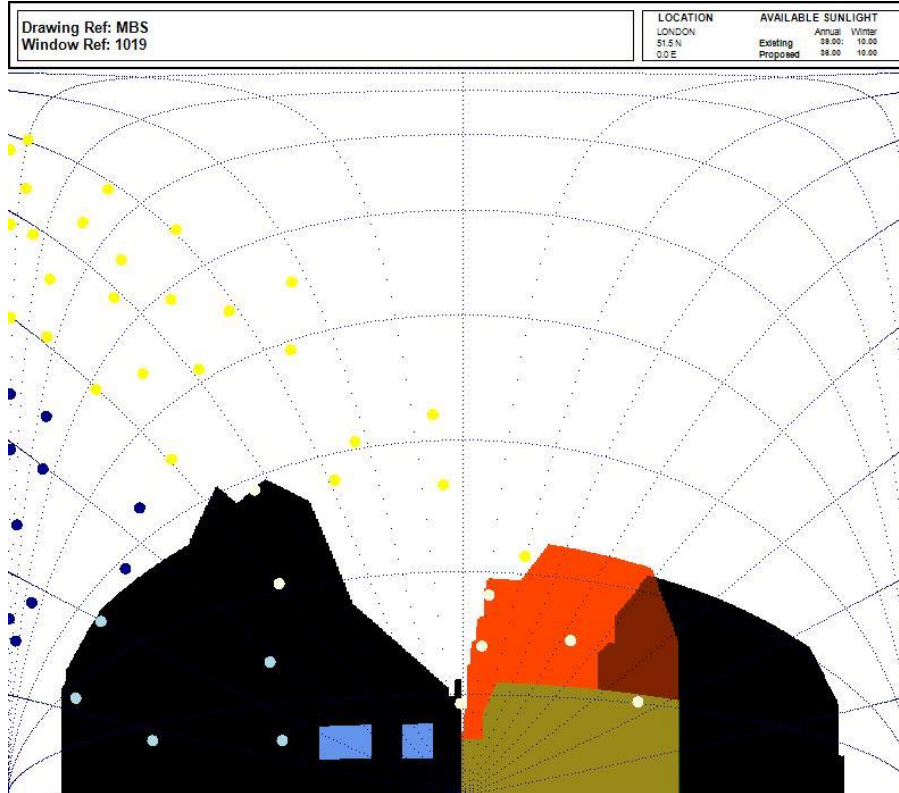


S18 – 16 Parson Street - West - 1F

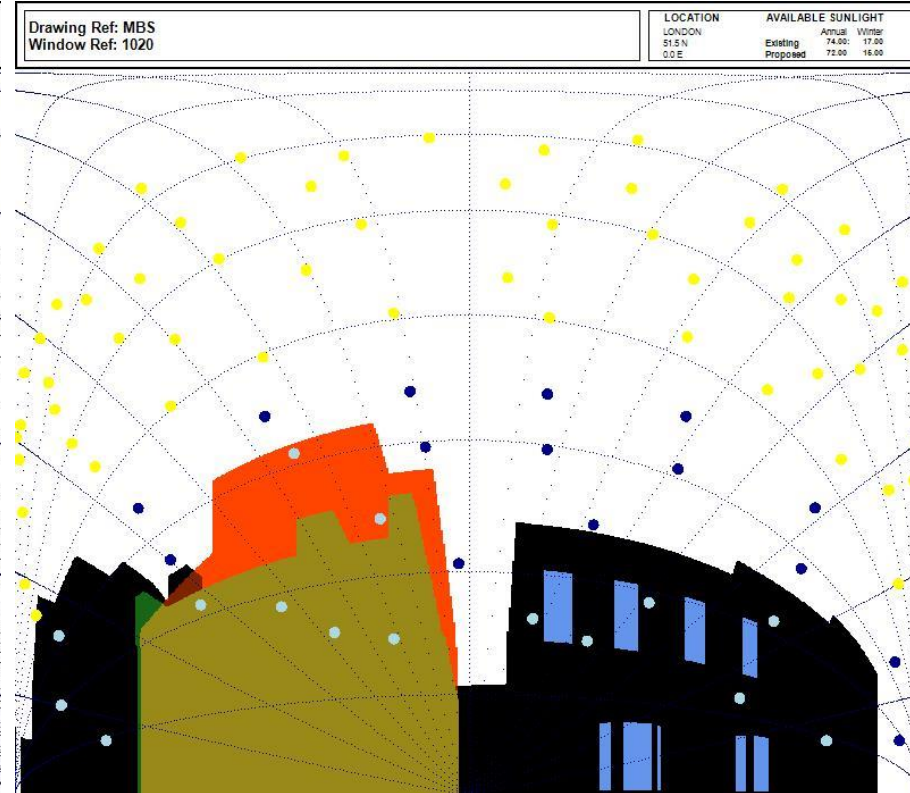


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S19 – 16 Parson Street - West - 1F

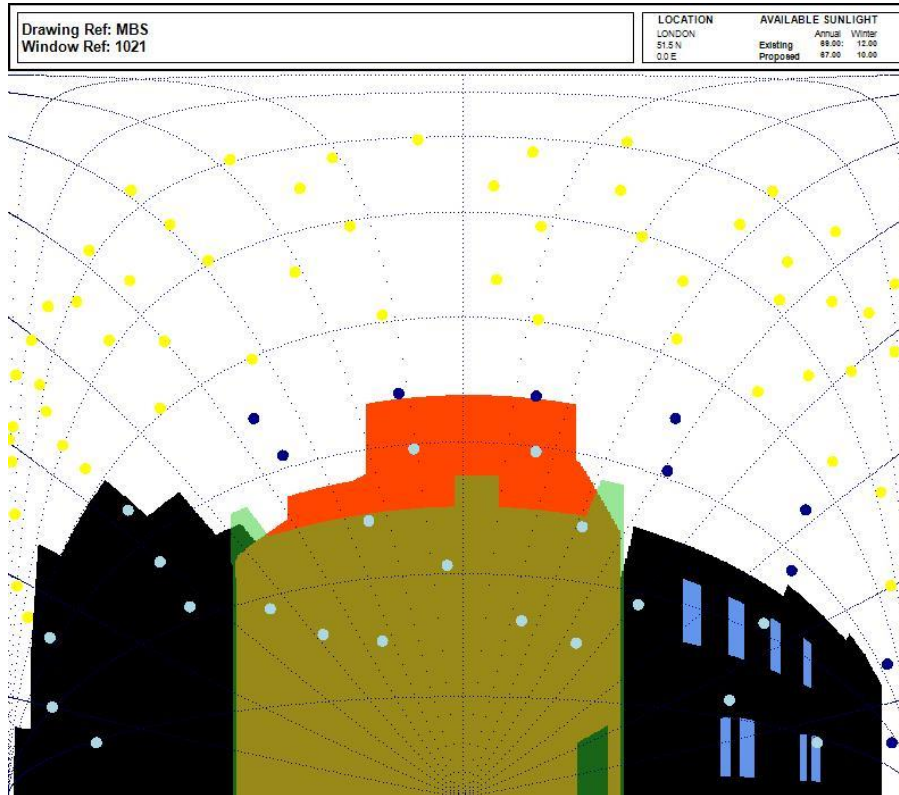


S20 – 6 Florence Street – South - GF

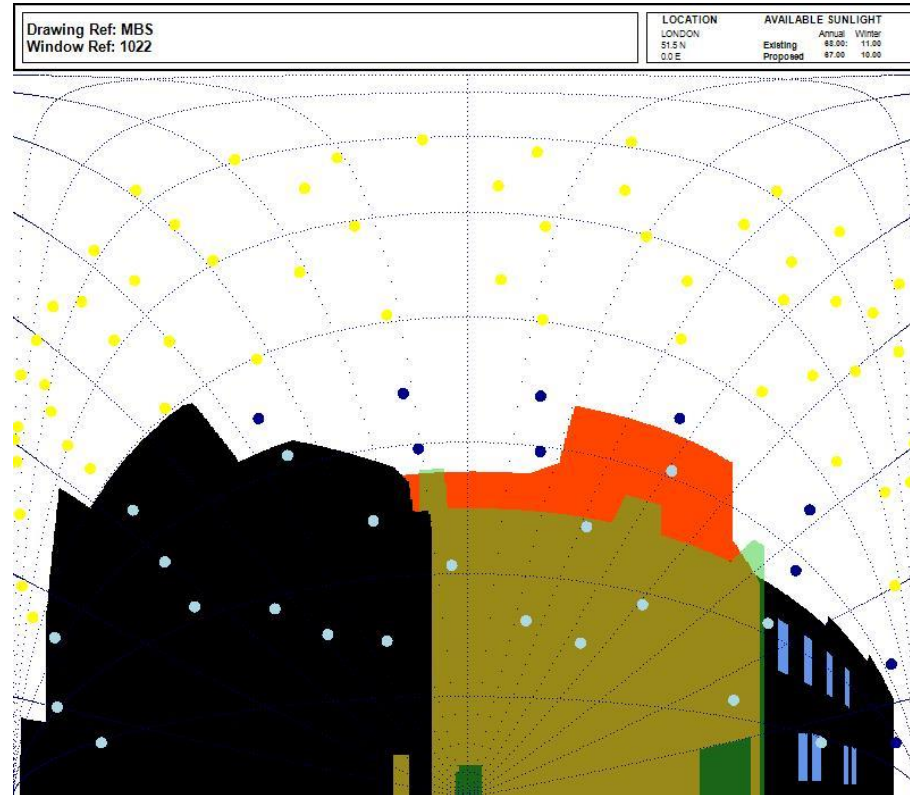


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S21 – 4 Florence Street – South - GF

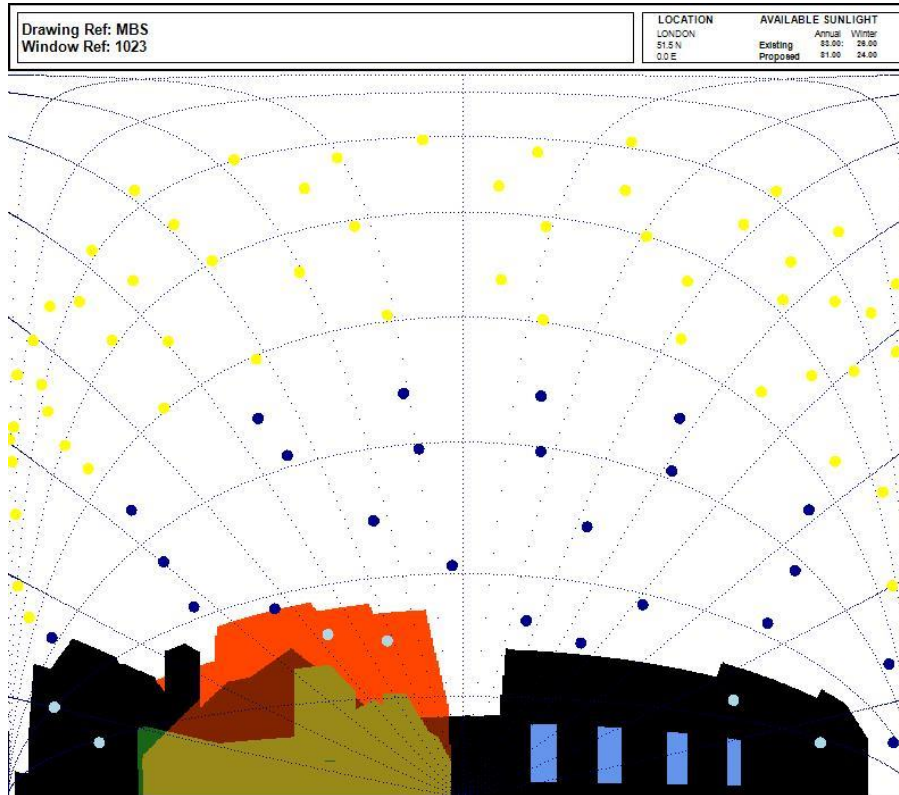


S22 – 2 Florence Street – South - GF

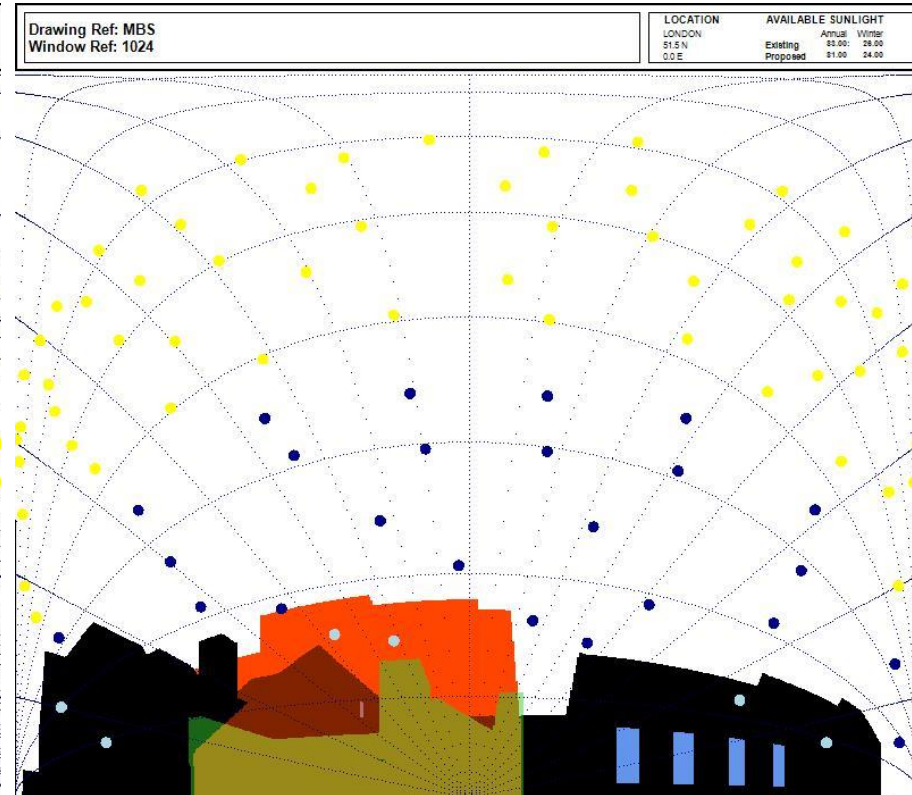


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S23 – 6 Florence Street – South - 1F

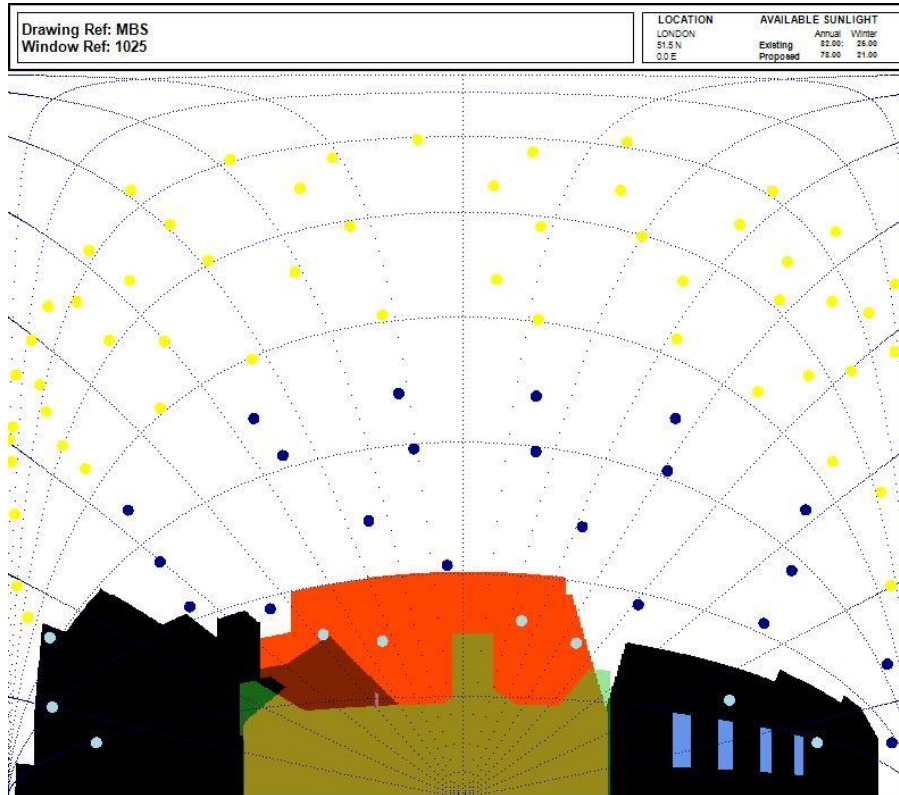


S24 – 6 Florence Street – South - 1F

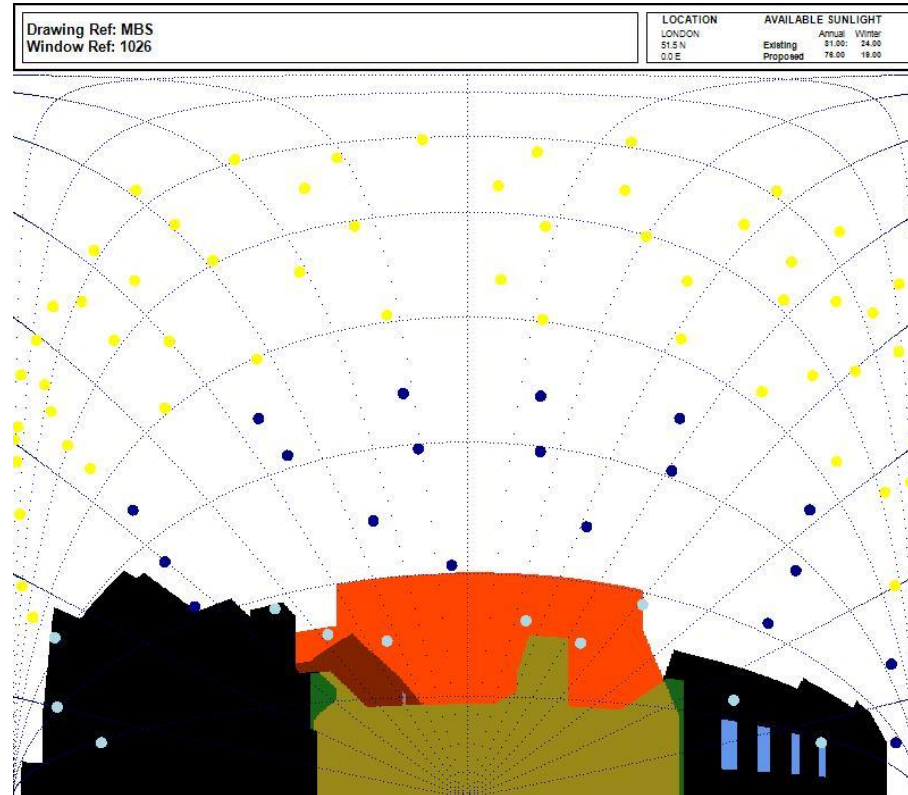


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S25 – 4 Florence Street – South - 1F

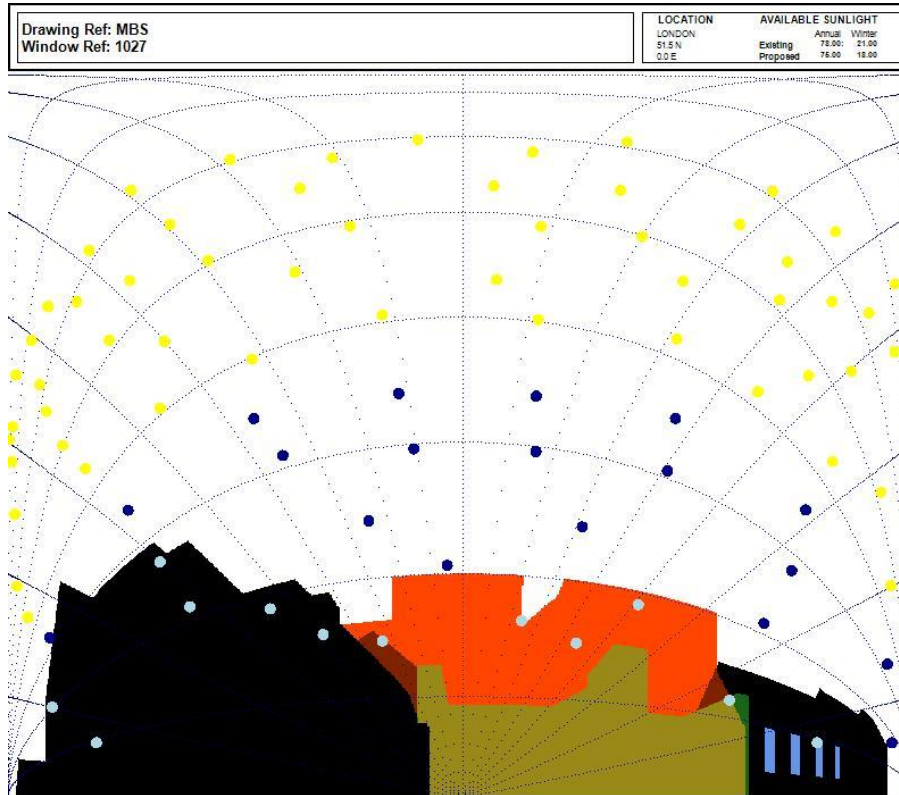


S26 – 4 Florence Street – South - 1F

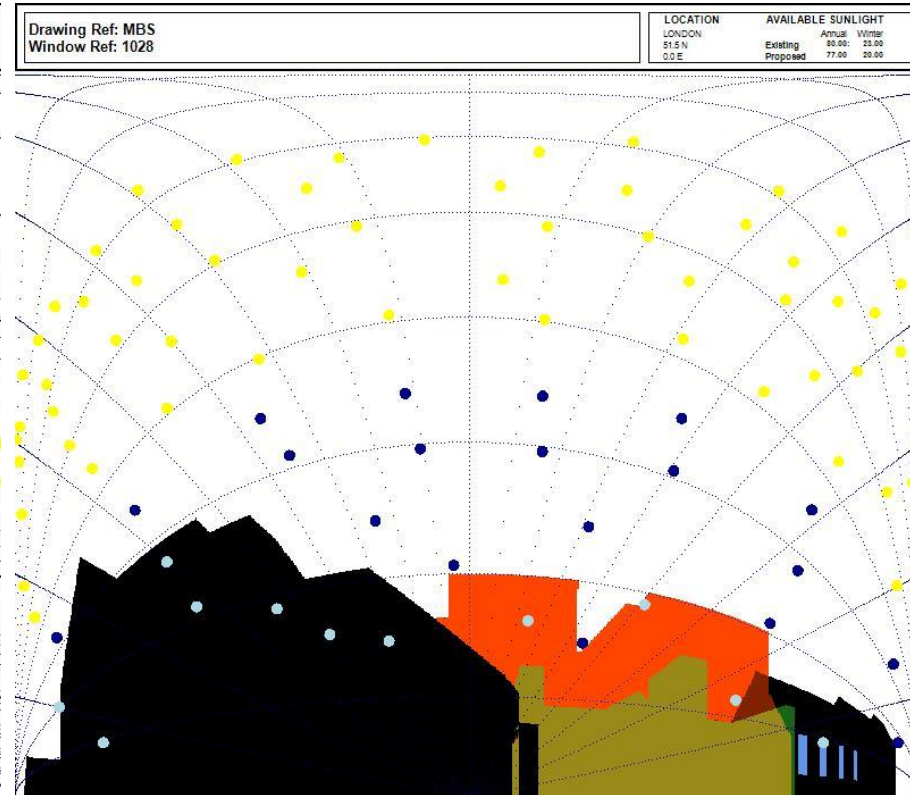


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S27 – 2 Florence Street – South - 1F

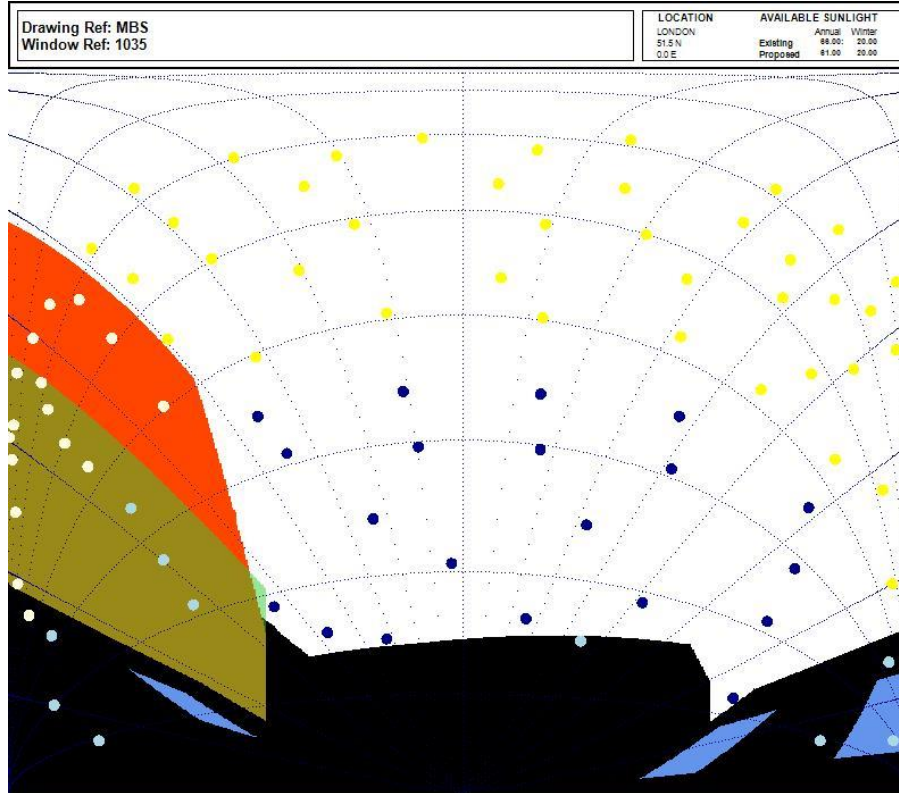


S28 – 2 Florence Street – South - 1F

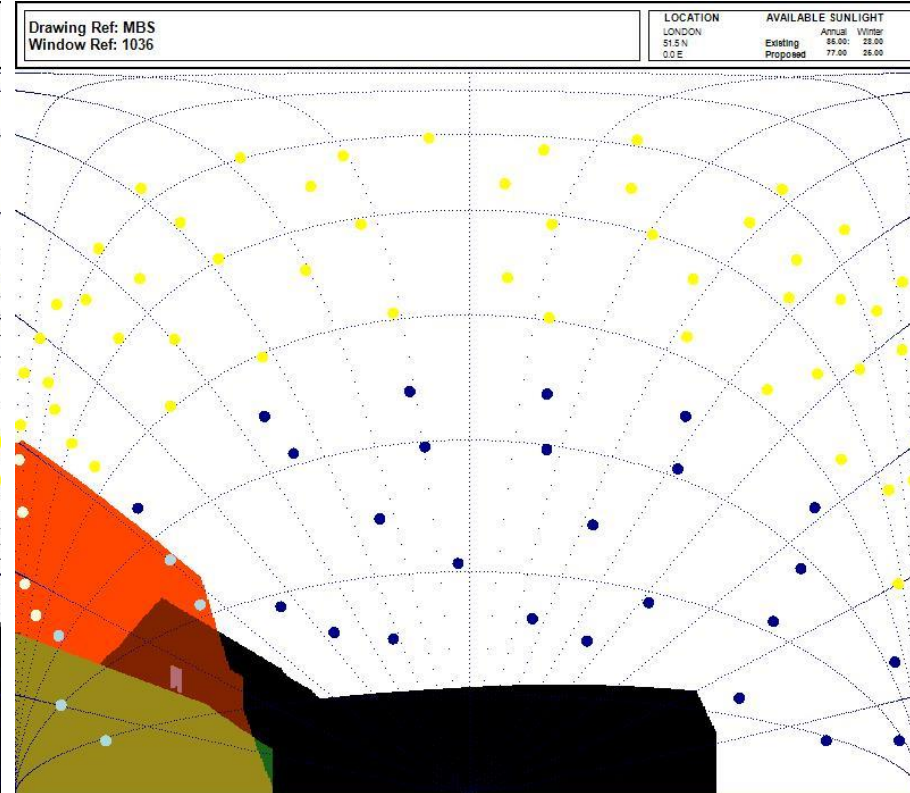


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S35 – 5 Florence Street – South - GF

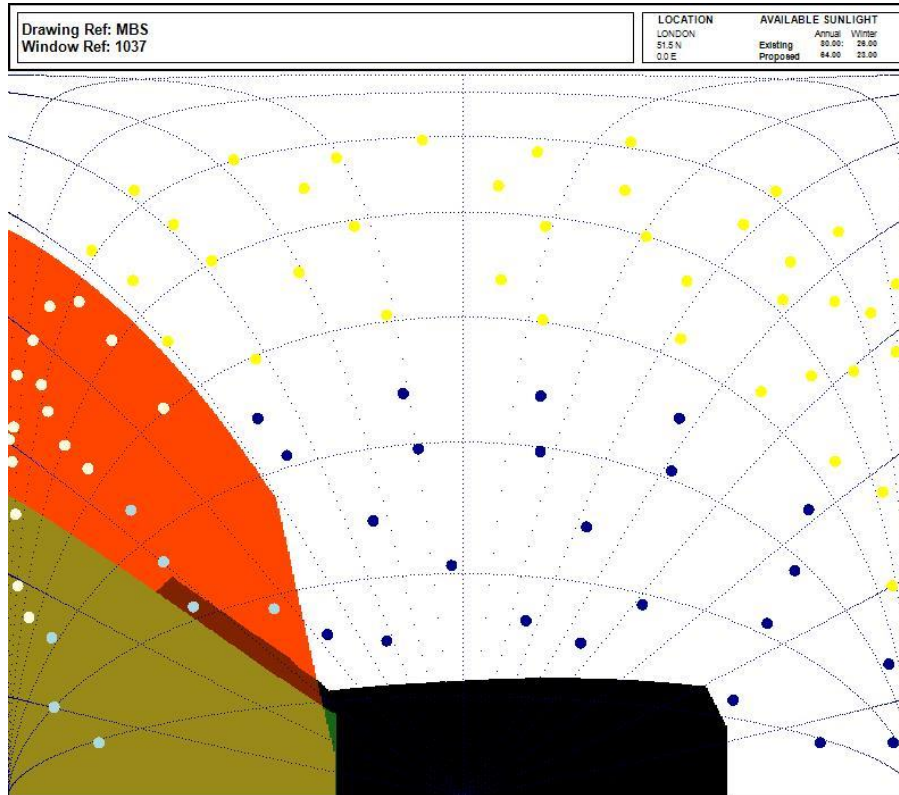


S36 – 5 Florence Street – South - 1F

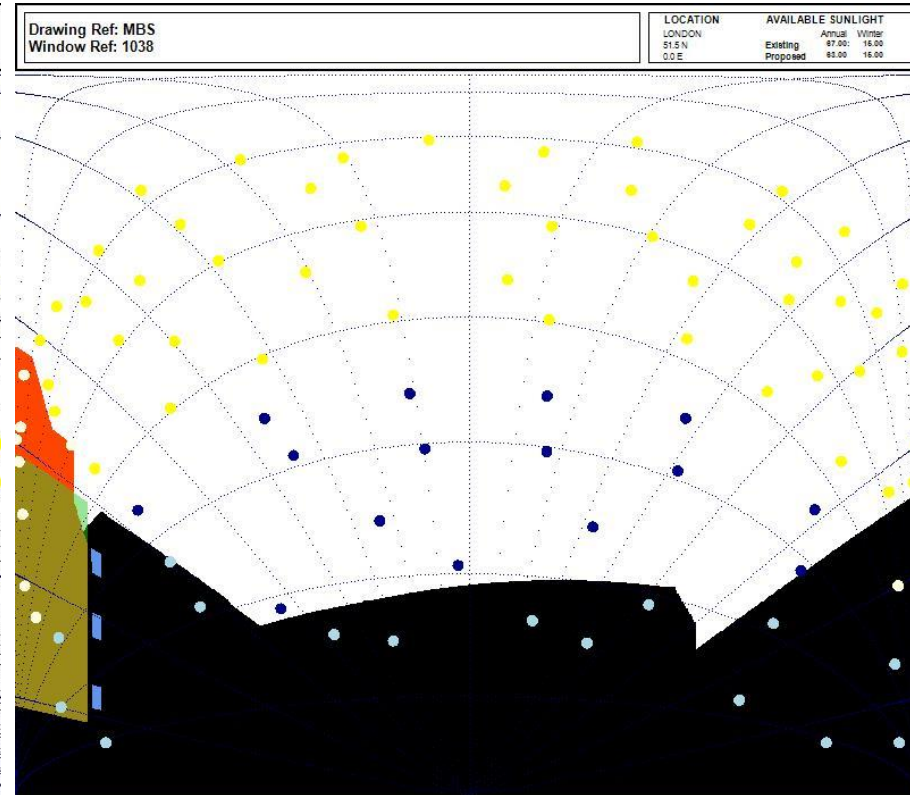


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S37 – 5 Florence Street – South - 1F

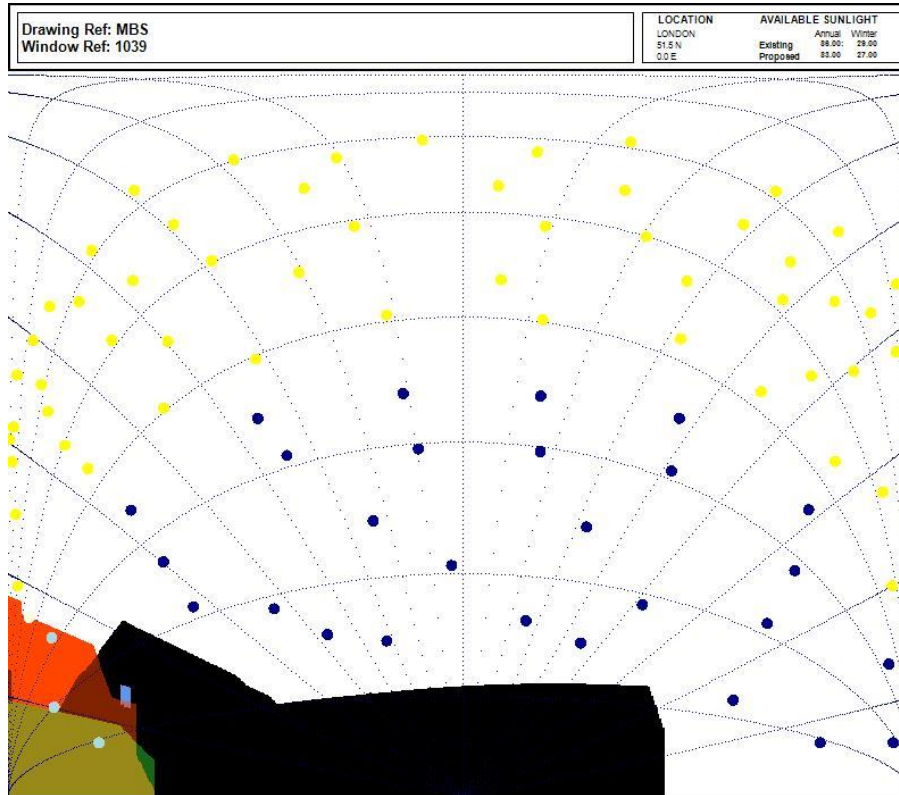


S38 – 7 Florence Street – South - GF

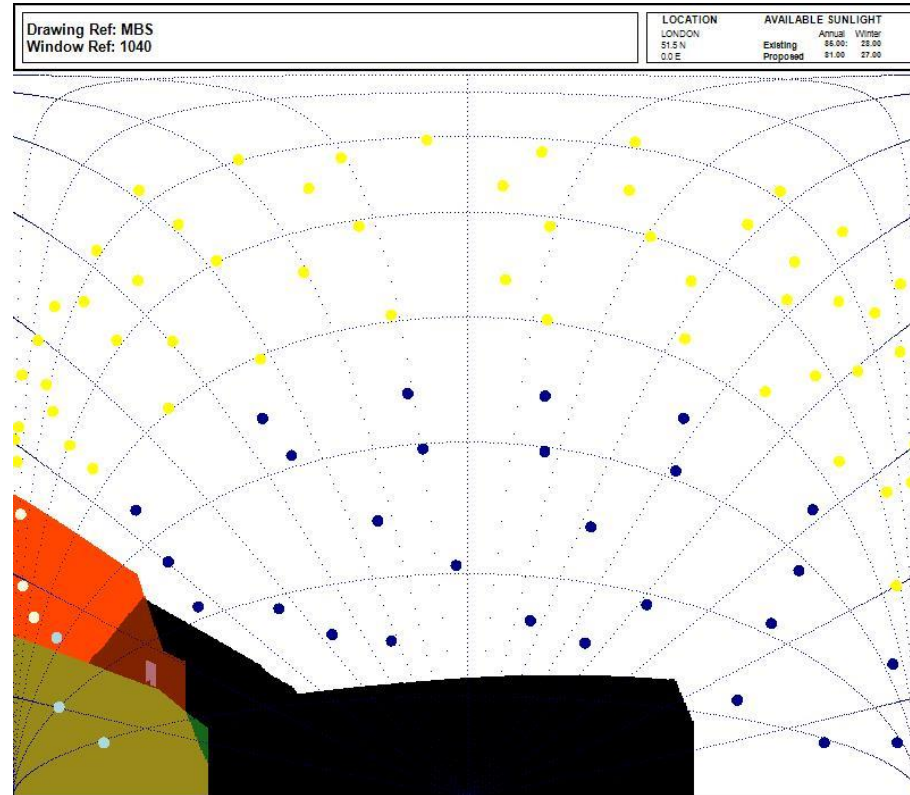


- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

S39 – 7 Florence Street – South - 1F



S40 – 7 Florence Street – South - 1F



- The green contour represents the existing building.
- The orange contour represents the proposed building.
- The grey/black contour represents the surrounding buildings.
- The yellow dot represents the available sunlight during the summer months (Summer).
- The blue dot represents the available sunlight during the winter months (Winter).
- The sum of the yellow and blue dots gives the available sunlight for the whole year (Annual).
- The white dot represents the sunlight blocked by buildings.

7.6 Overshadowing results (21st March)

The results are expressed as a percentage of area receiving direct sunlight on 21st March.

A1 – Ferrydale Lodge – Rear Amenity

Existing:

Month	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00
Jan						0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Feb					0.00	0.00	0.00	1.90	5.90	3.30	0.00	0.00	0.00	0.00			
Mar				0.00	0.00	0.00	2.90	23.00	38.40	40.20	35.10	28.60	18.80	2.00	0.00		
Apr		0.00	0.00	0.00	0.00	0.00	24.10	43.40	60.00	59.70	56.60	54.00	51.80	49.00	35.40		
May		0.00	0.00	0.00	0.00	14.10	36.90	54.80	71.20	70.00	67.80	66.90	67.20	69.40	63.10	16.10	
Jun	0.00	0.00	0.00	0.00	0.00	17.70	39.70	57.20	73.40	73.70	71.80	71.10	72.00	75.00	69.70	41.90	0.00
Jul		0.00	0.00	0.00	0.00	10.20	34.10	52.40	68.90	70.80	68.50	67.30	67.50	69.50	67.20	30.60	
Aug			0.00	0.00	0.00	0.00	22.90	42.50	59.20	60.10	57.00	54.50	52.30	49.70	38.70	0.00	
Sep			0.00	0.00	0.00	0.00	9.20	27.70	42.40	39.40	34.10	27.20	15.30	4.80			
Oct				0.00	0.00	0.00	0.00	2.50	3.00	0.00	0.00	0.00	0.00				
Nov					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
Dec						0.00	0.00	0.00	0.00	0.00	0.00	0.00					

Proposed:

Month	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00
Jan						0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Feb					0.00	0.00	0.00	1.90	5.90	3.30	0.00	0.00	0.00	0.00			
Mar				0.00	0.00	0.00	2.90	23.00	38.40	40.20	35.10	28.60	18.80	2.00	0.00		
Apr		0.00	0.00	0.00	0.00	0.00	24.10	43.40	60.00	59.70	56.60	54.00	51.80	49.00	35.40		
May		0.00	0.00	0.00	0.00	14.10	36.90	54.80	71.20	70.00	67.80	66.90	67.20	69.40	63.10	16.10	
Jun	0.00	0.00	0.00	0.00	0.00	17.70	39.70	57.20	73.40	73.70	71.80	71.10	72.00	75.00	69.70	41.90	0.00
Jul		0.00	0.00	0.00	0.00	10.20	34.10	52.40	68.90	70.80	68.50	67.30	67.50	69.50	67.20	30.60	
Aug			0.00	0.00	0.00	0.00	22.90	42.50	59.20	60.10	57.00	54.50	52.30	49.70	38.70	0.00	
Sep			0.00	0.00	0.00	0.00	9.20	27.70	42.40	39.40	34.10	27.20	15.30	4.80			
Oct				0.00	0.00	0.00	0.00	2.50	3.00	0.00	0.00	0.00	0.00				
Nov					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
Dec						0.00	0.00	0.00	0.00	0.00	0.00	0.00					

Overshadowing assessment		
% of the amenity area receiving direct sunlight on 21 st March		
Existing	Proposed	Ratio
15.75	15.75	1.00

A2 – 5 Florence Street – Rear Garden

Existing:

Month	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00
Jan						0.00	0.00	0.00	3.50	0.00	0.00	0.00	0.00				
Feb					0.00	0.00	0.00	40.90	58.60	43.60	21.10	7.20	0.00	0.00			
Mar				0.00	0.00	0.00	34.00	55.70	73.40	56.40	37.40	23.20	3.40	0.00	0.00		
Apr		0.00	0.00	0.00	0.80	10.80	42.40	68.30	81.70	65.00	47.60	35.90	22.50	0.00	0.00		
May		0.00	0.00	0.00	0.20	12.00	51.40	74.50	86.00	70.90	54.70	44.10	34.00	15.70	0.00	0.00	
Jun	0.00	0.00	0.00	0.00	0.00	12.60	52.00	75.20	88.90	74.40	59.20	47.70	38.80	22.50	0.00	0.00	0.00
Jul		0.00	0.00	0.00	0.00	6.60	45.80	72.20	87.10	73.50	57.70	45.90	36.20	20.50	0.00	0.00	
Aug			0.00	0.00	0.50	9.80	40.50	67.40	82.80	66.30	48.50	36.70	23.90	0.00	0.00	0.00	
Sep			0.00	0.00	0.00	0.00	41.30	60.70	70.60	51.40	33.40	19.50	0.00	0.00			
Oct				0.00	0.00	0.00	30.50	49.30	53.00	31.20	13.90	0.00	0.00				
Nov					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
Dec						0.00	0.00	0.00	0.00	0.00	0.00	0.00					

Proposed:

Month	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00
Jan						0.00	0.00	0.00	3.50	0.00	0.00	0.00	0.00				
Feb					0.00	0.00	0.00	40.90	58.60	43.60	21.10	7.20	0.00	0.00			
Mar				0.00	0.00	0.00	34.70	55.70	73.40	56.40	37.40	23.20	3.40	0.00	0.00		
Apr		0.00	0.00	0.00	0.90	11.10	43.40	68.30	81.70	65.00	47.60	35.90	22.50	0.00	0.00		
May		0.00	0.00	0.00	0.20	10.70	50.60	74.50	86.00	70.90	54.70	44.10	34.00	15.70	0.00	0.00	
Jun	0.00	0.00	0.00	0.00	0.00	8.40	49.80	75.20	88.90	74.40	59.20	47.70	38.80	22.50	0.00	0.00	0.00
Jul		0.00	0.00	0.00	0.00	7.60	44.60	72.20	87.10	73.50	57.70	45.90	36.20	20.50	0.00	0.00	
Aug			0.00	0.00	0.60	10.00	41.50	67.40	82.80	66.30	48.50	36.70	23.90	0.00	0.00	0.00	
Sep			0.00	0.00	0.00	0.00	41.40	60.70	70.60	51.40	33.40	19.50	0.00	0.00			
Oct				0.00	0.00	0.00	30.50	49.30	53.00	31.20	13.90	0.00	0.00				
Nov					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
Dec						0.00	0.00	0.00	0.00	0.00	0.00	0.00					

Overshadowing assessment		
% of the amenity area receiving direct sunlight on 21 st March		
Existing	Proposed	Ratio
26.63	23.68	1.00

A3 – 7 Florence Street – Rear Garden

Existing:

Month	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00
Jan						0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Feb					0.00	0.00	20.70	37.50	48.40	41.80	30.00	12.90	0.00	0.00			
Mar				0.00	0.00	0.00	45.40	56.80	66.50	58.40	48.20	34.30	10.70	0.00	0.00		
Apr		0.00	0.00	0.00	12.80	51.00	61.70	70.60	77.60	69.60	61.20	50.90	35.40	3.50	0.00		
May		0.00	0.00	0.00	38.60	61.30	69.80	77.40	83.30	76.10	68.90	60.70	49.80	28.20	0.00	0.00	
Jun	0.00	0.00	0.00	0.00	47.50	63.90	71.80	79.00	86.00	79.00	72.20	64.90	55.60	36.60	4.10	0.00	0.00
Jul		0.00	0.00	0.00	28.80	60.10	68.80	76.40	84.00	77.50	70.30	62.40	52.30	34.10	0.00	0.00	
Aug			0.00	0.00	11.30	50.50	61.30	70.20	78.30	70.30	61.90	51.90	37.00	7.40	0.00	0.00	
Sep			0.00	0.00	0.00	34.80	49.00	59.70	65.30	56.20	45.40	30.00	1.50	0.00			
Oct				0.00	0.00	0.00	29.70	42.10	45.40	35.20	21.00	0.00	0.00				
Nov					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
Dec						0.00	0.00	0.00	0.00	0.00	0.00	0.00					

Proposed:

Month	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00
Jan						0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Feb					0.00	0.00	20.70	37.50	48.40	41.80	30.00	12.90	0.00	0.00			
Mar				0.00	0.00	0.00	45.40	56.80	66.50	58.40	48.20	34.30	10.70	0.00	0.00		
Apr		0.00	0.00	0.00	13.50	50.80	61.70	70.60	77.60	69.60	61.20	50.90	35.40	3.50	0.00		
May		0.00	0.00	0.00	18.70	61.30	69.80	77.40	83.30	76.10	68.90	60.70	49.80	28.20	0.00	0.00	
Jun	0.00	0.00	0.00	0.00	18.80	63.90	71.80	79.00	86.00	79.00	72.20	64.90	55.60	36.60	4.10	0.00	0.00
Jul		0.00	0.00	0.00	10.20	60.10	68.80	76.40	84.00	77.50	70.30	62.40	52.30	34.10	0.00	0.00	
Aug			0.00	0.00	11.60	49.70	61.30	70.20	78.30	70.30	61.90	51.90	37.00	7.40	0.00	0.00	
Sep			0.00	0.00	0.00	34.80	49.00	59.70	65.30	56.20	45.40	30.00	1.50	0.00			
Oct				0.00	0.00	0.00	29.70	42.10	45.40	35.20	21.00	0.00	0.00				
Nov					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
Dec						0.00	0.00	0.00	0.00	0.00	0.00	0.00					

Overshadowing assessment		
% of the amenity area receiving direct sunlight on 21 st March		
Existing	Proposed	Ratio
26.69	26.69	1.00

7.7 SunCast Images

Suncast Image (21 March 07:00)

Suncast image:

View time = 21 Mar 07:00

Site Latitude = 51.59

Longitude diff. = -0.22

Model Bearing = 0.00

Sun: azi = 100.17 alt = 7.97

Eye: azi = 140.00 alt = 40.00

Suncast image:

View time = 21 Mar 07:00

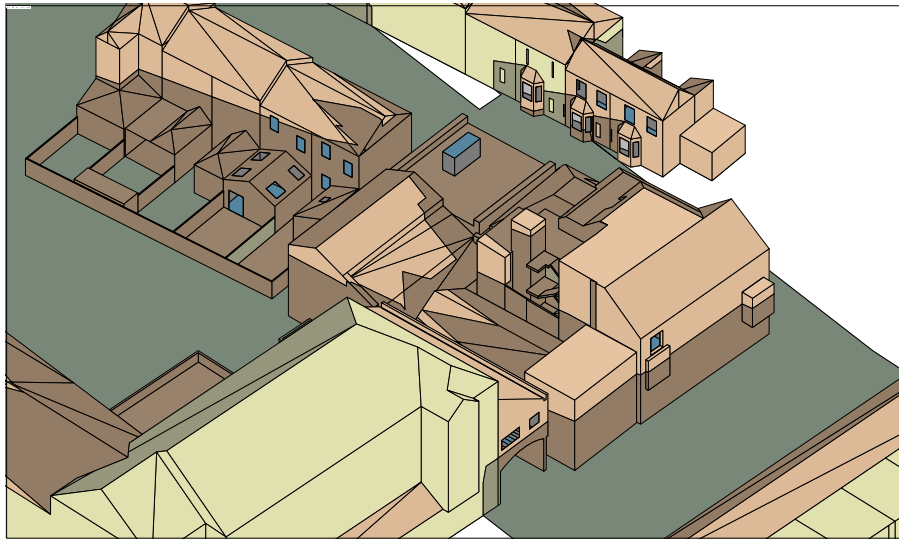
Site Latitude = 51.59

Longitude diff. = -0.22

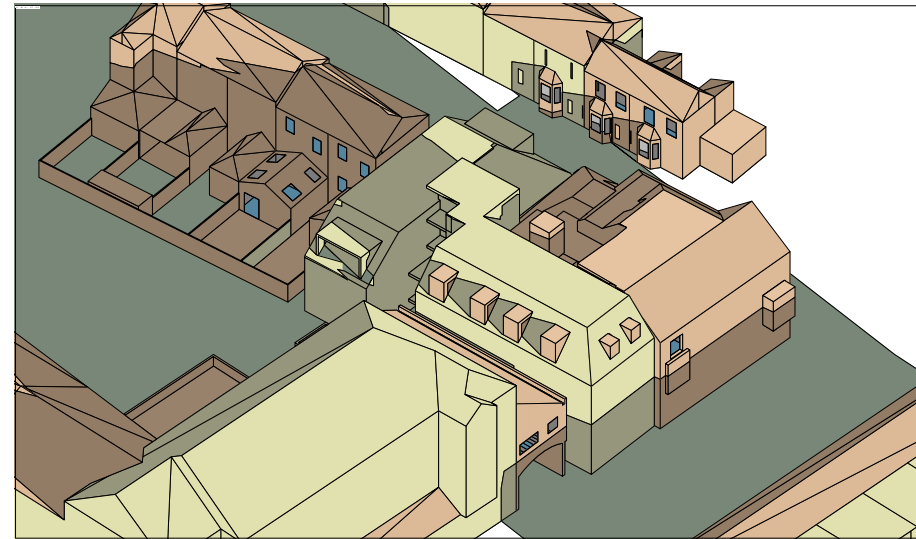
Model Bearing = 0.00

Sun: azi = 100.17 alt = 7.97

Eye: azi = 140.00 alt = 40.00



Existing



Proposed

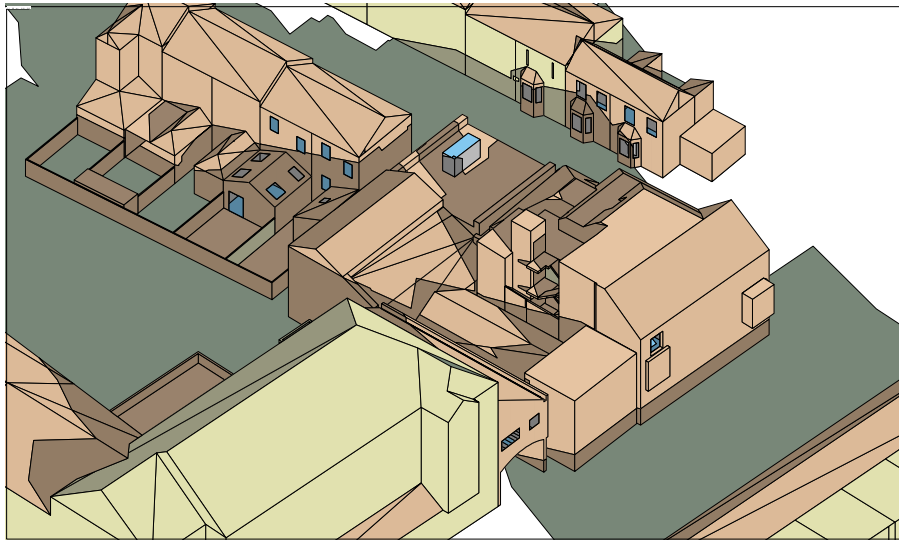
Suncast Image (21 March 08:00)

Suncast image:

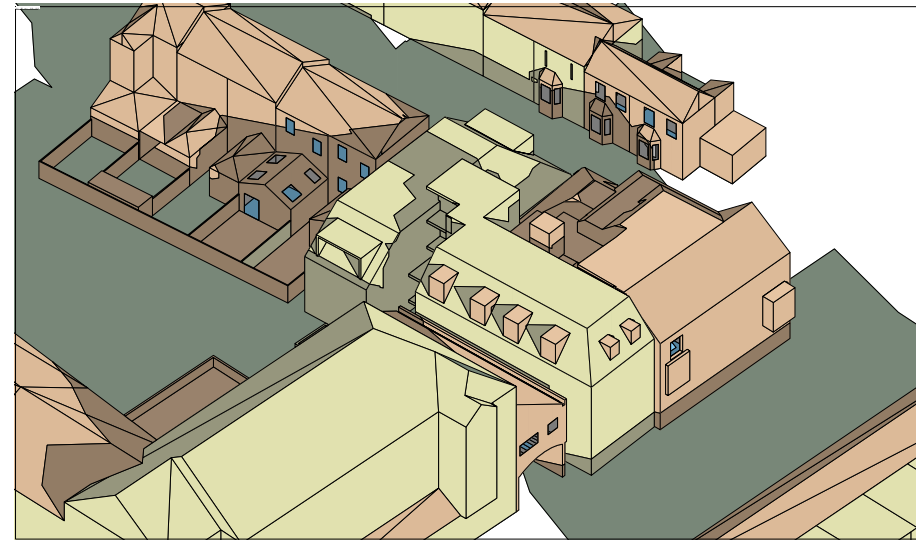
View time = 21 Mar 08:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 112.53 alt = 16.90
Eye: azi = 140.00 alt = 40.00

Suncast image:

View time = 21 Mar 08:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 112.53 alt = 16.90
Eye: azi = 140.00 alt = 40.00



Existing



Proposed

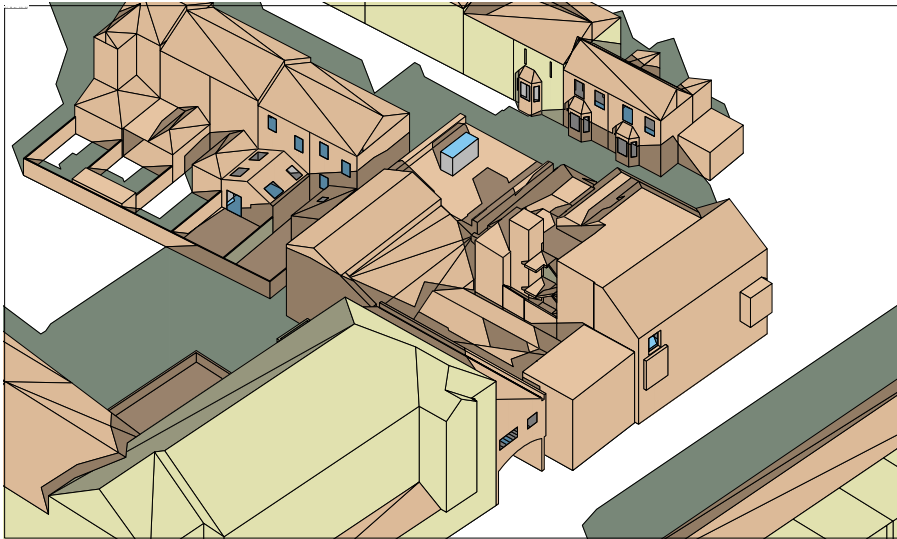
Suncast Image (21 March 09:00)

Suncast image:

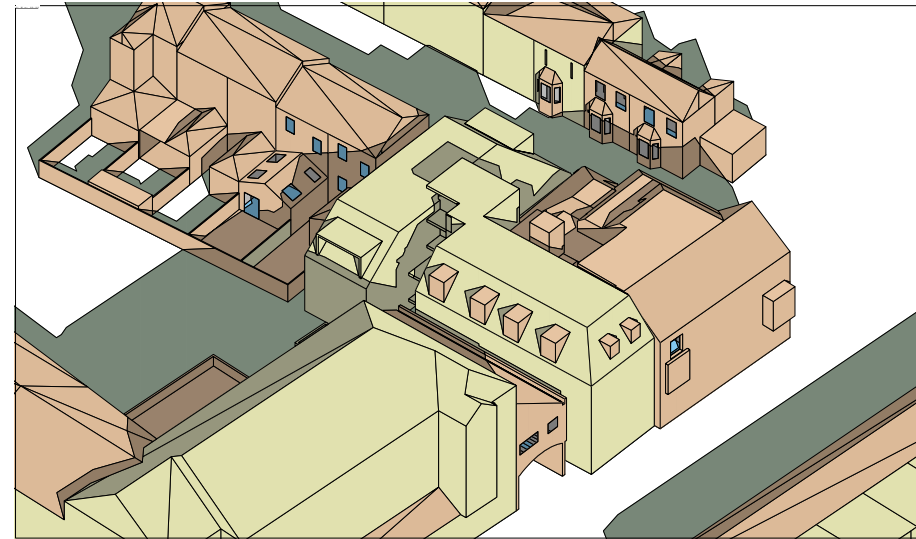
View time = 21 Mar 09:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 126.06 alt = 25.01
Eye: azi = 140.00 alt = 40.00

Suncast image:

View time = 21 Mar 09:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 126.06 alt = 25.01
Eye: azi = 140.00 alt = 40.00



Existing



Proposed

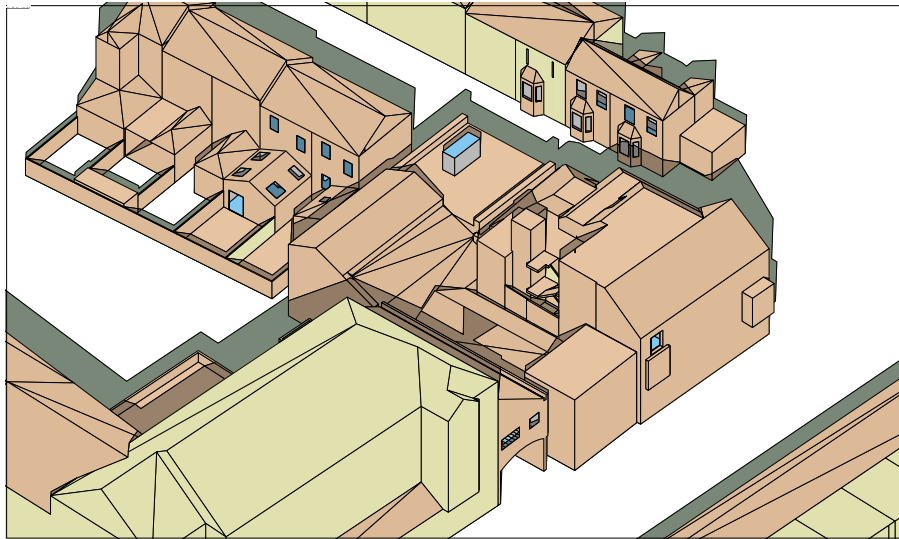
Suncase Image (21 March 10:00)

Suncast image:

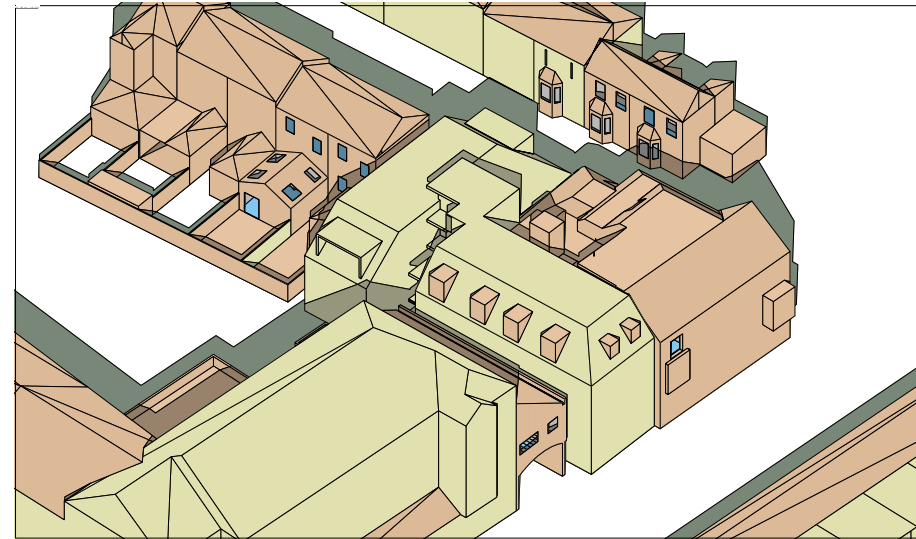
View time = 21 Mar 10:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 141.32 alt = 31.75
Eye: azi = 140.00 alt = 40.00

Suncast image:

View time = 21 Mar 10:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 141.32 alt = 31.75
Eye: azi = 140.00 alt = 40.00



Existing



Proposed

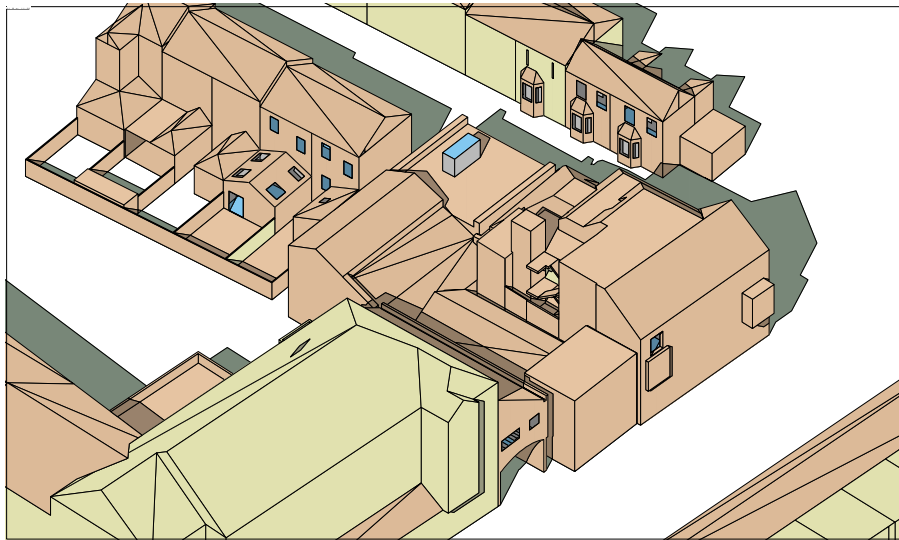
Suncase Image (21 March 11:00)

Suncast image:

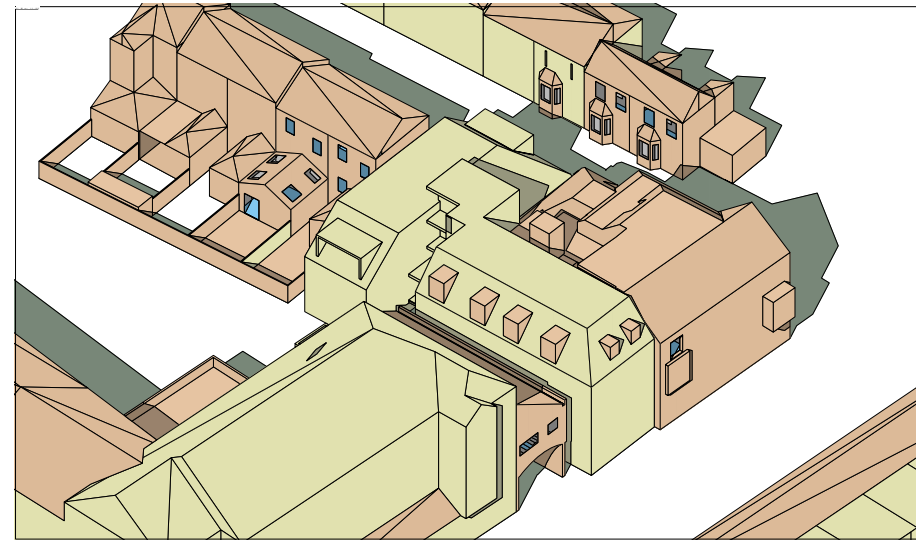
View time = 21 Mar 11:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 158.56 alt = 36.42
Eye: azi = 140.00 alt = 40.00

Suncast image:

View time = 21 Mar 11:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 158.56 alt = 36.42
Eye: azi = 140.00 alt = 40.00



Existing



Proposed

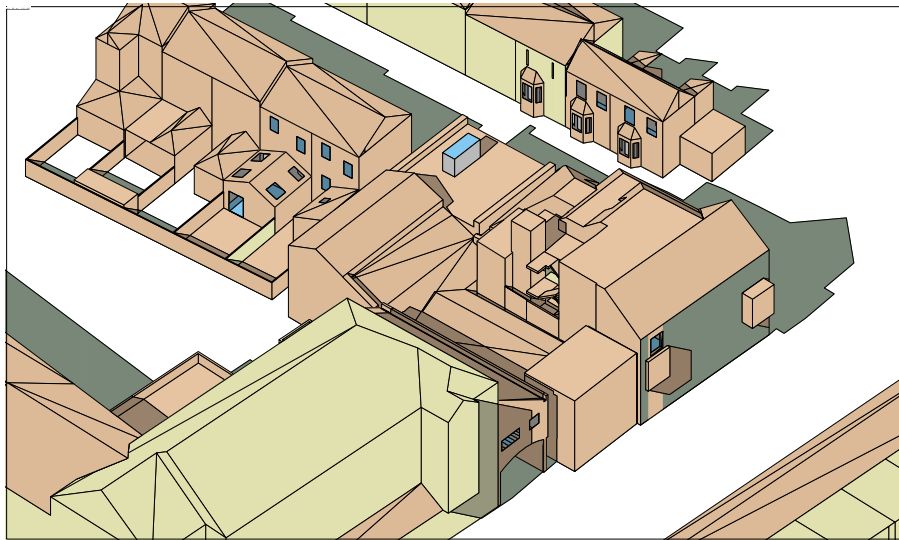
Suncast Image (21 March 12:00)

Suncast image:

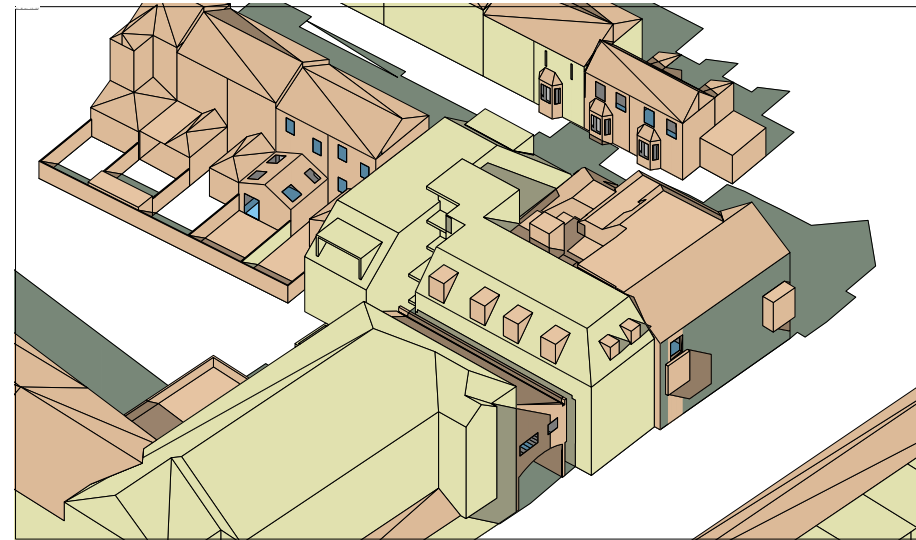
View time = 21 Mar 12:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 177.32 alt = 38.38
Eye: azi = 140.00 alt = 40.00

Suncast image:

View time = 21 Mar 12:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 177.32 alt = 38.38
Eye: azi = 140.00 alt = 40.00



Existing



Proposed

Suncast Image (21 March 13:00)

Suncast image:

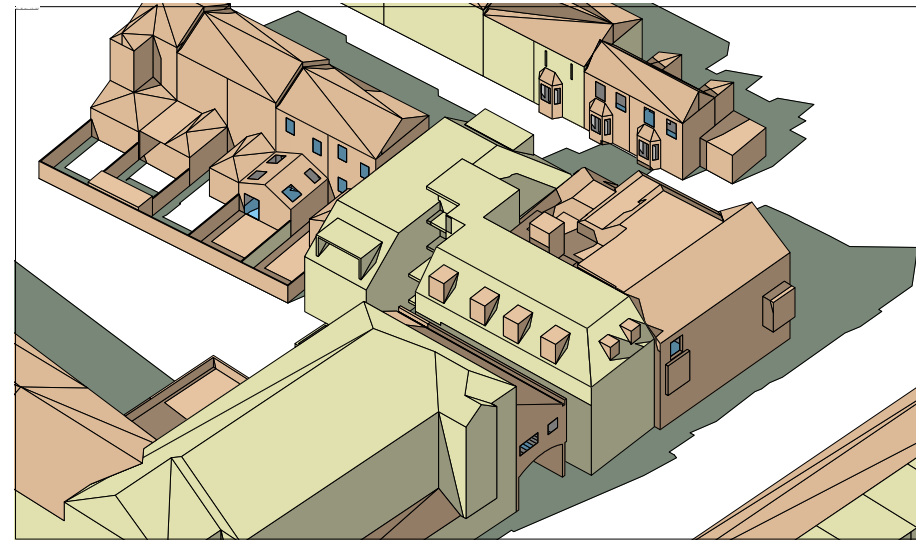
View time = 21 Mar 13:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 196.29 alt = 37.27
Eye: azi = 140.00 alt = 40.00

Suncast image:

View time = 21 Mar 13:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 196.29 alt = 37.27
Eye: azi = 140.00 alt = 40.00



Existing



Proposed

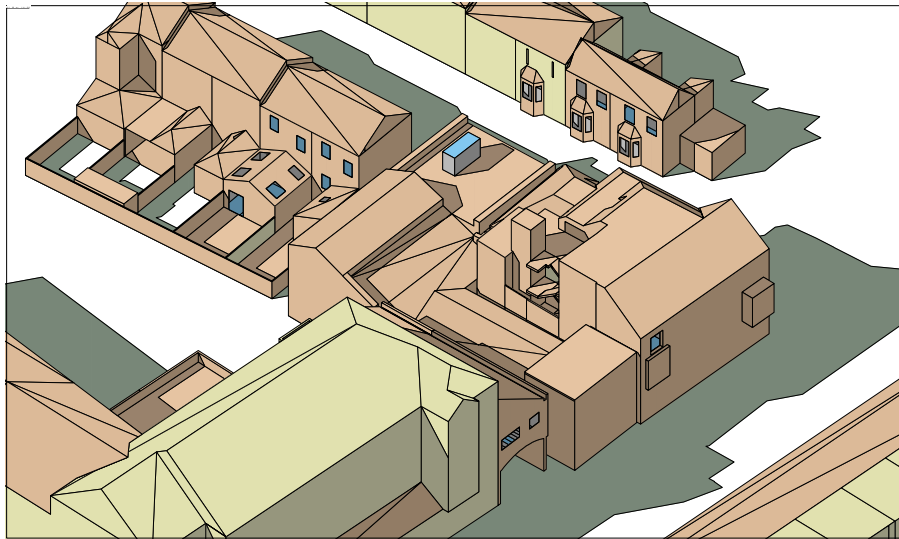
Suncast Images (21 March 14:00)

Suncast image:

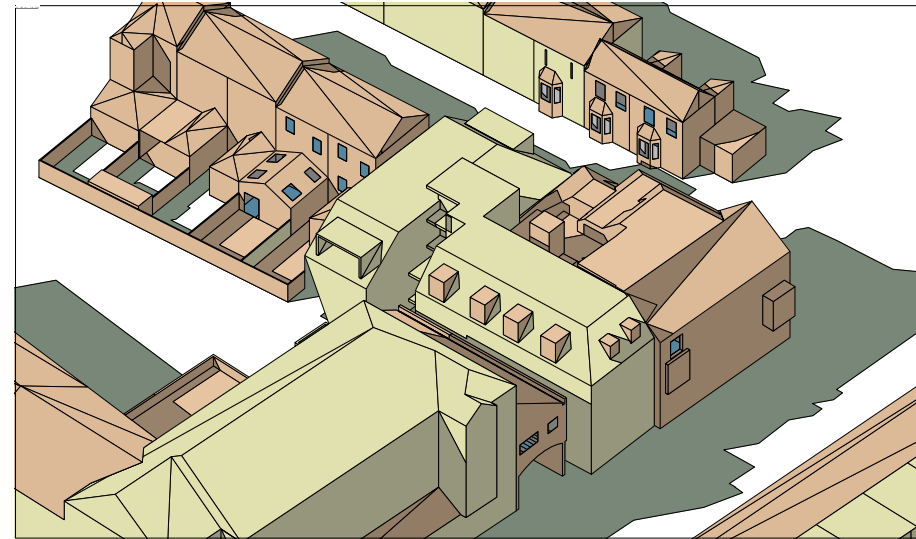
View time = 21 Mar 14:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 214.04 alt = 33.30
Eye: azi = 140.00 alt = 40.00

Suncast image:

View time = 21 Mar 14:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 214.04 alt = 33.30
Eye: azi = 140.00 alt = 40.00



Existing



Proposed

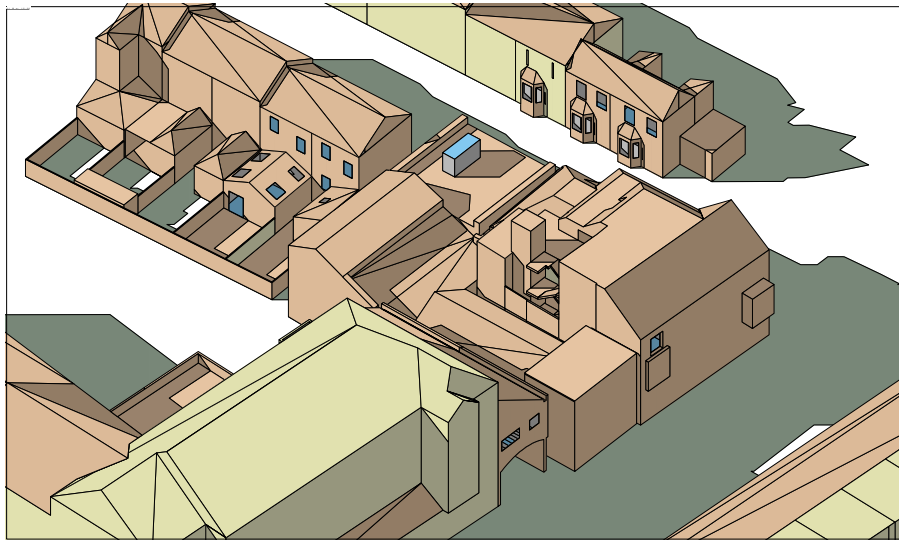
Suncast Images (21 March 15:00)

Suncast image:

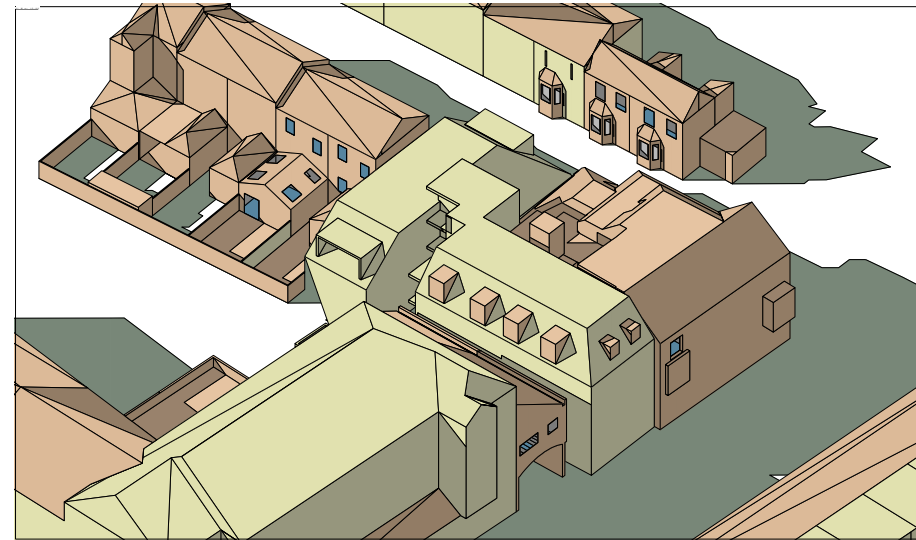
View time = 21 Mar 15:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 229.86 alt = 27.07
Eye: azi = 140.00 alt = 40.00

Suncast image:

View time = 21 Mar 15:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 229.86 alt = 27.07
Eye: azi = 140.00 alt = 40.00



Existing



Proposed

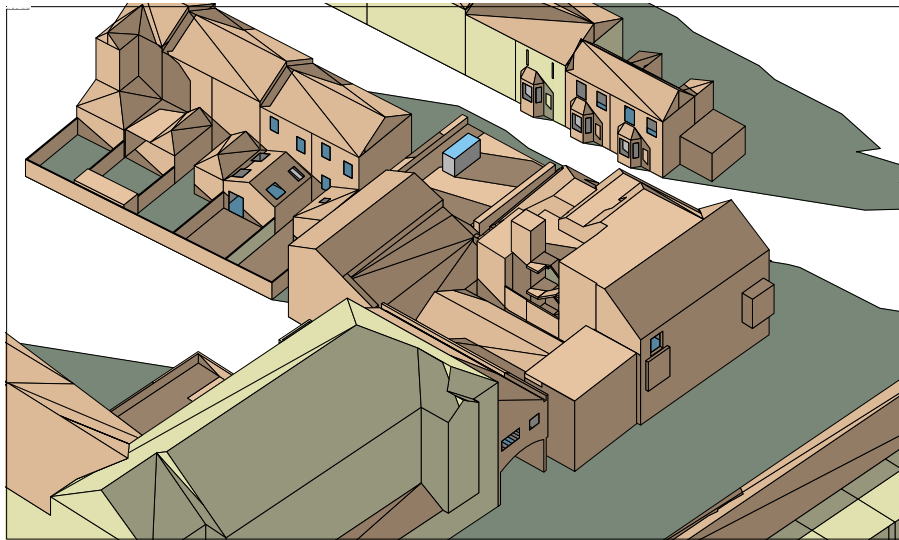
Suncast Images (21 March 16:00)

Suncast image:

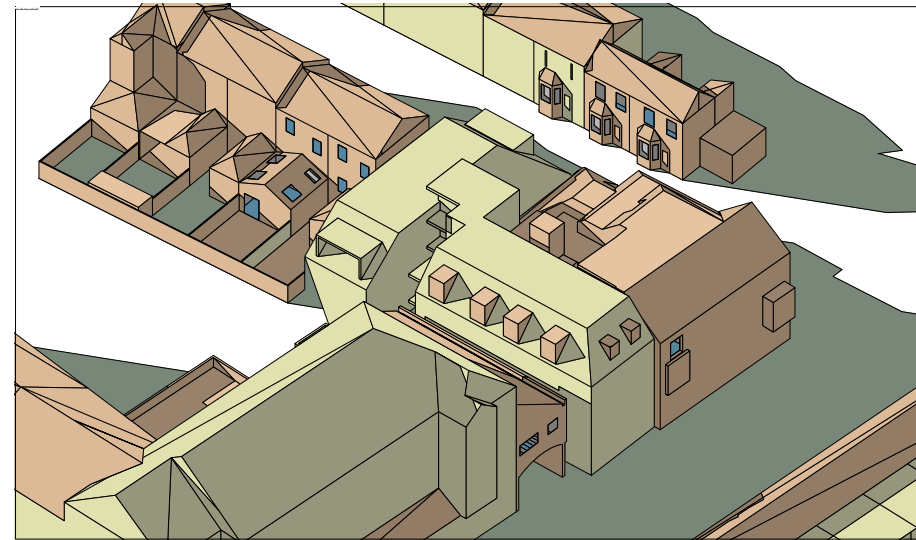
View time = 21 Mar 16:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 243.82 alt = 19.28
Eye: azi = 140.00 alt = 40.00

Suncast image:

View time = 21 Mar 16:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 243.82 alt = 19.28
Eye: azi = 140.00 alt = 40.00



Existing



Proposed

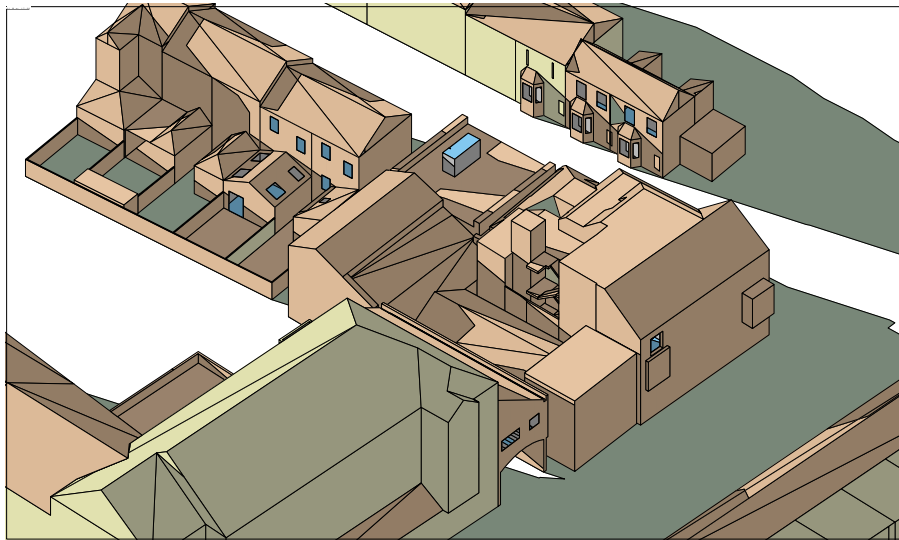
Suncast Images (21 March 17:00)

Suncast image:

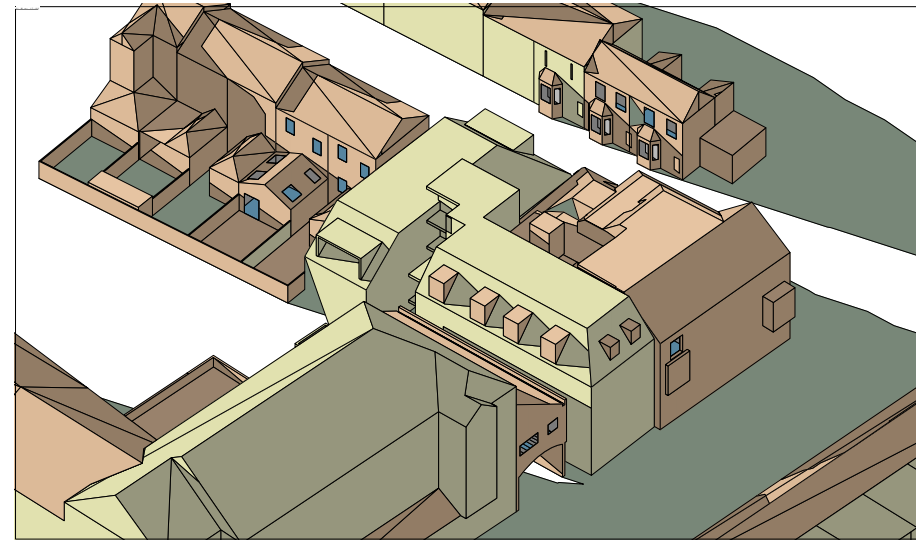
View time = 21 Mar 17:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 256.44 alt = 10.52
Eye: azi = 140.00 alt = 40.00

Suncast image:

View time = 21 Mar 17:00
Site Latitude = 51.59
Longitude diff. = -0.22
Model Bearing = 0.00
Sun: azi = 256.44 alt = 10.52
Eye: azi = 140.00 alt = 40.00



Existing



Proposed