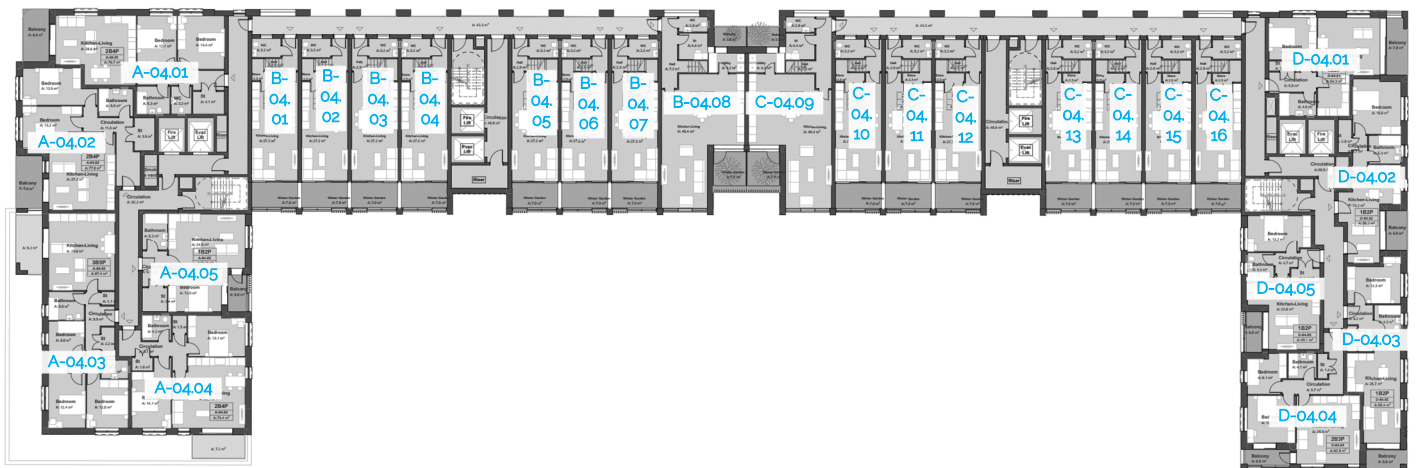


10.0 Daylight within the Proposal

Unit not assessed, as duplicate of another unit



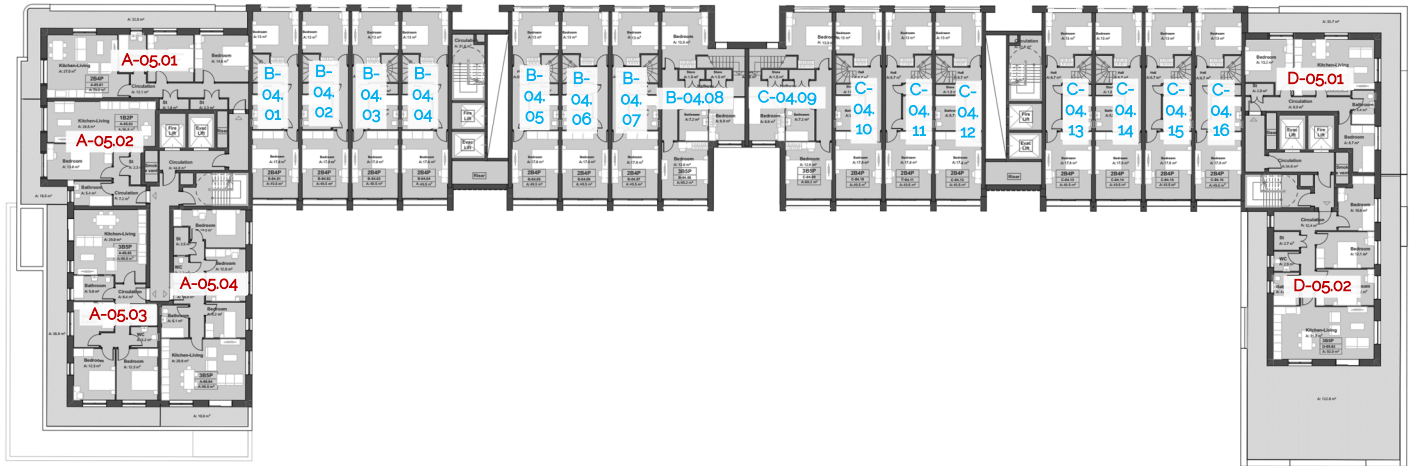
3rd Floor as Proposed (Extract)



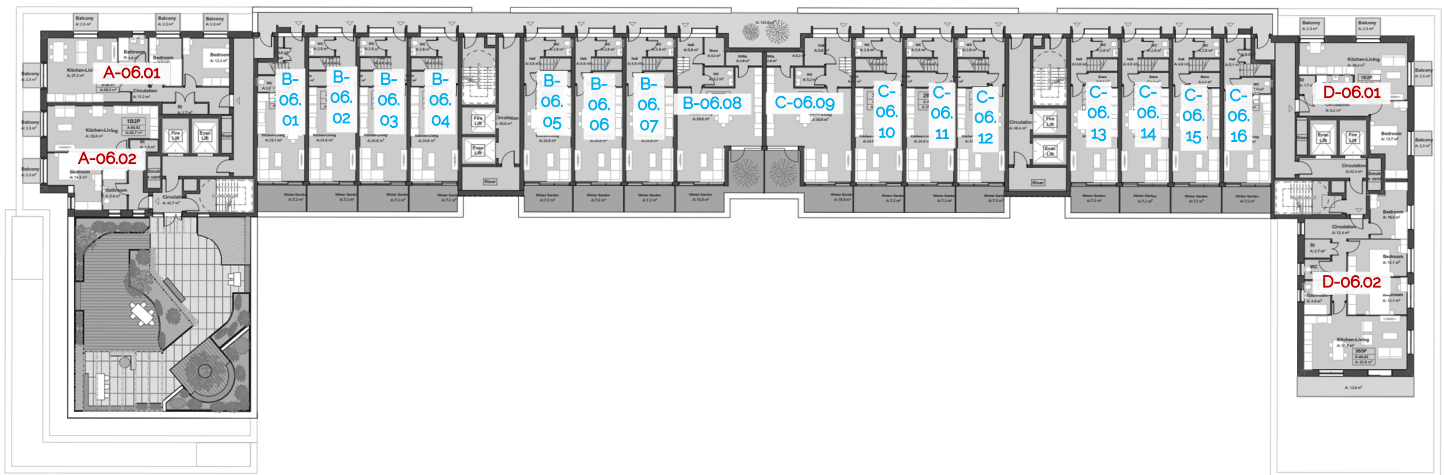
4th Floor as Proposed (Extract)

10.0 Daylight within the Proposal

Unit not assessed, as duplicate of another unit



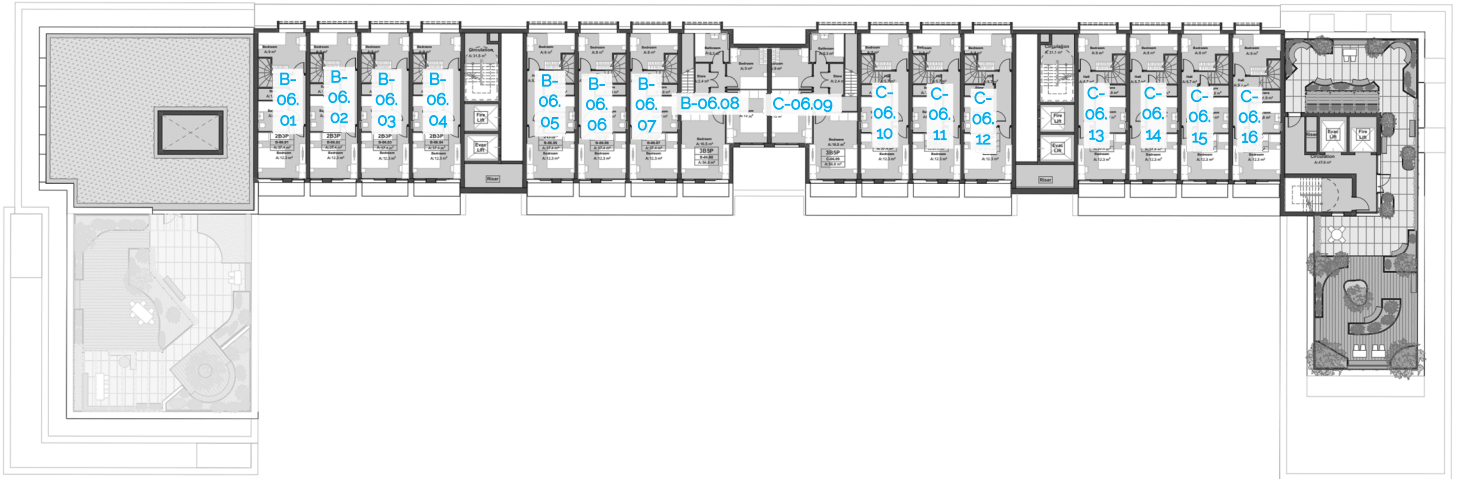
5th Floor as Proposed (Extract)



6th Floor as Proposed (Extract)

11.0 Daylight within the Proposal

Unit not assessed, as duplicate of another unit



7th Floor as Proposed (Extract)

10.0 Daylight within the Proposal

Minimum Target Daylight Factor						
Unit	Room	0.7% DF Target Area	Area Receiving 0.7% DF	2.1% DF Target Area	Area Receiving 2.1% DF	Meets Standards?
A-01.01	K/L/D	95%	100.0%	50%	96.1%	Yes
A-01.01	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-01.01	Bedroom 2	95%	100.0%	50%	100.0%	Yes
A-01.01	Bedroom 3	95%	100.0%	50%	81.6%	Yes
A-01.02	K/L/D	95%	97.6%	50%	68.4%	Yes
A-01.02	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-01.02	Bedroom 2	95%	100.0%	50%	100.0%	Yes
A-01.03	K/L/D	95%	100.0%	50%	79.7%	Yes
A-01.03	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-01.04	K/L/D	95%	100.0%	50%	71.5%	Yes
A-01.04	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-01.04	Bedroom 2	95%	100.0%	50%	100.0%	Yes
A-01.04	Bedroom 3	95%	100.0%	50%	100.0%	Yes
A-01.05	K/L/D	95%	98.9%	50%	70.3%	Yes
A-01.05	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-01.05	Bedroom 2	95%	100.0%	50%	100.0%	Yes
A-01.06	K/L/D	95%	100.0%	50%	77.4%	Yes
A-01.06	Bedroom 1	95%	100.0%	50%	100.0%	Yes
B-01.01	K/L/D	95%	100.0%	50%	91.2	Yes
B-01.01	Bedroom 1	95%	100.0%	50%	100.0%	Yes
B-01.01	Bedroom 2	95%	100.0%	50%	100.0%	Yes
B-01.01	Bedroom 3	95%	100.0%	50%	100.0%	Yes
B-01.02	K/L/D	95%	100.0%	50%	100.0%	Yes
B-01.02	Bedroom 1	95%	100.0%	50%	100.0%	Yes
B-01.02	Bedroom 2	95%	100.0%	50%	100.0%	Yes
B-01.02	Bedroom 3	95%	100.0%	50%	100.0%	Yes

10.0 Daylight within the Proposal

Minimum Target Daylight Factor						
Unit	Room	0.7% DF Target Area	Area Receiving 0.7% DF	2.1% DF Target Area	Area Receiving 2.1% DF	Meets Standards?
C-01.03	K/L/D	95%	100.0%	50%	100.0%	Yes
C-01.03	Bedroom 1	95%	100.0%	50%	100.0%	Yes
C-01.03	Bedroom 2	95%	100.0%	50%	100.0%	Yes
C-01.03	Bedroom 3	95%	100.0%	50%	100.0%	Yes
C-01.04	K/L/D	95%	100.0%	50%	100.0%	Yes
C-01.04	Bedroom 1	95%	100.0%	50%	100.0%	Yes
C-01.04	Bedroom 2	95%	100.0%	50%	100.0%	Yes
C-01.04	Bedroom 3	95%	100.0%	50%	100.0%	Yes
D-01.01	K/L/D	95%	100.0%	50%	88.1%	Yes
D-01.01	Bedroom 1	95%	100.0%	50%	100.0%	Yes
D-01.01	Bedroom 2	95%	100.0%	50%	89.3%	Yes
D-01.02	K/L/D	95%	100.0%	50%	96.7%	Yes
D-01.02	Bedroom 1	95%	100.0%	50%	100.0%	Yes
D-01.03	K/L/D	95%	100.0%	50%	82.0%	Yes
D-01.03	Bedroom 1	95%	100.0%	50%	100.0%	Yes
D-01.04	K/L/D	95%	100.0%	50%	83.8%	Yes
D-01.04	Bedroom 1	95%	100.0%	50%	100.0%	Yes
D-01.04	Bedroom 2	95%	100.0%	50%	84.7%	Yes
D-01.05	K/L/D	95%	97.3%	50%	67.7%	Yes
D-01.05	Bedroom 1	95%	100.0%	50%	90.7%	Yes
A-02.01	K/L/D	95%	100.0%	50%	100.0%	Yes
A-02.01	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-02.01	Bedroom 2	95%	100.0%	50%	100.0%	Yes
B-02.01	K/L/D	95%	95.8%	50%	59.7%	Yes
B-02.01	Bedroom 1	95%	100.0%	50%	100.0%	Yes
B-02.01	Bedroom 2	95%	100.0%	50%	100.0%	Yes

10.0 Daylight within the Proposal

Minimum Target Daylight Factor						
Unit	Room	0.7% DF Target Area	Area Receiving 0.7% DF	2.1% DF Target Area	Area Receiving 2.1% DF	Meets Standards?
B-02.08	K/L/D	95%	98.9%	50%	70.6%	Yes
B-02.08	Bedroom 1	95%	100.0%	50%	100.0%	Yes
B-02.08	Bedroom 2	95%	100.0%	50%	100.0%	Yes
B-02.08	Bedroom 3	95%	100.0%	50%	100.0%	Yes
D-02.01	K/L/D	95%	100.0%	50%	91.5%	Yes
D-02.01	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-03.01	K/L/D	95%	100.0%	50%	100.0%	Yes
A-03.01	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-03.01	Bedroom 2	95%	100.0%	50%	100.0%	Yes
A-03.01	Bedroom 3	95%	100.0%	50%	87.8%	Yes
A-03.02	K/L/D	95%	99.4%	50%	73.7%	Yes
A-03.02	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-03.02	Bedroom 2	95%	100.0%	50%	100.0%	Yes
A-03.03	K/L/D	95%	100.0%	50%	82.6%	Yes
A-03.03	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-03.03	Bedroom 2	95%	100.0%	50%	100.0%	Yes
A-03.03	Bedroom 3	95%	100.0%	50%	90.5%	Yes
A-03.04	K/L/D	95%	100.0%	50%	100.0%	Yes
A-03.04	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-03.04	Bedroom 2	95%	100.0%	50%	100.0%	Yes
A-03.05	K/L/D	95%	100.0%	50%	81.0%	Yes
A-03.05	Bedroom 1	95%	100.0%	50%	100.0%	Yes
D-03.01	K/L/D	95%	100.0%	50%	92.6%	Yes
D-03.01	Bedroom 1	95%	100.0%	50%	100.0%	Yes
D-03.01	Bedroom 2	95%	100.0%	50%	94.1%	Yes

10.0 Daylight within the Proposal

Minimum Target Daylight Factor						
Unit	Room	0.7% DF Target Area	Area Receiving 0.7% DF	2.1% DF Target Area	Area Receiving 2.1% DF	Meets Standards?
A-05.01	K/L/D	95%	100.0%	50%	100.0%	Yes
A-0501	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-05.01	Bedroom 2	95%	100.0%	50%	100.0%	Yes
A-05.02	K/L/D	95%	97.3%	50%	64.7%	Yes
A-0502	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-05.03	K/L/D	95%	100.0%	50%	93.6%	Yes
A-0503	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-0503	Bedroom 2	95%	100.0%	50%	100.0%	Yes
A-0503	Bedroom 3	95%	100.0%	50%	100.0%	Yes
A-05.04	K/L/D	95%	100.0%	50%	100.0%	Yes
A-0504	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-0504	Bedroom 2	95%	100.0%	50%	100.0%	Yes
A-0504	Bedroom 3	95%	100.0%	50%	93.6%	Yes
A-06.01	K/L/D	95%	100.0%	50%	96.1%	Yes
A-0601	Bedroom 1	95%	100.0%	50%	100.0%	Yes
A-06.01	Bedroom 2	95%	100.0%	50%	100.0%	Yes
A-06.02	K/L/D	95%	97.8%	50%	66.2%	Yes
A-0602	Bedroom 1	95%	100.0%	50%	100.0%	Yes
D-06.01	K/L/D	95%	100.0%	50%	100.0%	Yes
A-0601	Bedroom 1	95%	100.0%	50%	97.9%	Yes
D-06.02	K/L/D	95%	100.0%	50%	100.0%	Yes
D-0602	Bedroom 1	95%	100.0%	50%	100.0%	Yes
D-06.02	Bedroom 2	95%	100.0%	50%	100.0%	Yes
D-06.02	Bedroom 3	95%	100.0%	50%	100.0%	Yes

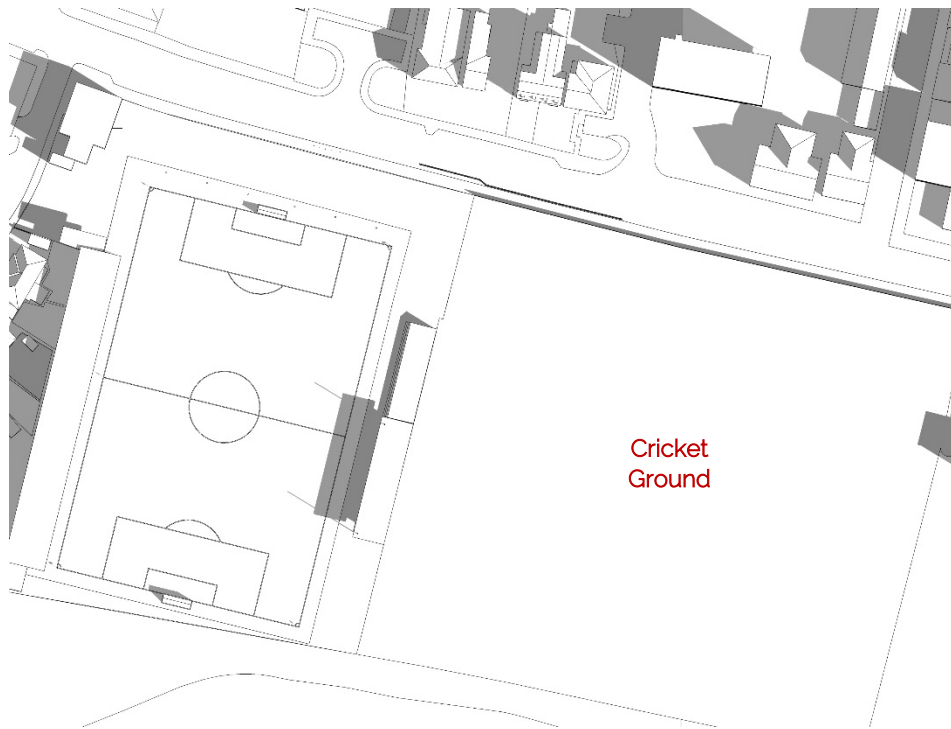
11.0 Conclusions

- 11.1 Using industry standard methodology, we have made numerical analyses to ascertain the effects of the proposal at Park View Road, Welling and the levels of change in daylight and sunlight for the windows and gardens of the neighbouring properties.
- 11.2 Daylight levels within the proposed new units has also been assessed.
- 11.3 The main criteria used in this analysis to show compliance are the Vertical Sky Component for daylight impacts and Annual and Winter Probable Sunlight Hours for sunlight impacts
- 11.4 As has been shown, the effect on VSC is within the 80% guidance value for the majority of the assessed windows.
- 11.5 The windows which fall short of the guidance have mitigation for the reduction beyond the guidance which is discussed in the report
- 11.6 In view of the urban context of the site, the flexibility intrinsic to the BRE guidance, and the position of the windows on the neighbouring sites, it is considered this represents a very high level of compliance for an urban location.
- 11.7 In terms of sunlight, all assessed windows retain 25% of available sunlight hours annually and 5% over the winter months or, where this is not the case, 80% of existing values over both periods.
- 11.8 The neighbouring assessed gardens retain in excess of 80% of their current area that receives 2 hours or more of direct sunlight on March 21st.
- 11.9 The scheme is therefore fully compliant with BRE guidance in relation to sunlight impacts.
- 11.10 The proposed new units all receive daylight levels in excess of the requirements of BS EN 17037:2018.
- 11.11 From a planning perspective therefore, it is the conclusion of this report that the proposed development will cause limited adverse impact on neighbouring dwellings and shows an acceptable level of reduction in the context of its urban location.

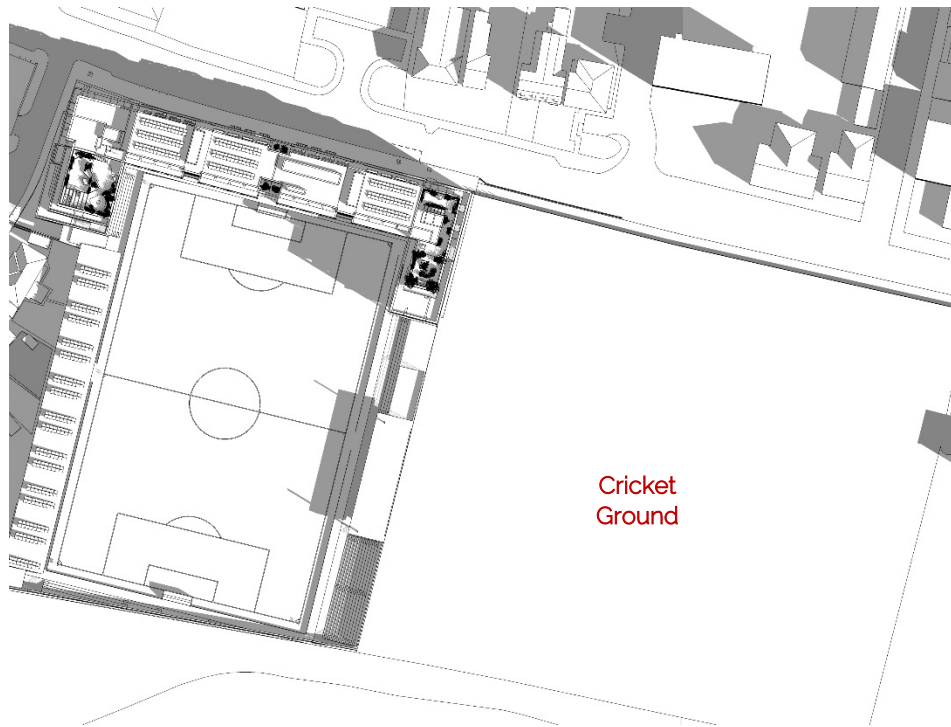


Appendix 1 - Shadow Study

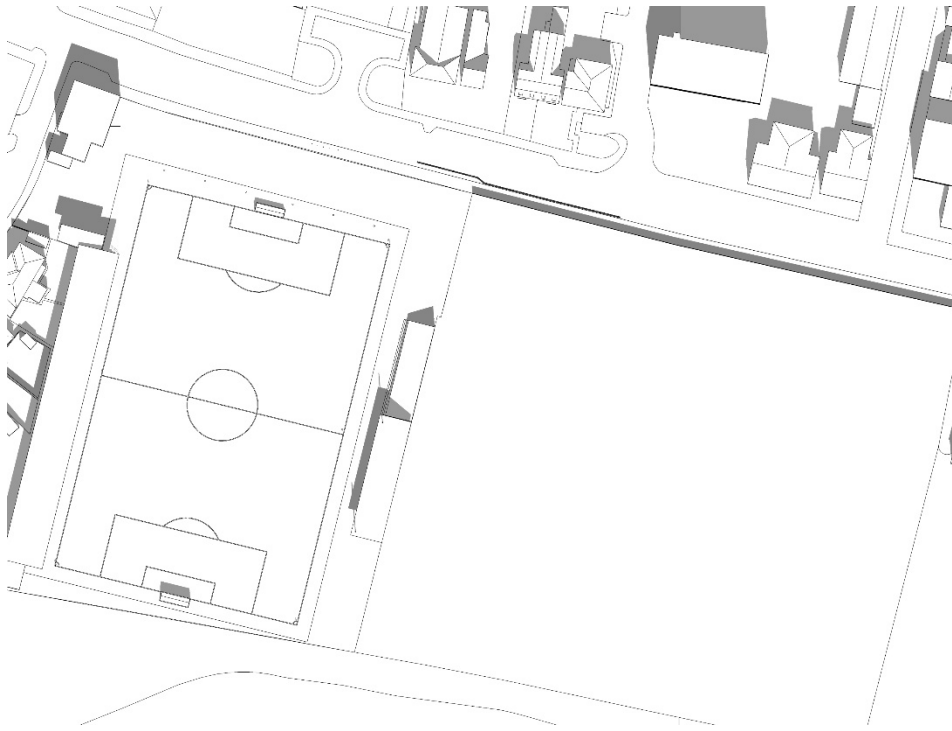
- The shadow analysis provided below is intended to demonstrate that there will be no increased overshadowing to the key area of the adjacent cricket ground during the times when it would normally be in use.
- The UK cricket season runs from April until the end of September and so the study has been undertaken on the 1st of April to the 1st of December at 09.00, 12.00, 15.00 and 17.00.
- The images from this analysis are shown below. There is no specific guidance on how these images are to be interpreted, but they are presented to give a visual guide to the level of overshadowing that the proposal will create.
- As can be seen, the proposal creates no significant increase in overshadowing to the centre of the cricket ground during this period.



April 1st - 09.00 - Existing



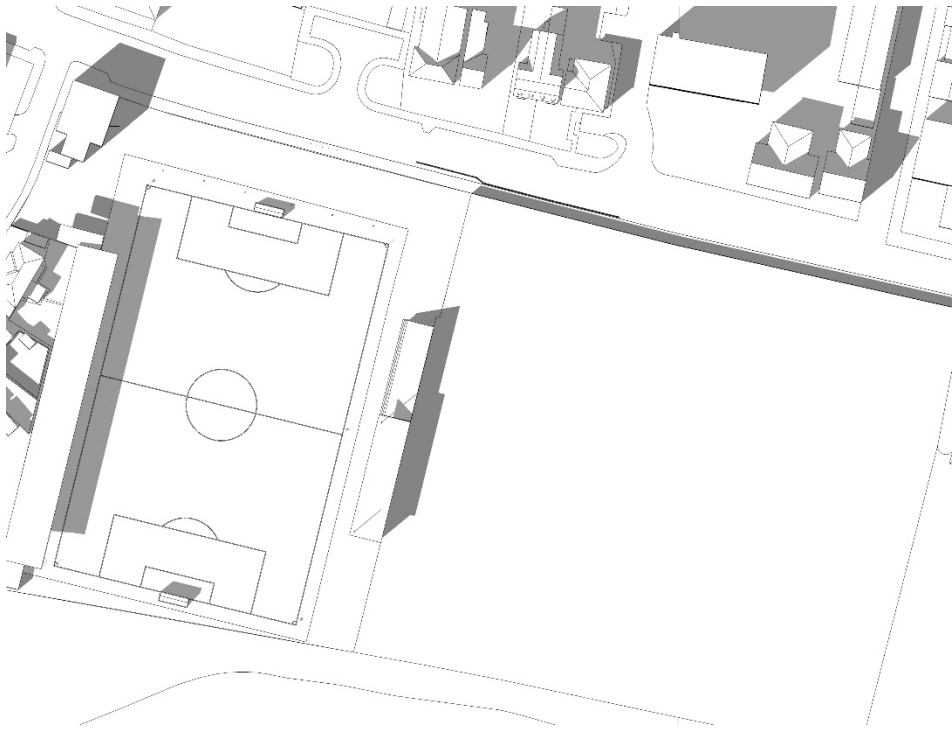
April 1st - 09.00 - Proposed



April 1st - 12.00 - Existing



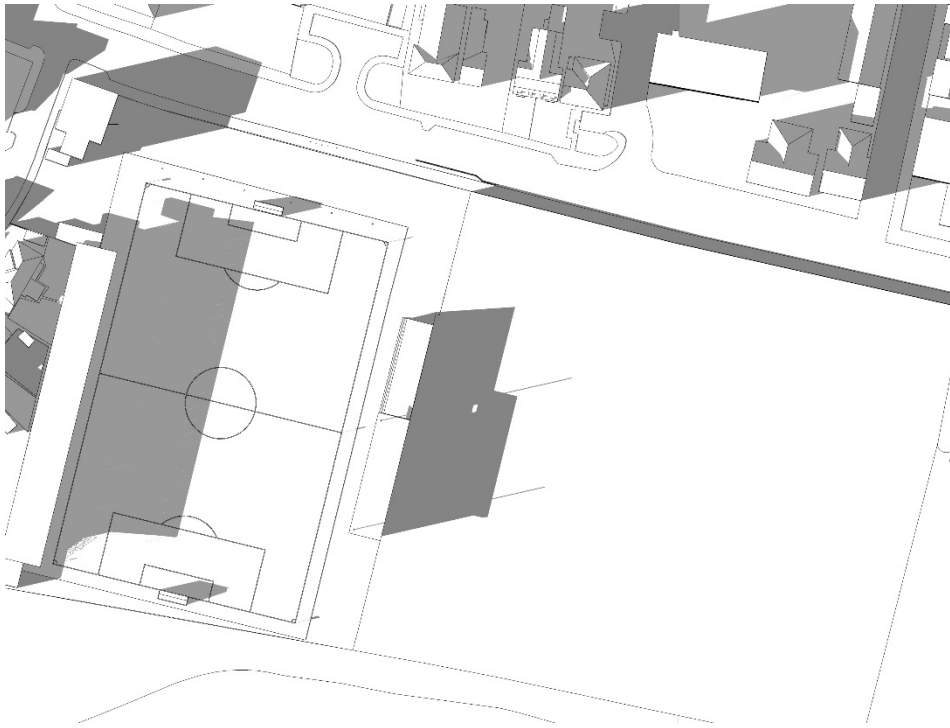
April 1st - 12.00 - Proposed



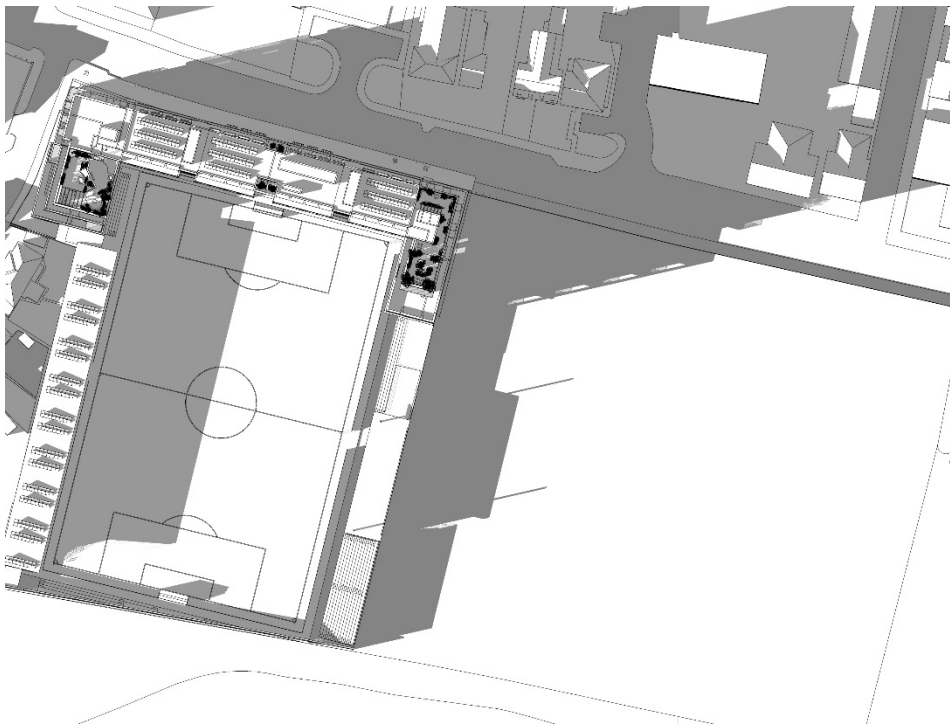
April 1st - 15.00 - Existing



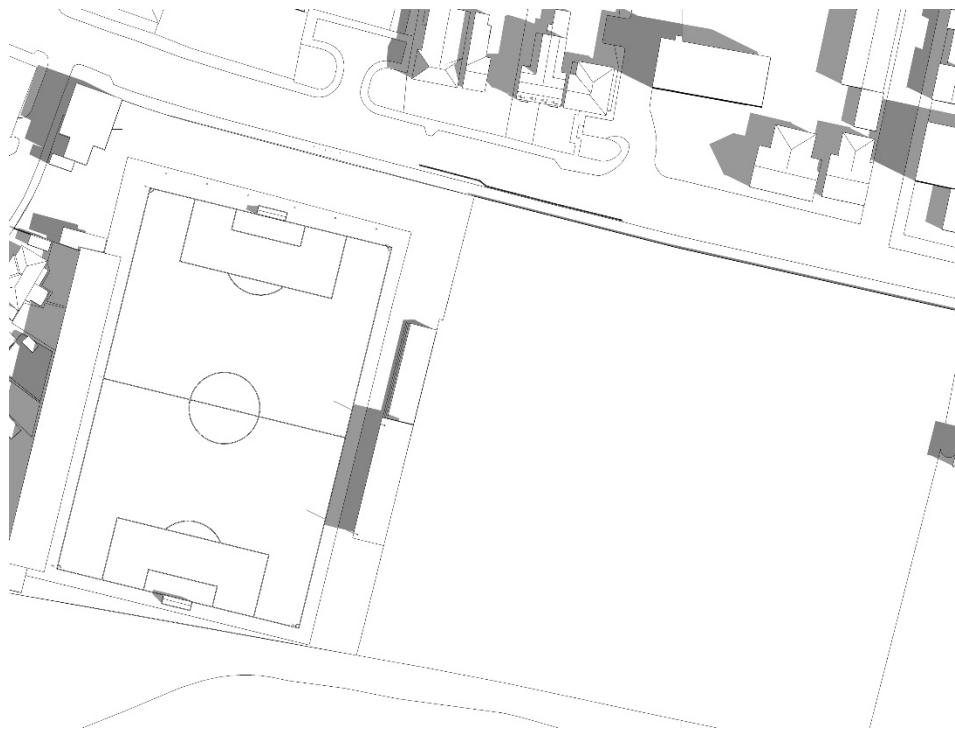
April 1st - 15.00 - Proposed



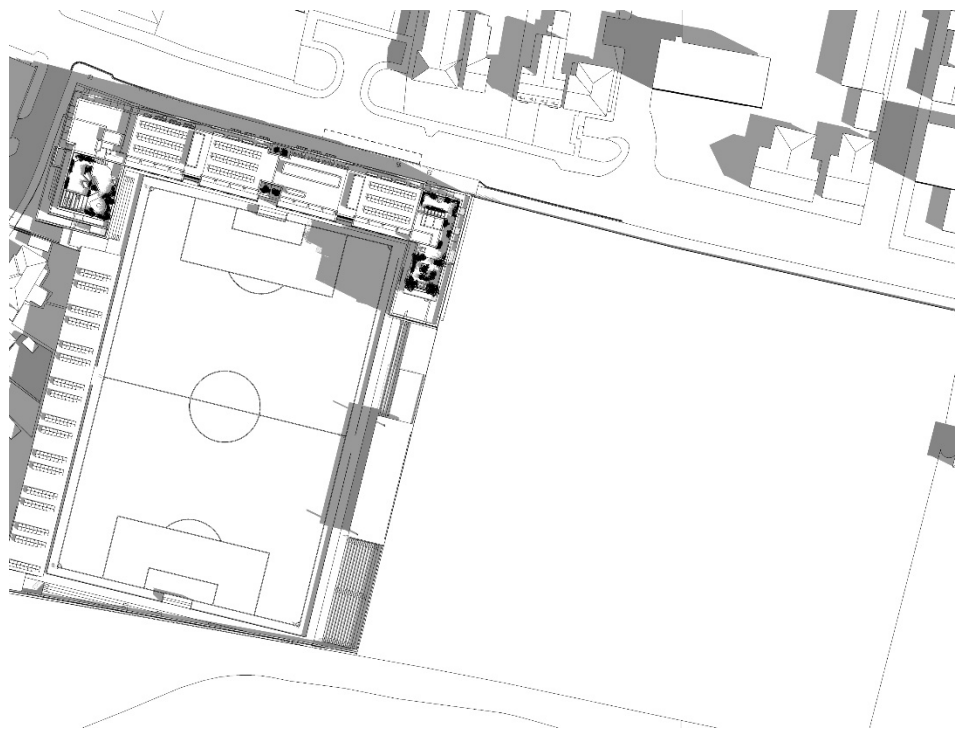
April 1st - 17.00 - Existing



April 1st - 17.00 - Proposed



May 1st - 09.00 - Existing



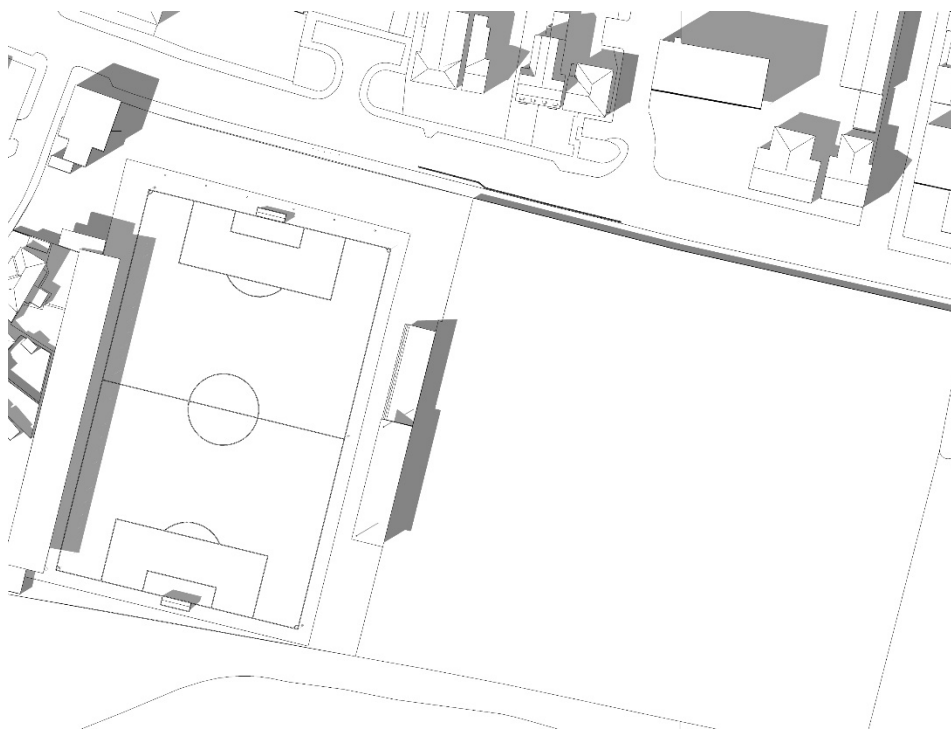
May 1st - 09.00 - Proposed



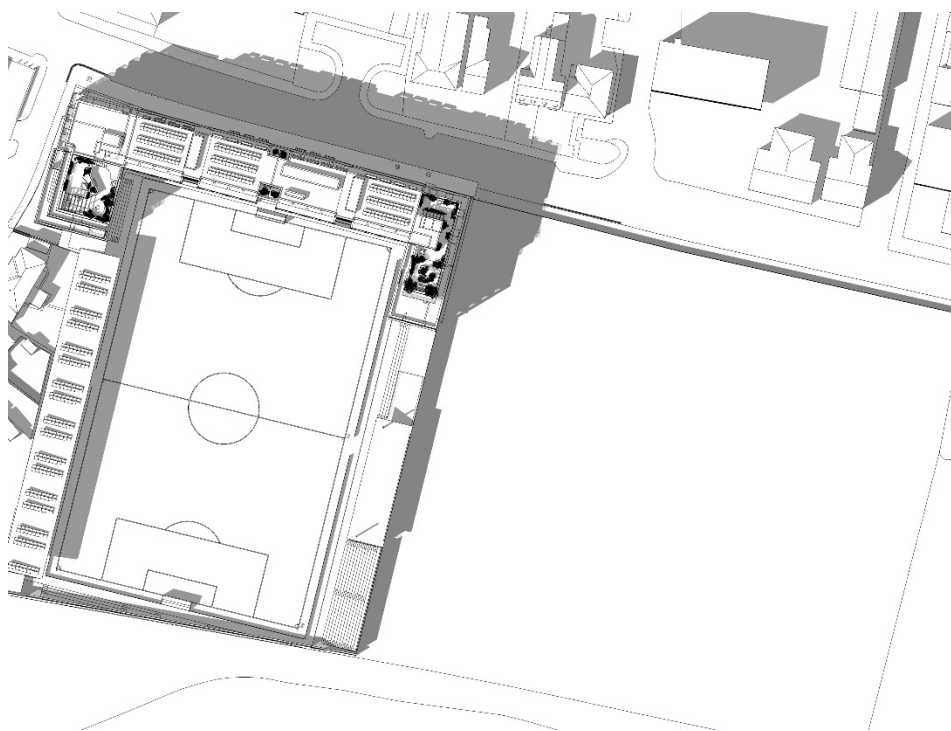
May 1st - 12.00 - Existing



May 1st - 12.00 - Proposed



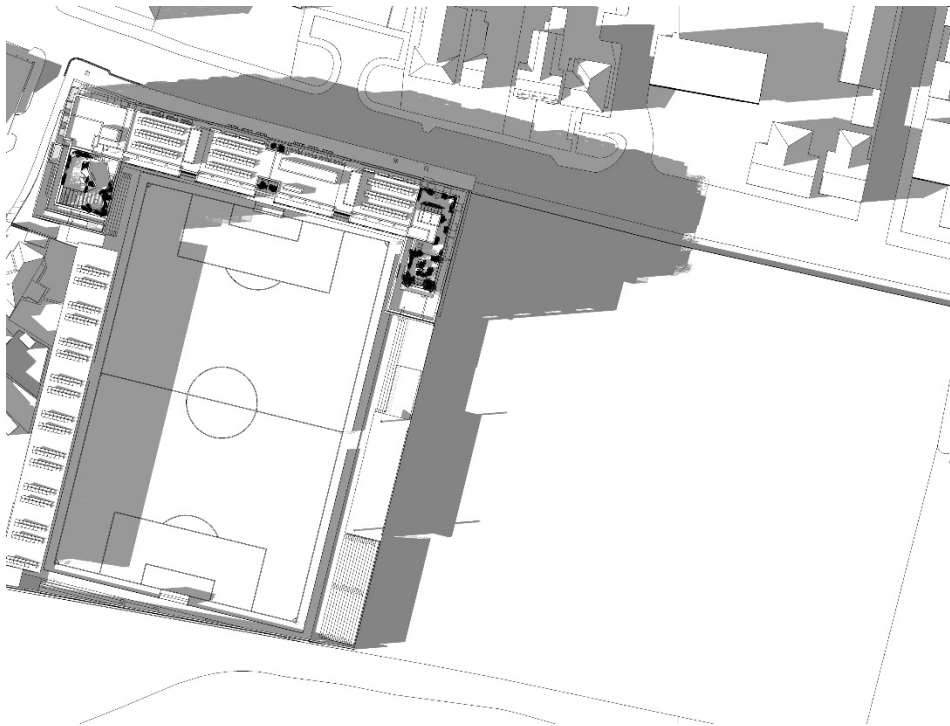
May 1st - 15.00 - Existing



May 1st - 15.00 - Proposed



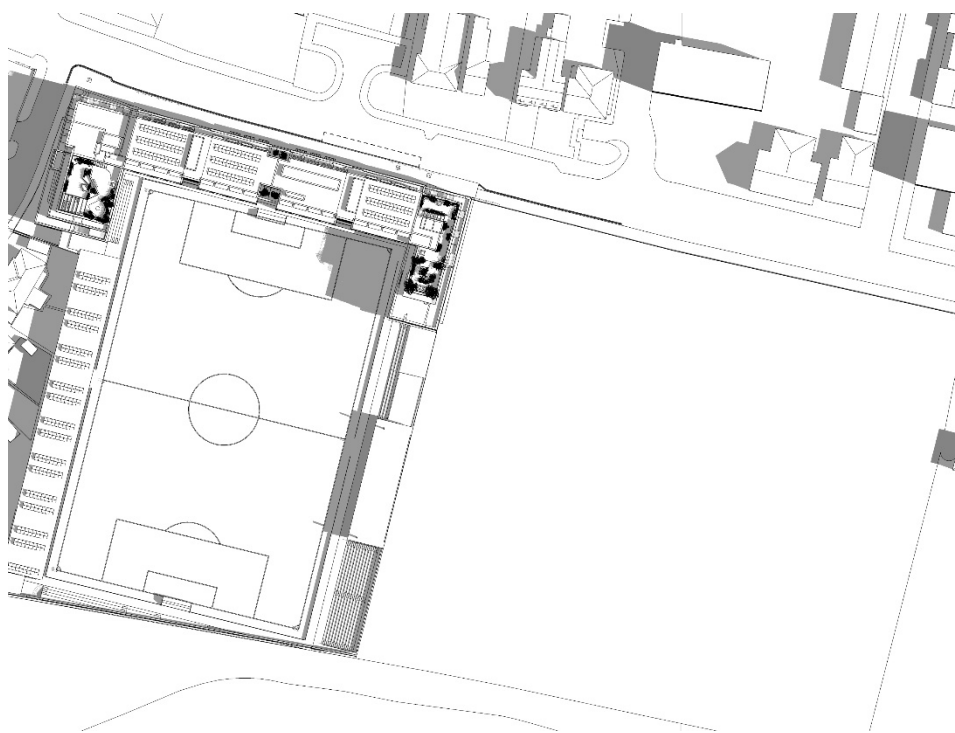
May 1st - 17.00 - Existing



May 1st - 17.00 - Proposed



June 1st - 09.00 - Existing



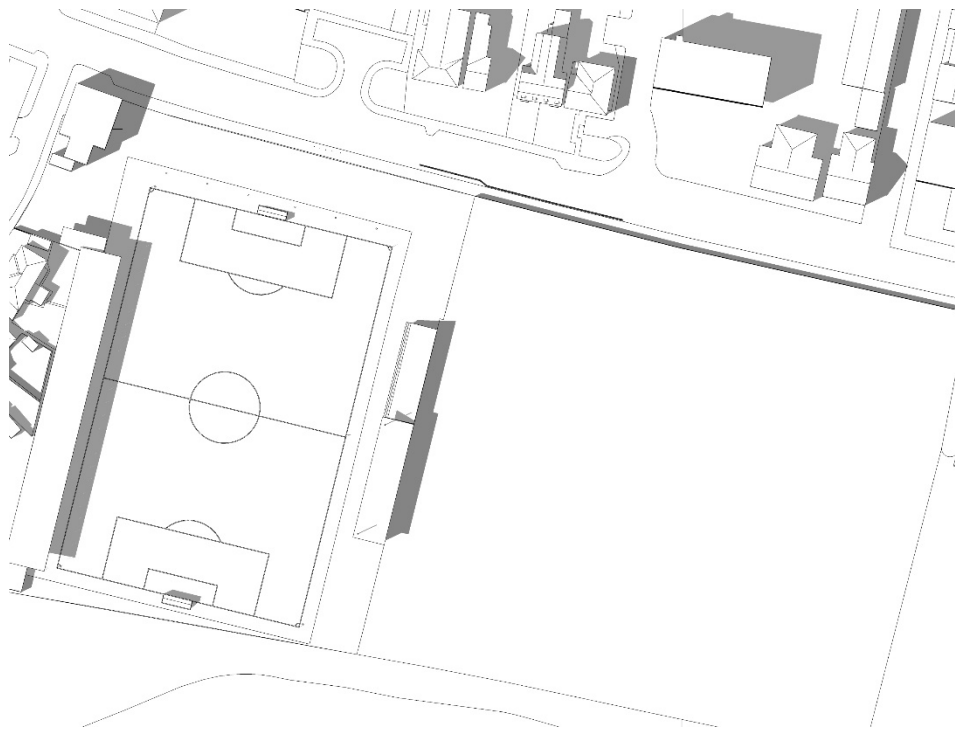
June 1st - 09.00 - Proposed



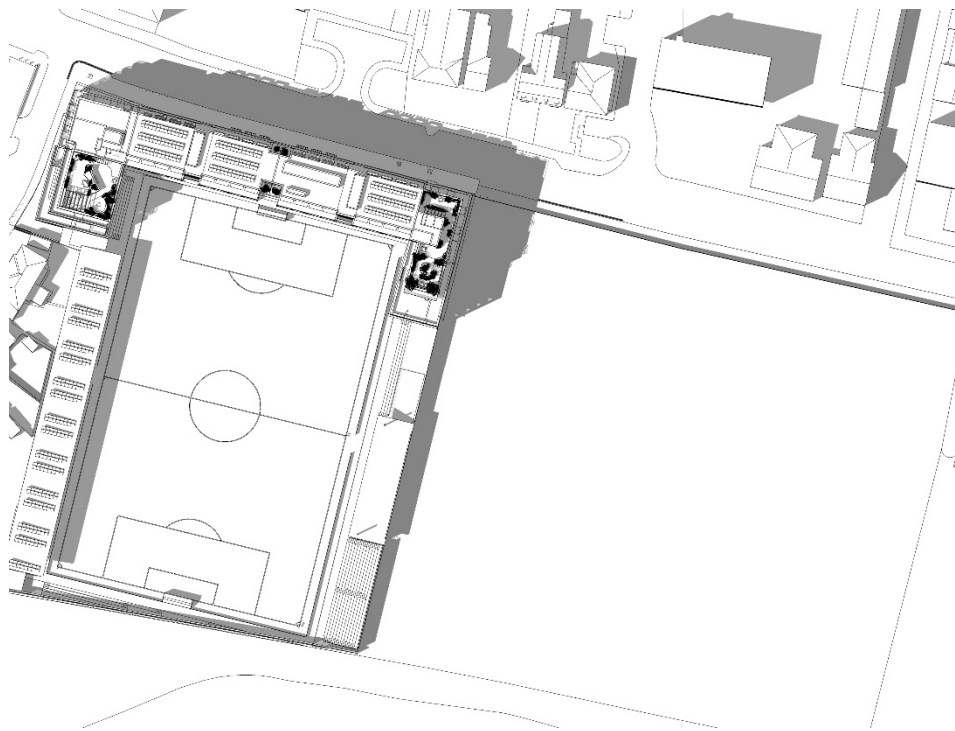
June 1st - 12.00 - Existing



June 1st - 12.00 - Proposed



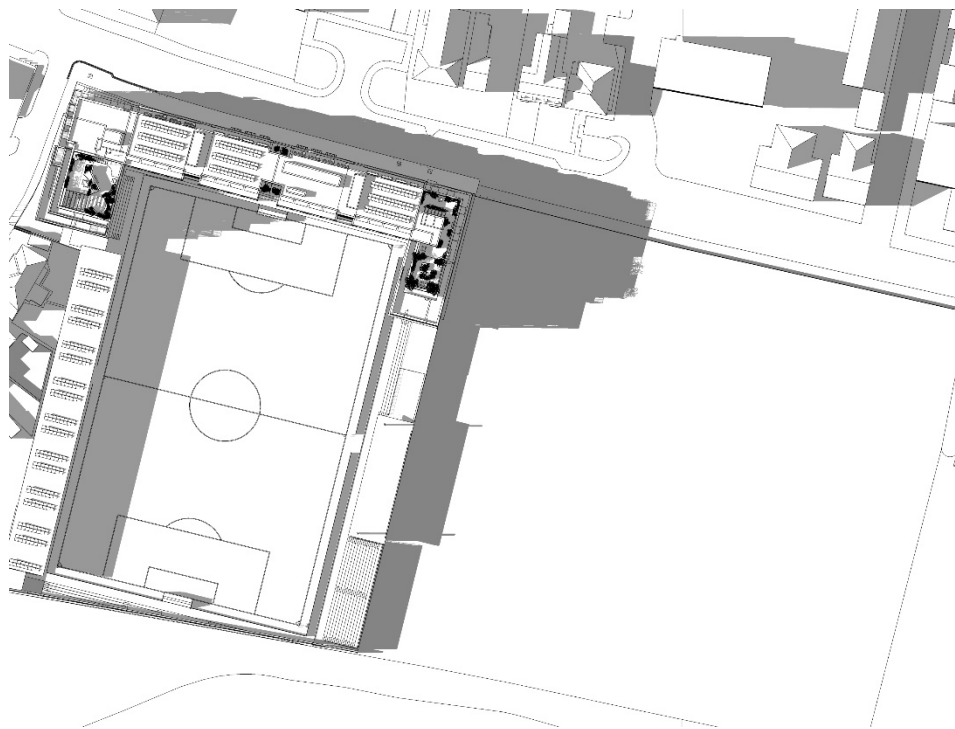
June 1st - 15.00 - Existing



June 1st - 15.00 - Proposed



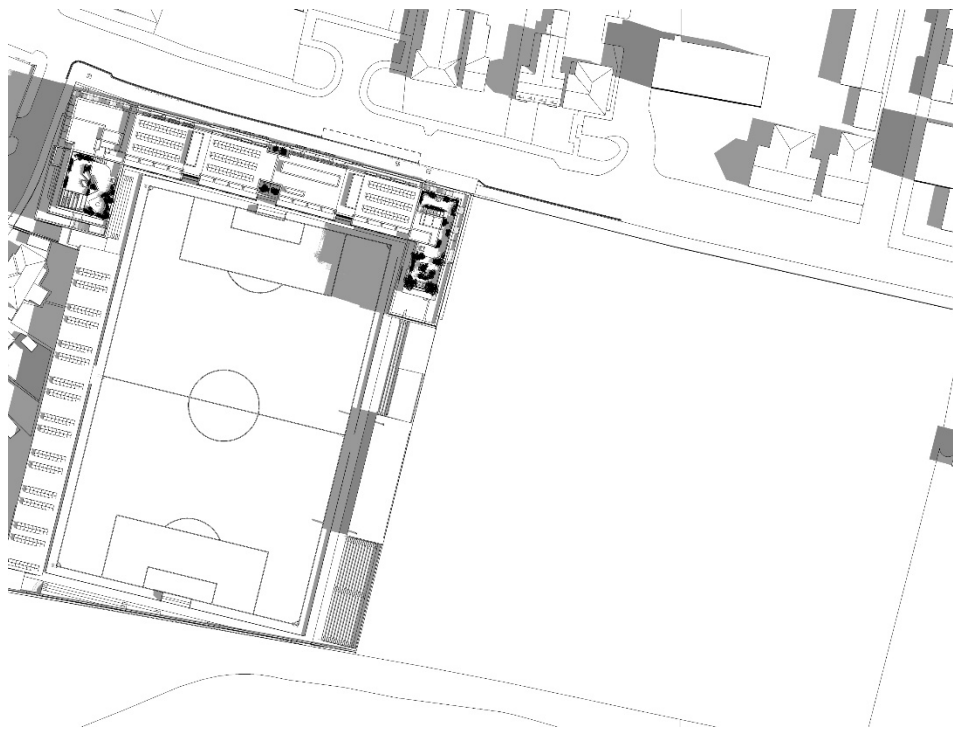
June 1st - 17.00 - Existing



June 1st - 17.00 - Proposed



July 1st - 09.00 - Existing



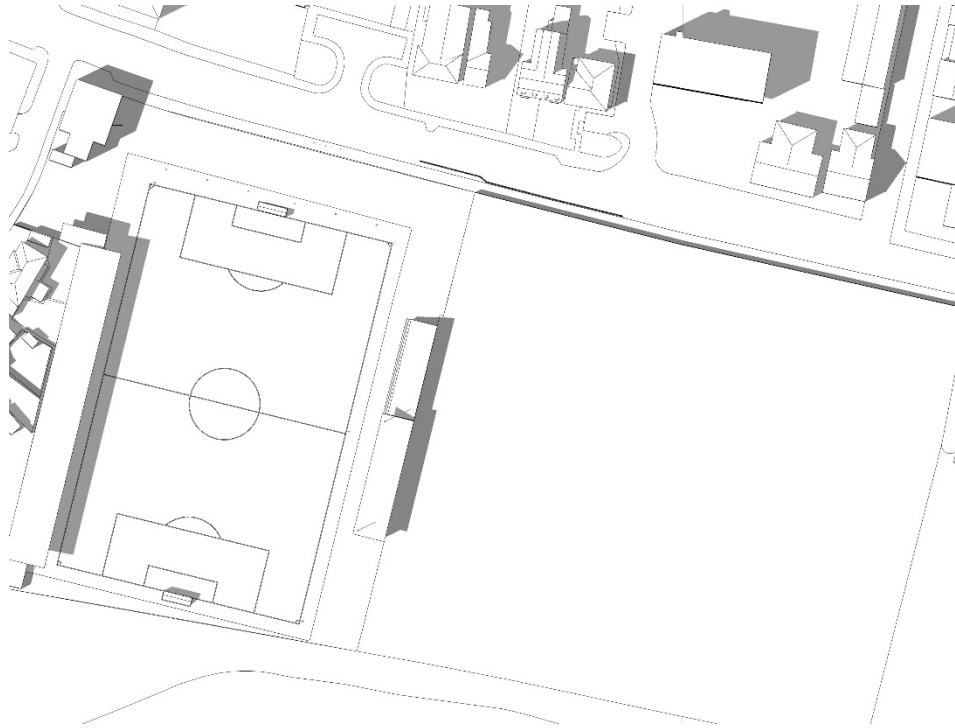
July 1st - 09.00 - Proposed



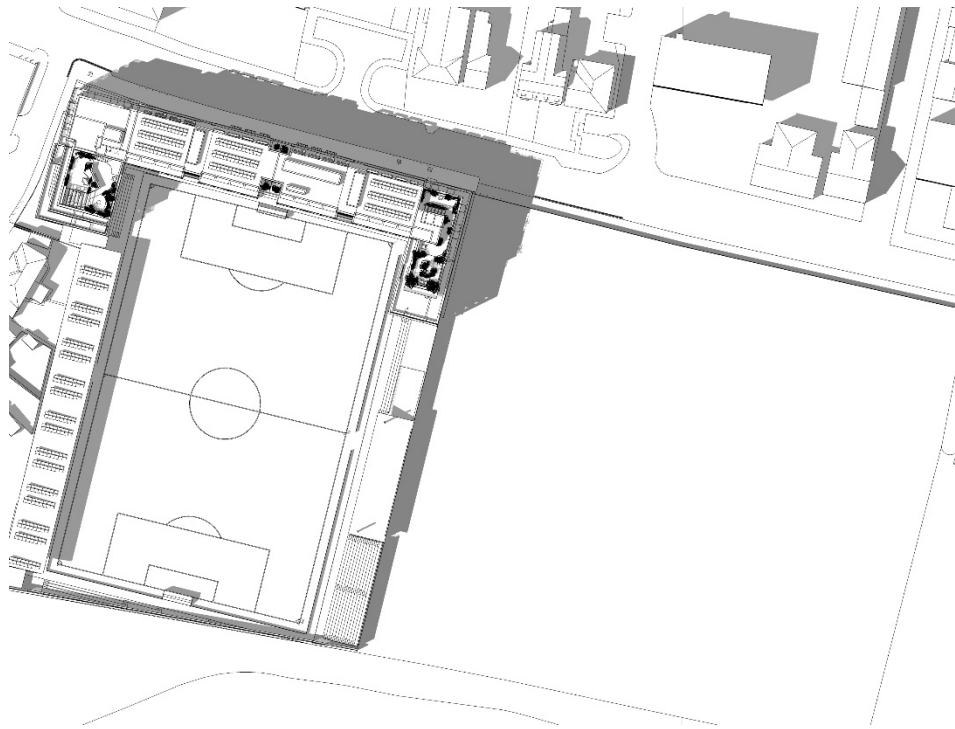
July 1st - 12.00 - Existing



July 1st - 12.00 - Proposed



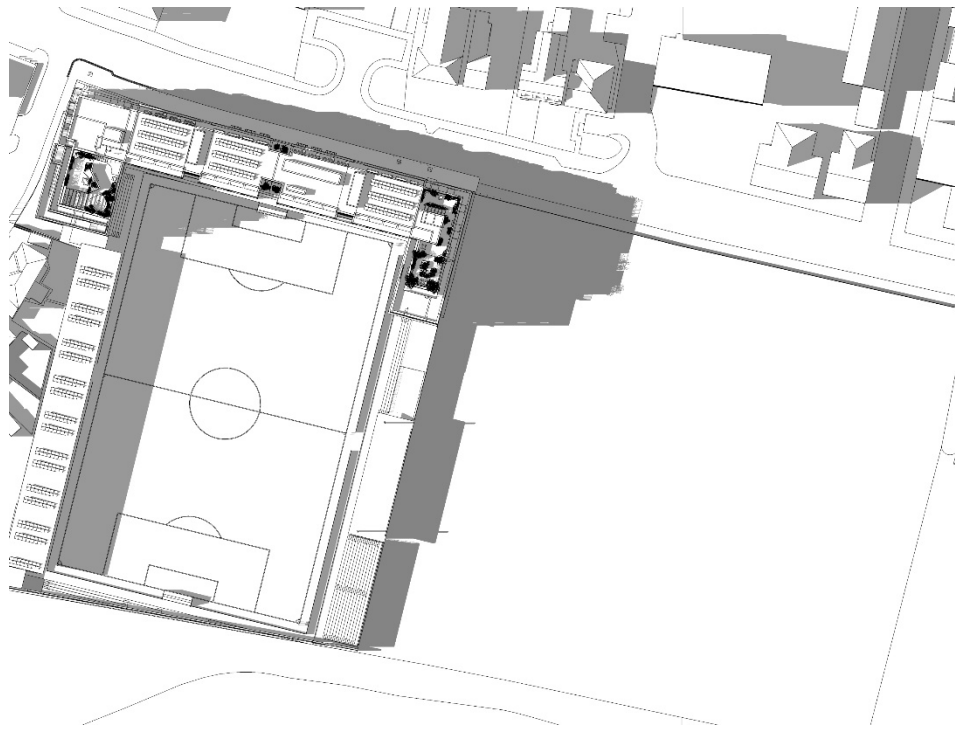
July 1st - 15.00 - Existing



July 1st - 15.00 - Proposed



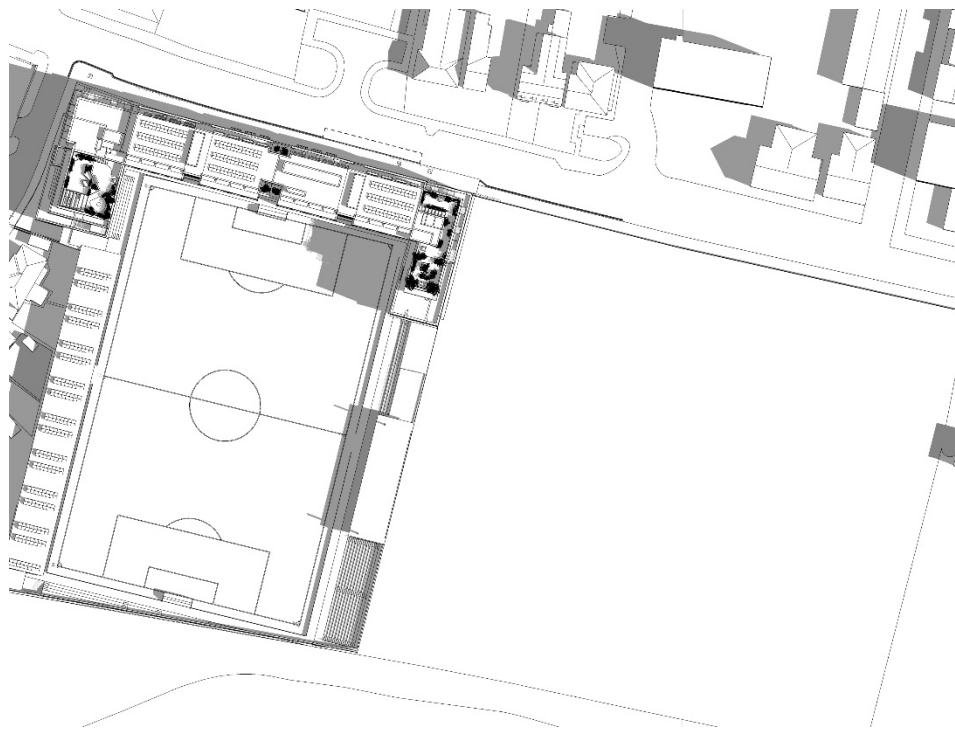
July 1st - 17.00 - Existing



July 1st - 17.00 - Proposed



August 1st - 09.00 - Existing



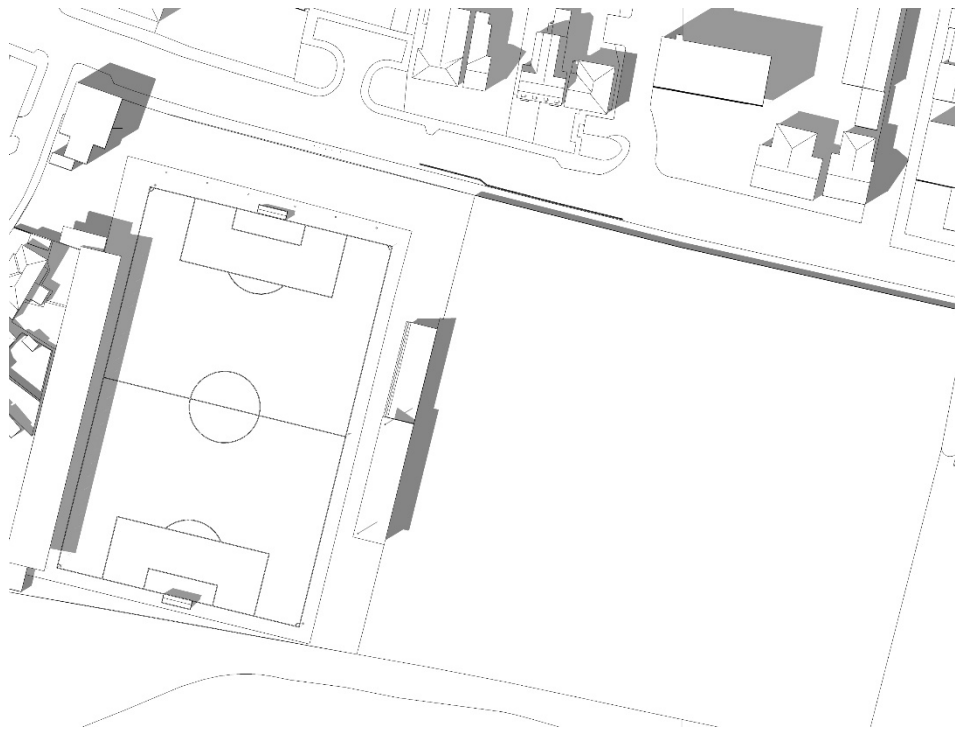
August 1st - 09.00 - Proposed



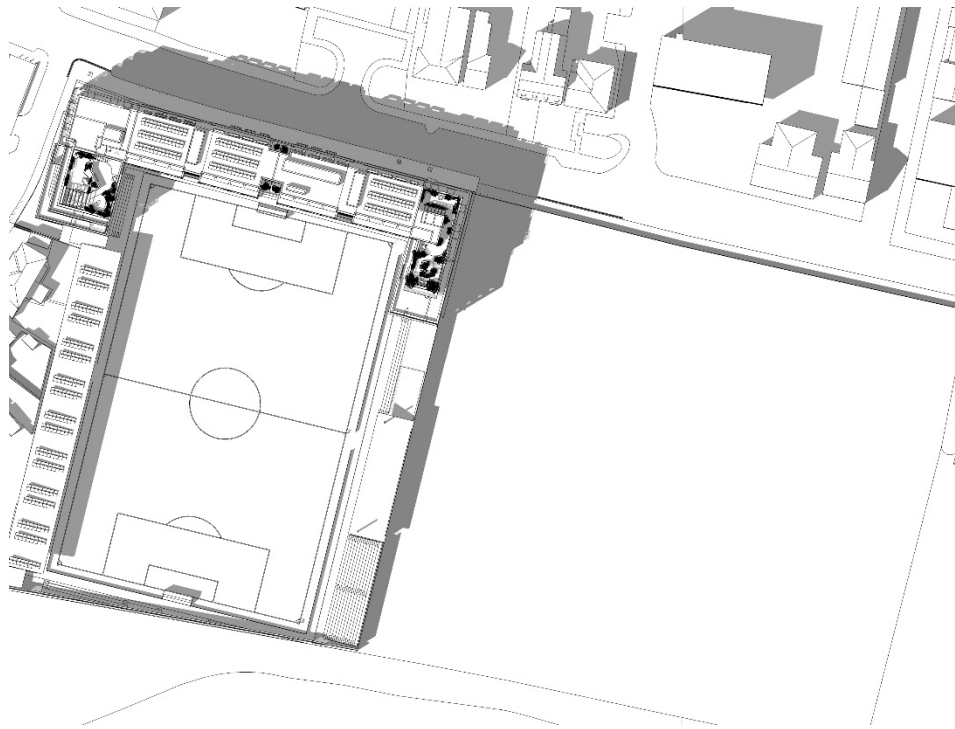
August 1st - 12.00 - Existing



August 1st - 12.00 - Proposed



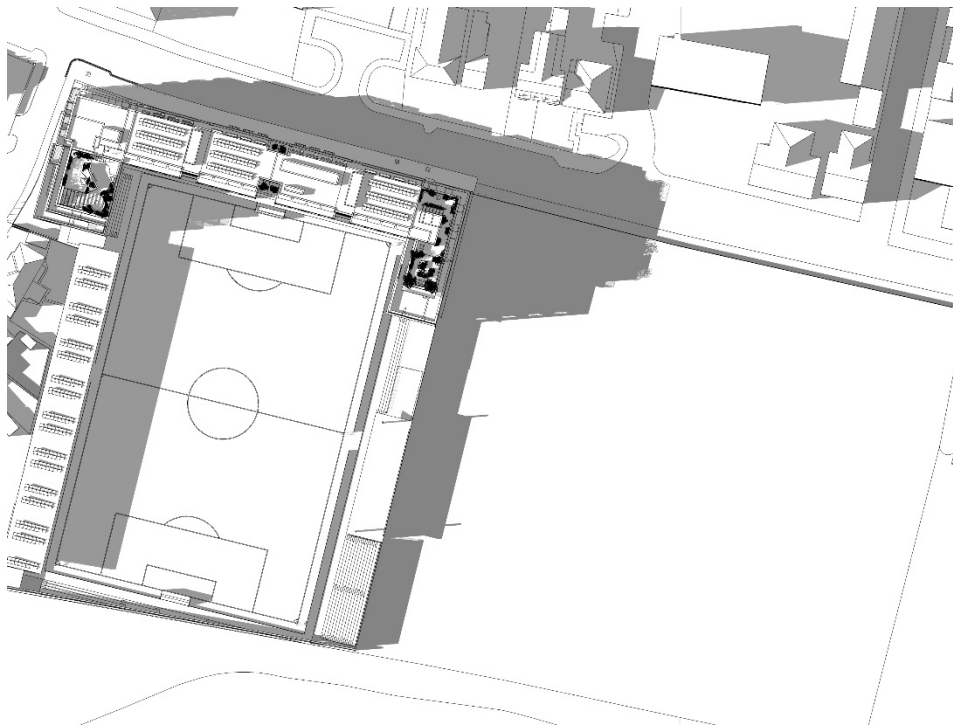
August 1st - 15.00 - Existing



August 1st - 15.00 - Proposed



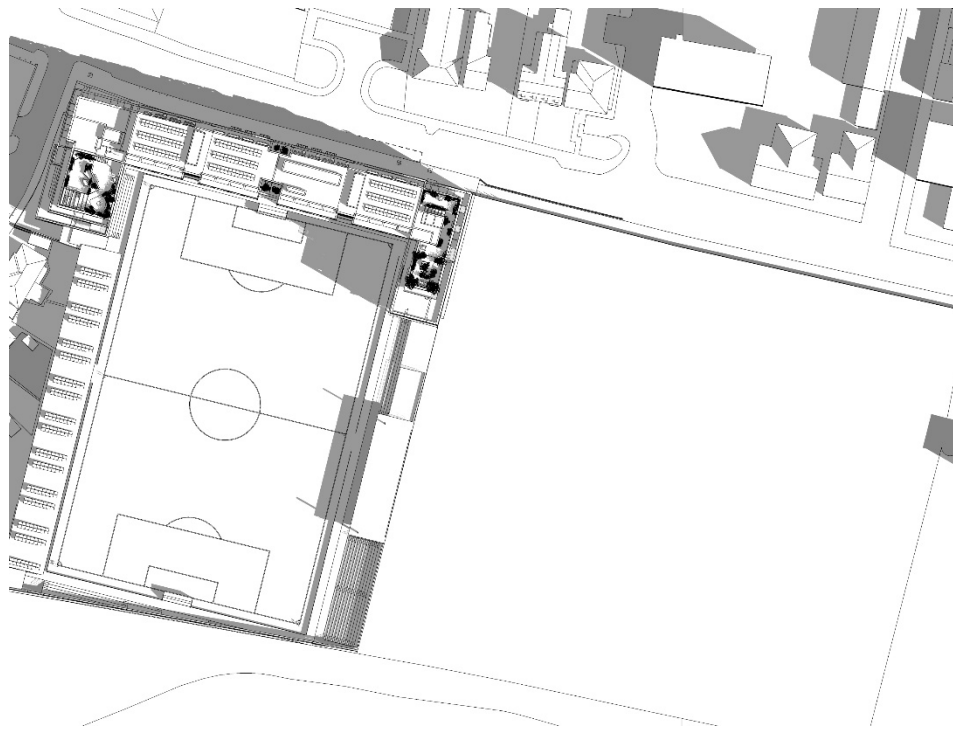
August 1st - 17.00 - Existing



August 1st - 17.00 - Proposed



September 1st - 09.00 - Existing



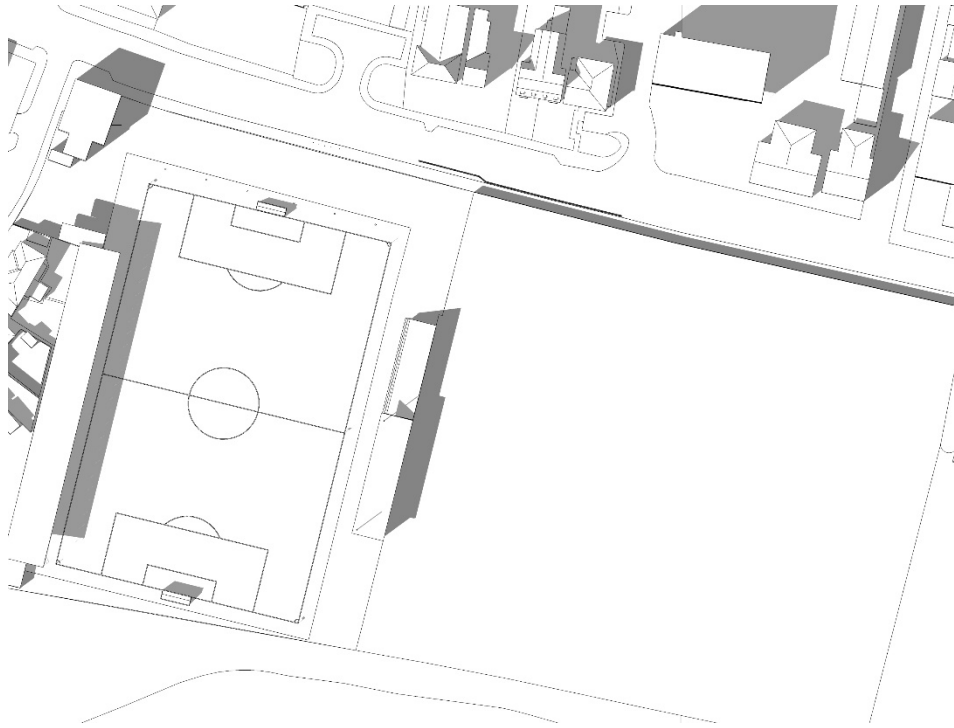
September 1st - 09.00 - Proposed



September 1st - 12.00 - Existing



September 1st - 12.00 - Proposed



September 1st - 15.00 - Existing



September 1st - 15.00 - Proposed