


City House, Sutton Park Road

Daylight and Sunlight Report

6 February 2024

020 7183 9109 

www.waldrams.com 

contact@waldrams.com 



City House, Sutton Park Road

DAYLIGHT AND SUNLIGHT REPORT

Client: Macar Living (City House) Ltd

Prepared by: Luke Wilson

Reviewed by: James Bowman

Reference: 2991

DOCUMENT HISTORY

First Issued: 6 February 2024

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EXECUTIVE SUMMARY

- This is a report into the impact of the proposed development at City House, Sutton Park Road on the daylight and sunlight to surrounding residential properties, amenity spaces, and internally to the scheme itself. This analysis has been based upon scheme drawings provided by Wimshurst Pelleriti, a photogrammetric survey, and site imagery.
- The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment's *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022)* (known as the "BRE Guidelines"), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.
- The analysis shows that the neighbouring church and 74-139 Homefield Park both meet the BRE Guidelines' target values for daylight and sunlight with the proposal in place. At 2-6 Sutton Park Road, analysis of the comparison of the proposed and alternative baseline positions demonstrates that many rooms and windows experience improvements against the alternative baseline position and that, where impacts occur, these are primarily the result of overhanging balconies restricting access to daylight. As such, the daylight and sunlight position for all neighbouring residential or pastoral properties is considered acceptable in our opinion.
- Internally, 87% of rooms meet their target daylight value. Where living rooms do not meet their target value, this is primarily due to the provision of private amenity spaces in the form of balconies. Given that the significant majority of rooms meet their target daylight value and that all units are provided with a private amenity space, the daylighting is considered acceptable overall.
- 83% of units meet the target sunlight value. The BRE Guidelines acknowledge that not all units can be south-facing in larger developments and, where units do not meet the target value, they are positioned on a corner of the proposal to maximise sunlight access as per the BRE Guidelines' recommendations. As such, the sunlighting across the proposal is considered acceptable.
- In overshadowing terms, the church playground and both proposed amenity spaces all meet the target sunlight amenity value.



1 INTRODUCTION

Waldrams have been instructed to provide daylight and sunlight analysis for the proposed development of the site at City House, Sutton Park Road. This analysis is based upon scheme drawings by Wimshurst Pelleriti, a photogrammetric survey of the site and surrounding context and site imagery.

The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

The existing site and proposed scheme can be seen in Appendix 1. The numerical results of the quantitative daylight and sunlight analysis can be found in Appendix 2. The numerical results of the quantitative internal daylight and sunlight analysis can be found in Appendix 3. The sunlight amenity results can be found in Appendix 4. Window maps showing the locations of the windows analysed in the neighbouring property can be found in Appendix 5.

2 SUMMARY OF HOW DAYLIGHT AND SUNLIGHT ARE CONSIDERED FOR PLANNING

2.1 INTRODUCTION TO THE BRE GUIDELINES

Daylight and sunlight are planning considerations. The main reference used by local planning authorities to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to the surrounding properties is the BRE Guidelines, used in conjunction with British Standard *Daylight in Buildings*, BS EN 17037. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the scheme and the surrounding properties and overshadowing.

2.2 DAYLIGHT AND SUNLIGHT CRITERIA TO SURROUNDING PROPERTIES

Daylight

According to the BRE Guidelines, a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting if the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. If this is not achieved, then good daylighting to the neighbouring properties is still achieved if the Vertical Sky Component (VSC) is in excess of 27% or is reduced by less than 20% from its existing level and if the area of the room that can see the sky at desk height (known as the daylight distribution or no sky contour) is reduced by less than 20% of its existing area. The BRE Guidelines state this in paragraph 2.2.23 as:



“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 measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value*
- *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.”*

The BRE Guidelines state in paragraph 2.2.2:

“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 building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices.”

Sunlight

The test for sunlight to the neighbouring properties is calculated for each living room with a main window facing within 90° of due south. Bedrooms and kitchens are considered by the BRE Guidelines as less important for sunlight. The BRE Guidelines state that any south facing window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH).

The BRE Guidelines state in paragraph 3.2.13 that:

“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.”*



Following the BRE Guidelines recommendations, VSC and APSH are measured from a point on the outer window wall.

2.3 ALTERNATIVE TARGET VALUES AND APPLYING A FLEXIBLE APPROACH

The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly, there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account all the planning policy requirements of the site. The BRE Guidelines acknowledge this in the introduction where they state in paragraph 1.6:

“The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly as natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. ”

The numerical figures set out in the BRE Guidelines should therefore not be rigidly applied, but instead used as part of the overall evaluation of the daylight and sunlight to the surroundings in context of the site, its existing massing, and the need for regeneration and local planning policy guidance for the site. In particular, existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

The BRE recommend that, in urban development locations, alternative baselines or lower target values may be used (c.f. Appendix F of the BRE Guidelines for Daylight & Sunlight). Paragraph F1 states:

“These values [those set out in the BRE Guidelines] are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylight needs of the proposed development itself.”

Indeed, in paragraph 2.2.3 of the BRE Guidelines it states:

“Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting 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 more than its fair share of light. Appendix F



gives further guidance."

Applying flexibility when considering the BRE Guidelines in planning terms is also supported by the National Planning Policy Framework (NPPF) (July 2021) which states in paragraph 125:

"Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

...

(c) 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)."

It is important to note that the BRE Guidelines merely state that occupants may "notice" reductions of more than 20% and do not talk about acceptability. Planning appeal decisions and investigations carried out by the Inspectorate in recent years (such as appeal ref. APP/E5900/W/17/3191757) have made it clear that, in assessing daylight and sunlight impacts, the context of the site is key in understanding whether occupants in surrounding properties will be left with appropriate levels of amenity and whether or not reductions are acceptable. For instance, where the resulting levels of daylight and sunlight are comparable to those of other local residents, changes (i.e. reductions) can be considered acceptable and contextually appropriate. It is also important to remember that residential amenity should be balanced against the advantages of living in such a location (such as close links to transport, amenities, employment, services etc.).

The Appeal (APP/E5900/W/17/3191757) decision states that, in considering daylight and sunlight impacts, the following process should be considered:

"15. ...In essence, first, as a matter of calculation, whether there would be a material deterioration in conditions and second, as a matter of judgement, whether that deterioration would be acceptable in the particular circumstances of the case.

16. The Court held that the first question can be answered by applying the BRE Guidelines: for each window assessing the 'vertical sky



component' (VSC) and the 'no sky line' (NSL) for daylight and the 'annual probable sunlight hours' (APSH) for sunlight. If the guidelines are exceeded the deterioration would be material. In answering the second question - whether that deterioration is acceptable – wider considerations come into play. This indicates to me that the acceptability of a material deterioration in living conditions must be judged in its local context."

In considering planning policy, it is important therefore to firstly establish whether the impact of a proposed development on the daylighting and sunlight conditions of surrounding property to the development would result in a noticeable impact, and secondly whether such an impact can be considered acceptable or not in view of the site context. A two-stage approach can therefore be adopted as follows:

- 1) Whether a proposed scheme would or would not result in a "material deterioration" in daylight and sunlight. This can be assessed against the BRE's target values with a 20% or more reduction in daylight and sunlight being considered as having a "noticeable" impact; and
- 2) whether such deterioration would be considered acceptable or not given the context of the site.

2.4 INTERNAL DAYLIGHT & SUNLIGHT CRITERIA FOR NEW BUILDS

The BRE Guidelines set out their interior daylight recommendations in Appendix C of their document. They refer to the British Standard *Daylight in Buildings* BS EN17037 and its UK National Annex which sets out two criteria for assessing interior daylight. Daylight provision in new rooms may be checked using either of the methods in BS EN 17037. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at table top height covering the room) for at least half of the daylight hours in a typical year. The other, alternative, method is based on calculating the daylight factors achieved over specified fractions of the reference plane. We have undertaken the assessment based on the illuminance method.

Illuminance Method

This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year.

The UK National Annex gives illuminance recommendations of:

- 100 lux in bedrooms
- 150 lux in living rooms



- 200 lux in kitchens.

These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

The BRE Guidelines state in paragraph C17 that:

“Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.”

Sunlight

For internal sunlight, the BRE Guidelines state in paragraph 3.1.15:

“In general a dwelling, or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:

- *at least one main window wall faces within 90° of due south and*
- *a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.”*

2.5 METHOD USED FOR CALCULATING THE DAYLIGHT AND SUNLIGHT RESULTS

The analysis provided in this report utilizes state-of-the-art software to calculate in three dimensions the daylight and sunlight following the methods specified in the BRE Guidelines. A three dimensional accurate computer model has been created for the existing site in context of the immediate surrounding properties, based upon architect's drawings, a [photogrammetric] survey of the site and surrounding properties, site imagery and surrounding property information. The results generated are then reviewed against the BRE Guidelines' target values.

2.6 METHOD FOR ANALYSING ACCEPTABLE SUNLIGHT AMENITY TO THE OPEN AMENITY SPACES WITHIN AND SURROUNDING THE PROPOSED SCHEME

The BRE Guidelines state that for an amenity space to appear adequately sunlit



throughout the year, at least half of the amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development an existing amenity area does not meet the above, it should retain at least 80% of its former value with the proposal in place. If a detailed calculation cannot be carried out and the area is a simple shape, the BRE Guidelines suggest that the centre area of each amenity space should receive at least 2 hours of sunlight on March 21st.

REFERENCES:

BRE Guidelines (BR 209): *Site layout planning for daylight and sunlight: a guide to good practice*(2022).

These Guidelines provide the basis of the analysis described in this report. Please refer to this document for a detailed description as to the approach, methodology, and implementation of the numerical analysis used in this report. A summary of the approach and methods recommended by the BRE Guidelines is included in Section 2 above of this report.

3 ASSUMPTIONS USED IN THE ANALYSIS

Uses of the surrounding properties have been based on external appearance to determine whether they are residential or commercial use. We have also researched the Council Tax records for the property, which if listed would indicate residential use.

It is important to note that, in some cases and where no additional information is available, the window positions in the surrounding property elevations have been estimated based on brick counts from site photographs. The floor levels for the surrounding buildings are assumed unless otherwise indicated.

We have obtained layouts for the following properties from the local planning portal and/or estate agency listings:

- 2-6 Sutton Park Road

We have not obtained layouts or gained access internally to any of the remaining surrounding properties and so details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise, appropriate the depths of rooms have been assumed at 4.27m for residential properties and 6m for commercial properties, or half the building depth if this is less than these dimensions.

All property addresses are taken from the Land Registry MapSearch website and we advise that these are checked by your solicitor prior to any action being taken based on this report.



The following reflectance, transmittance, maintenance and framing values have been used in the internal daylight calculations:

- Transmittance (T): 0.68
- Reflectance (R): 0.4 for floors, 0.8 for ceilings, and 0.7 for walls
- Maintenance Factor: 0.92
- Framing Factor: 0.6

BS EN 17037 section B.3.1 states that, "the recommended values of reflectance for the major interior surfaces would be in the following ranges: ceiling 0.7 to 0.9; interior walls 0.5 to 0.8; floor 0.2 to 0.4." Paragraph C24 of the BRE Guidelines meanwhile states, "Where surface finishes have been specified or measured on site, they can be used in the calculations with appropriate factors for maintenance and furniture. To allow for these factors, maximum reflectances for white painted surfaces in the calculations should not exceed 0.8 indoors, and 0.6 outdoors. Maximum reflectances for light pastel walls should not exceed 0.7 in the calculations, and maximum reflectances for light wood floors should not exceed 0.4."



4 SOURCES OF INFORMATION USED IN THE REPORT

Wimshurst Pelleriti

WP-0816-A-0151-P-Ground Floor
WP-0816-A-0170-P-Basement 200
WP-0816-A-0171-P-Ground Floor 200
WP-0816-A-0172-P-Typical Low 200
WP-0816-A-0173-P-L4 200
WP-0816-A-0174-P-L5 200
WP-0816-A-0175-P-Typical High 200
WP-0816-A-0176-P-LR 200
WP-0816-E-PR
WP-0816-S-PR
2023-11-29 Model Zero Coordinates
2023-11-29 Model

Received 30/11/23

Local Authority Planning Records/Rightmove

2-6 Sutton Park Road

Plans and elevations

Homefield Park

Selected floorplans

Obtained December 2022 and April 2023

Waldrams Chartered Surveyors

Photogrammetry

Site Photographs

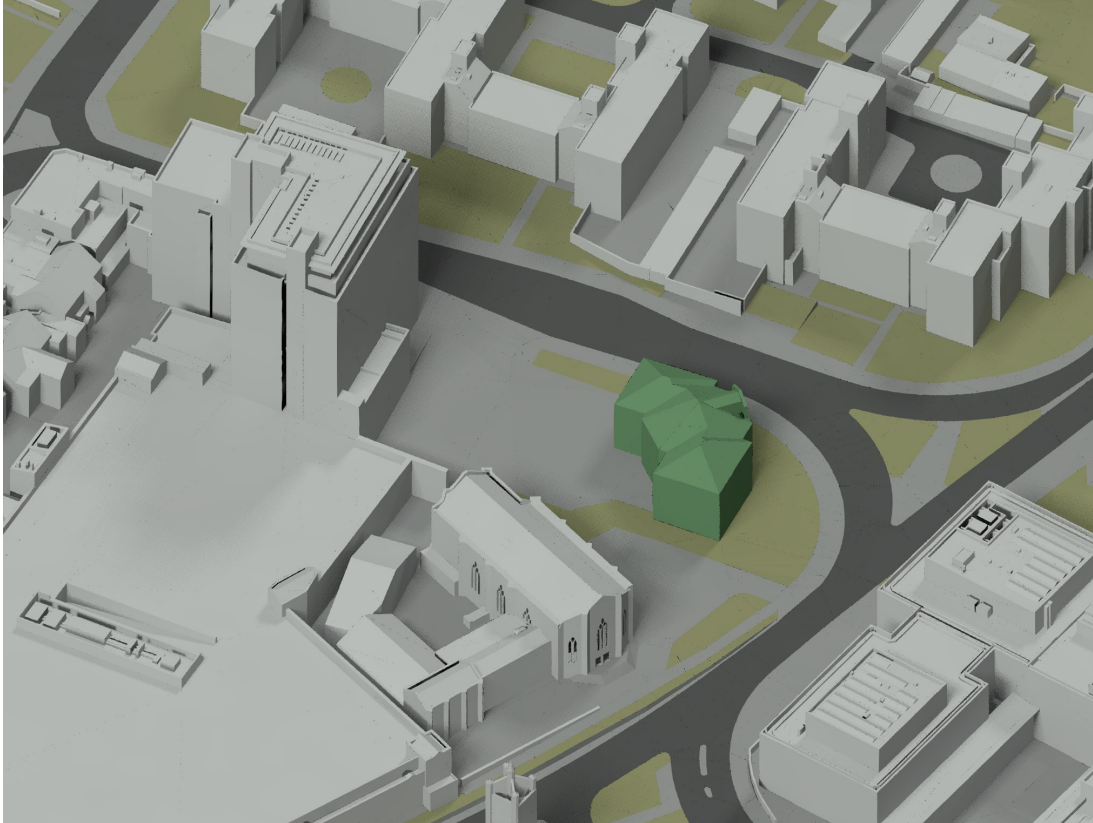


Image 1: Existing site

5 DAYLIGHT & SUNLIGHT ANALYSIS

The development site is located in the Sutton Town Centre, c.300m from Sutton station and is located within the 'Primary Growth Area' and 'Area of Potential Intensification' as indicated in the Sutton Local Plan 2016-2031. The site is therefore located in the central setting where the highest densities are normally expected and is also in an 'Area of Taller Building Potential'.

The Mayor of London's *Housing Supplementary Planning Guidance (SPG)* from the London Plan, March 2016 states at paragraphs 1.3.45 and 1.3.46:

"An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. 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.

The degree of harm on adjacent properties and the daylight targets within a



proposed scheme 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."

As stated in Section 2.3 above, it is therefore important to consider the impact and acceptability of the proposed development not solely on the numerical guidelines, but rather in balance of wider site considerations and context. Given the site currently consists of a three-storey building and a car park, meaningful redevelopment which maximises the full use of the site is therefore likely to result in daylight and sunlight impacts beyond the BRE Guidelines. As such, and as per the Mayor of London's guidance, optimising the site "may necessitate standards which depart from those presently experienced".

The existing site and proposed scheme can be seen in Appendix 1. The existing site in its current condition is shown in image 1 above.

In terms of daylight and sunlight, the following properties in the table below were analysed due to their proximity to the development site given the height and massing of the proposal.

Property	Vertical Sky Component					No Sky Line					Annual Probable Sunlight Hours	
	Windows tested	Windows satisfying BRE criteria	Windows not satisfying BRE criteria (reduction)			Rooms tested	Rooms satisfying BRE criteria	Rooms not satisfying BRE criteria (reduction)			South facing windows tested	Windows satisfying BRE criteria
			20.1-30%	30.1-40%	>40.1%			20.1-30%	30.1-40%	>40.1%		
2-6 Sutton Park Road	88	43	22	19	4	72	64	1	7		8	8
79-134 Homefield Park	58	53	5			48	48				6	6
Sutton Baptist Church	62	45	5	5	7	1	1				24	24



Image 2: 2-6 Sutton Park Road

2-6 SUTTON PARK ROAD

This building was constructed approximately fifteen years ago and features a number of windows facing directly over the site boundary with City House. It is of commercial use on the ground and mezzanine floors with residential units above.

The part of the site closest to this neighbour is the car park. As such, any meaningful redevelopment on the site is likely to result in noticeable changes to this neighbour. It is therefore important to remember the site context when considering the daylight and sunlight impacts on this property.

RESULTS (EXISTING VS. PROPOSED)

In daylight terms, of the 88 windows analysed, 43 retain at least 80% of their existing levels of VSC which are deemed to be negligible impacts. Of the 45 remaining windows, 22 experience impacts which are considered to be minor (e.g. no more than 30% reductions from the existing level), and 19 which are considered to be moderate (e.g. no more than 40% reductions from the existing level). These windows all retain absolute levels of VSC which are in the 'mid-teens' or above with the proposed development in place (it should be noted that retained levels of VSC in the 'mid-teens' and above have been found to be acceptable within London by the GLA and at appeal in recent years).

The four windows which experience reductions in VSC of more than 40% from their



existing levels are all positioned beneath an overhanging balcony. The BRE Guidelines acknowledge in paragraph 2.2.13 that, “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.”

In terms of NSL, 64 out of the 72 rooms analysed will retain at least 80% of their existing level of NSL. The eight remaining rooms are all obstructed by an overhanging balcony which again restricts the amount of daylight entering the room.

In sunlight terms, all windows that face within 90° of due south meet the APSH target values and also experience no change as compared to the mirror-image alternative baseline.

COMMENTARY

This neighbouring property's positioning in relation to the proposed development site, coupled with its close proximity to the shared site boundary, means it is reliant on daylight received from across the site. The lower lying nature of the development site in comparison means that any massing that is to be in keeping with the urban context of this central part of Sutton has the potential to cause daylight reductions to this property beyond the BRE Guidelines. In order to better understand the nature of the daylight and sunlight impacts it is therefore necessary to explore the contextual relationship more fully.

To allow for fair and equivalent development on neighbouring sites and to ensure consistency of townscape, the BRE Guidelines recommend that, in instances such as this, daylight and sunlight target values are set to those for a mirror-image building of the same height and size, an equal distance away from the boundary. This alternative baseline is shown on drawings in Appendix 1; analysis has been undertaken comparing the daylight and sunlight position for this alternative baseline to that with the proposed development in place. The results of this analysis are included in Appendix 2.2. A table summarising the results is shown below.

Scenario	Vertical Sky Component					No Sky Line					Annual Probable Sunlight Hours	
	Windows tested	Windows retaining >20% of their existing VSC	Windows losing >20% of their existing VSC			Rooms tested	Rooms retaining >20% of their existing NSL	Rooms losing >20% of their existing NSL			South facing windows tested	Windows satisfying BRE criteria
			20.1-30%	30.1-40%	>40.1%			20.1-30%	30.1-40%	>40.1%		
Existing vs Proposed	88	43	22	19	4	72	64	1	7		8	8
Mirror vs Proposed	88	88				72	72				8	8



RESULTS (MIRROR VS. PROPOSED)

In daylight terms, the results of the alternative baseline analysis show that all windows would retain at least 80% of their alternative baseline VSC level. 20 windows would have the same or an improved level of VSC, as compared to the alternative baseline, while 60 windows would retain at least 90% of their alternative baseline VSC. The eight remaining windows retain between 83% and 89% of their alternative baseline VSC level; these windows are all obstructed from above by an overhanging balcony. For these windows, it is instructive to consider the impact to neighbouring, unobstructed windows. In all cases, the windows next to the overhung apertures experience no worse than 9% reductions from the alternative baseline position and retain at least 24% VSC in absolute terms. This demonstrates that it is the presence of the balcony which is the primary cause of the relative daylight reduction to these windows.

In NSL terms, all rooms will retain at least 80% of their alternative baseline NSL, with the vast majority either retaining at least 90% or seeing an improvement. Only three rooms experience more than a 10% reduction compared to the mirror-image alternative baseline position. Two of the three rooms are bedrooms, which are considered “*less important*” by the BRE Guidelines when it comes to the measurement of NSL, while the third room is a deep, single aspect LKD which retains a high (29%) level of VSC in absolute terms with the proposed development in place..

CONCLUSION

The analysis against the mirror-image clearly demonstrates a marked improvement from the existing v proposed analysis and, in our opinion, therefore reduces the overall impact on this property to minor. Given the comparable levels of daylight and sunlight across the building to the mirror-image alternative baseline position, in our view, the daylight and sunlight position for 2-6 Sutton Park Road should be considered contextually appropriate and therefore acceptable.



Image 3: Sutton Baptist Church

SUTTON BAPTIST CHURCH

This church is located to the east of the proposed development. The modelling of the main worship space within the building has been based on internal photography.

There are no specific references to the potential daylight impacts to churches or other places of worship and only an implied reference to churches potentially requiring sunlight analysis as a “nearby non-domestic building(s) where there is a particular requirement for sunlight”.

RESULTS

Of the 62 windows understood to serve the main worship space, 45 meet the target value for VSC individually. When the weighted mean of the VSC for the room as a whole is calculated, the room is shown to experience a 15% reduction and retain 28% VSC in absolute terms. The VSC impact to this room is therefore negligible. The room experiences a 1% reduction in no-sky line and therefore the overall impact to daylight is acceptable.

In sunlight terms, all windows meet the target annual and winter sunlight values with the proposal in place. The overall impact to sunlight is therefore acceptable.



Image 4: 74-139 Homefield Park

74-139 HOMEFIELD PARK

This residential development is located to the west of the proposal.

RESULTS

53 out of 58 windows meet the target value for VSC with the proposal in place. Where windows do not meet the target value, in all cases their external appearance indicates they serve circulation space which is not sensitive to alterations in daylight and sunlight as per the BRE.

All 48 rooms analysed meet the target value for NSL with the proposal in place.

In sunlight terms, all six windows that face the proposal and within 90° of due south meet the target values for annual and winter sunlight with the proposal in place.

The daylight and sunlight impact to this development is therefore acceptable.



6 INTERNAL DAYLIGHT & SUNLIGHT ANALYSIS

The results of the internal daylight and sunlight analysis are included in Appendix 3. We have assessed the internal daylight within the scheme using the illuminance method.

For internal daylight, the UK National Annex to BS EN 17037 gives the following median illuminances to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours:

- 100 lux in bedrooms
- 150 lux in living rooms
- 200 lux in kitchens.

As per paragraph C17 of the BRE Guidelines, the target for a combined living/dining/kitchen room has been set to that of a living room in cases where the kitchens have been added to the main living space in order to avoid small separate kitchens in the design. In these cases, the primary use of the room is as a living room and the kitchen area is there solely for food preparation etc.

For internal sunlight, the BRE Guidelines state that a dwelling will appear reasonably sunlit provided that at least one main window wall faces within 90° of due south and a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.

RESULTS

In daylight terms, 183 out of 211 (87%) rooms meet their target daylight value.

In sunlight terms, 58 out of 70 units (83%) meet the target sunlight value.

COMMENTARY

Where living rooms do not meet their target daylight value, in all cases they have direct access to an external balcony which provides an additional source of daylight amenity. It is also widely acknowledged that the provision of balconies leads to a restriction on access to daylight due to the obstruction caused to the window beneath the balcony. There is, therefore, a trade-off between provision of private amenity spaces and daylight to these rooms and the results should be considered in balance against the need for such spaces.

Similarly, although larger windows may increase daylight levels in some locations, this would also result in an increase in overheating for the room in question and, given the recent update to overheating regulations, a balance between solar gain and access to daylight must also be achieved. As such, given that the significant majority of rooms meet their target daylight value and that all units are provided with a private amenity space,



the daylighting is considered acceptable overall.

Regarding sunlight, the BRE Guidelines acknowledge that it may be difficult to achieve the target level in all units in larger developments:

“3.1.7 ... The aim should be to minimise the number of dwellings whose living rooms face solely north, northeast or northwest, unless there is some compensating factor such as an appealing view to the north.”

And:

“3.1.8 ...For larger developments, it may not be possible to have every living room facing within 90 degrees of due south.”

The Guidelines go on to suggest ways of improving the position, which include:

“Arranging the flats so that the living rooms are placed on the end corners of the building and hence can be dual aspect. That way, living rooms on the north side of the building can also have an east or west facing window that receives some sun.”

All of the units that do not meet their target value in question are positioned on a corner of the proposal to maximise their access to sunlight. Additionally, all units have access to an exterior private amenity space which will provide an alternative source of sunlight amenity. In our view, therefore, the guidance has been followed with north-facing living positioned on the corners of the proposal where possible, thus minimising “*the number of dwellings whose living rooms face solely north*”. As the BRE acknowledge that it may not be possible to ensure all living rooms face towards the southern sky, the sunlighting results are considered acceptable overall.



7 SUNLIGHT AMENITY (OVERSHADOWING)

We have assessed the level of sunlight to the outdoor amenity spaces (i.e. gardens) within the surrounding properties and within the proposed development. The overshadowing results can be found in Appendix 4.

The BRE Guidelines recommend that an outdoor amenity space receives at least 2 hours of sunlight on March 21st to at least 50% of its area in the proposed situation or retains at least 80% of its former value with the proposal in place.

RESULTS

The analysis demonstrates that the church playground and both proposed amenity spaces meet the target sunlight amenity value with the proposal in place.



8 CONCLUSIONS

This is a report into the impact of the proposed development at City House, Sutton Park Road on the daylight and sunlight to surrounding residential properties, amenity spaces, and internally to the scheme itself. This analysis has been based upon scheme drawings provided by Wimshurst Pelleriti, a photogrammetric survey, and site imagery.

The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines, which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

The analysis shows that the neighbouring church and 74-139 Homefield Park both meet the BRE Guidelines' recommendations for daylight and sunlight with the proposal in place. At 2-6 Sutton Park Road, analysis of the comparison of the proposed and alternative baseline positions demonstrates that many rooms and windows experience improvements against the alternative baseline position and that, where impacts occur, these are primarily the result of overhanging balconies restricting access to daylight. As such, the daylight and sunlight position for all neighbouring residential or pastoral properties is considered acceptable in our opinion.

Internally, 87% of rooms meet their target daylight value. Where living rooms do not meet their target value, this is primarily due to the provision of private amenity spaces in the form of balconies. Given that the significant majority of rooms meet their target daylight value and that all units are provided with a private amenity space, the daylighting is considered acceptable overall.

83% of units meet the target sunlight value. The BRE Guidelines acknowledge that not all units can be south-facing in larger developments and, where units do not meet the target value, they are positioned on a corner of the proposal to maximise sunlight access as per the BRE Guidelines' recommendations. As such, the sunlighting across the proposal is considered acceptable.

In overshadowing terms, the church playground and both proposed amenity spaces all meet the target sunlight amenity value.



APPENDIX 1

Drawings

VIEW 1



SOURCES OF INFORMATION:

ACCUCITIES
IR03 (RECEIVED 21.09.2022)

MACAR
IR04 (RECEIVED 10.02.2023)

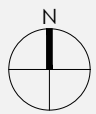
WP
IR05 (RECEIVED 13.02.2023)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

EXISTING SCENARIO SHOWN IN GREEN



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
PLAN VIEW
EXISTING CONDITION

SCALE @ A3
1:600

DATE
14.02.2023

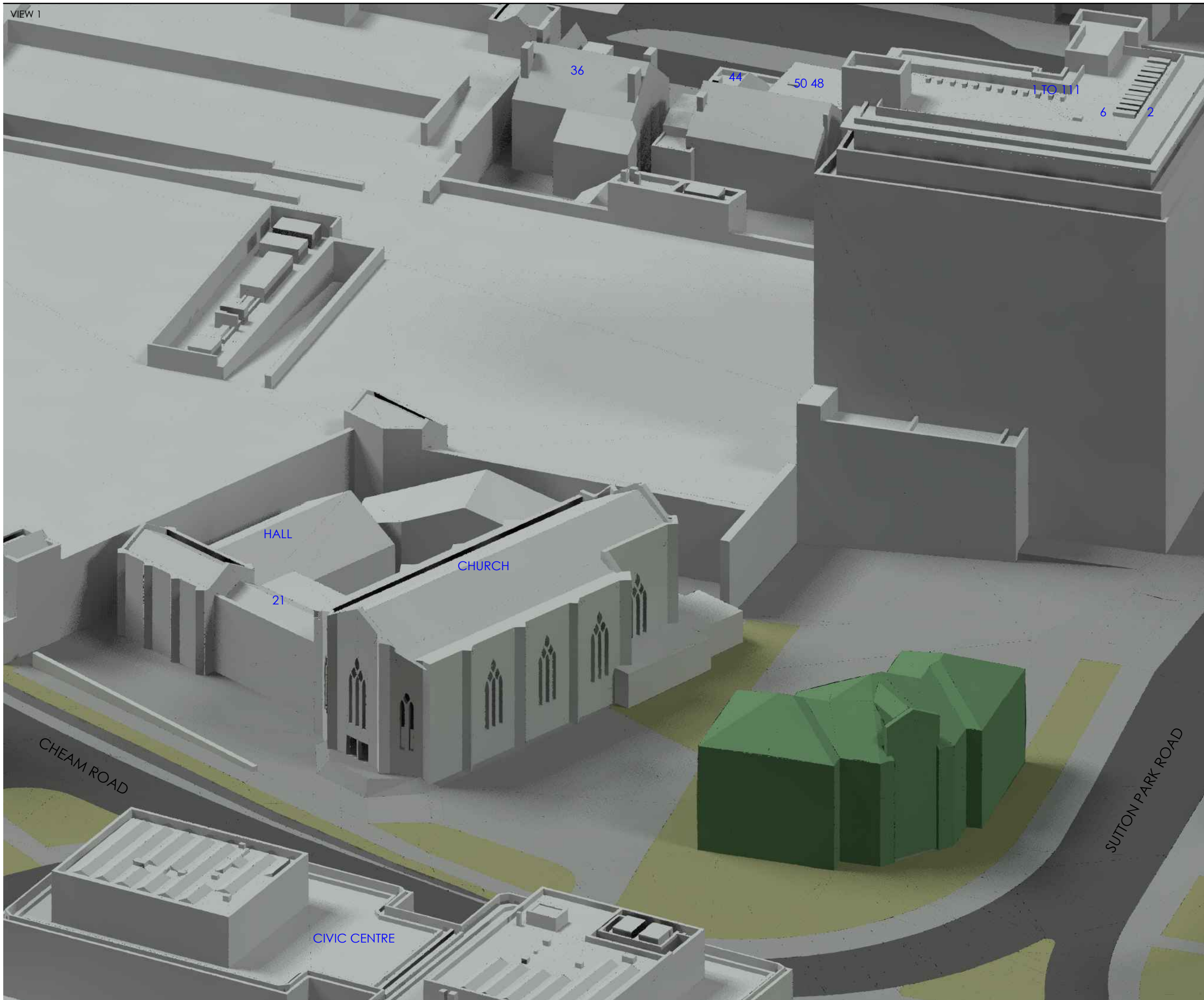
MODELLED BY
DF

DRAWN BY
DF

PROJECT No.
2991

REL No. - DWG No.
01-01

VIEW 1



SOURCES OF INFORMATION:

ACCUCITIES
IR03 (RECEIVED 21.09.2022)

MACAR
IR04 (RECEIVED 10.02.2023)

WP
IR05 (RECEIVED 13.02.2023)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

EXISTING BUILDING SHOWN IN GREEN

AOD HEIGHTS SHOWN IN METRES

PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
3D VIEW
EXISTING CONDITION

SCALE @ A3 **DATE**
NTS 14.02.2023

MODELLED BY **DRAWN BY**
DF DF

PROJECT No. **REL No. - DWG No.**
2991 01-02



SOURCES OF INFORMATION:

ACCUCITIES
IR03 (RECEIVED 21.09.2022)

MACAR
IR04 (RECEIVED 10.02.2023)

WP
IR05 (RECEIVED 13.02.2023)

SITE PHOTOGRAPHS
SURROUNDING PROPERTY INFORMATION

NOTES:

EXISTING BUILDING SHOWN IN GREEN

AOD HEIGHTS SHOWN IN METRES

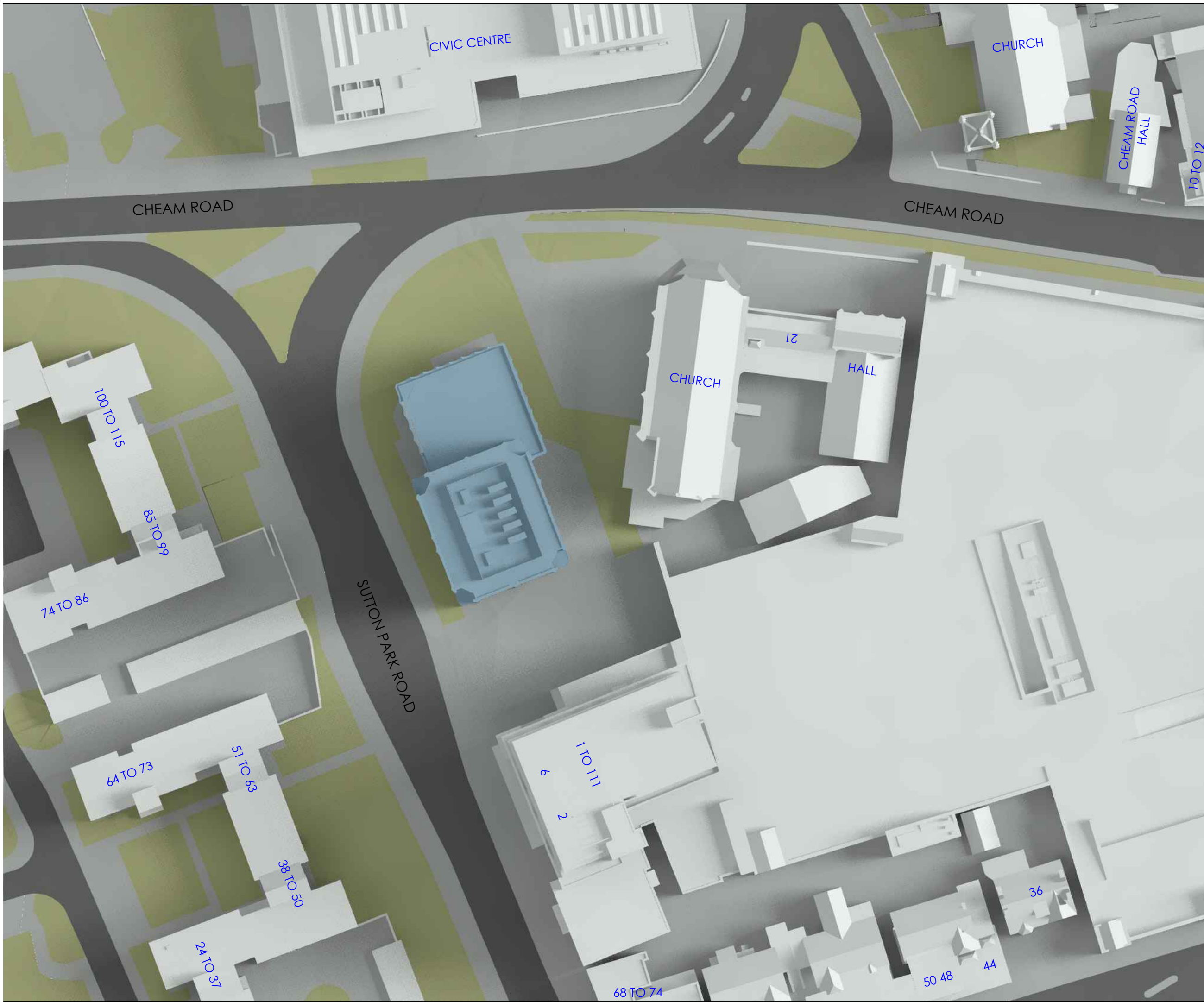
PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
3D VIEW
EXISTING CONDITION

SCALE @ A3 **DATE**
NTS 14.02.2023

MODELLED BY **DRAWN BY**
DF DF

PROJECT No. **REL No.- DWG No.**
2991 01-03



SOURCES OF INFORMATION:

WALDRAMS LTD
2991_05
WP
IR14 (RECEIVED 18.01.2024)
SITE PHOTOGRAPHS
SURROUNDING PROPERTY INFORMATION

NOTES:

PROPOSED BUILDING SHOWN IN BLUE



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
PLAN VIEW
PROPOSED SCHEME

SCALE @ A3
1:600

DATE
22.01.2024

MODELLED BY
EF

DRAWN BY
EF

PROJECT No.
2991

REL No. - DWG No.
06-01

VIEW 1



SOURCES OF INFORMATION:

WALDRAMS LTD
2991_05

WP
IR14 (RECEIVED 18.01.2024)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

PROPOSED BUILDING SHOWN IN BLUE

AOD HEIGHTS SHOWN IN METRES

PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
3D VIEW
PROPOSED SCHEME

SCALE @ A3
NTS

DATE
22.01.2024

MODELLED BY
EF

DRAWN BY
EF

PROJECT No.
2991

REL No. - DWG No.
06-02



SOURCES OF INFORMATION:

WALDRAMS LTD
2991_05

WP
IR14 (RECEIVED 18.01.2024)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

PROPOSED BUILDING SHOWN IN BLUE

AOD HEIGHTS SHOWN IN METRES

PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
3D VIEW
PROPOSED SCHEME

SCALE @ A3
NTS

DATE
22.01.2024

MODELLED BY
EF

DRAWN BY
EF

PROJECT No.
2991

REL No. - DWG No.
06-03



SOURCES OF INFORMATION:

WALDRAMS LTD
2991_01

WP
IR06 (RECEIVED 19.04.2023)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

EXISTING SCENARIO SHOWN IN GREEN

MIRROR LINE



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
PLAN VIEW
EXISTING CONDITION
MIRROR

SCALE @ A3
1:600

DATE
28.04.2023

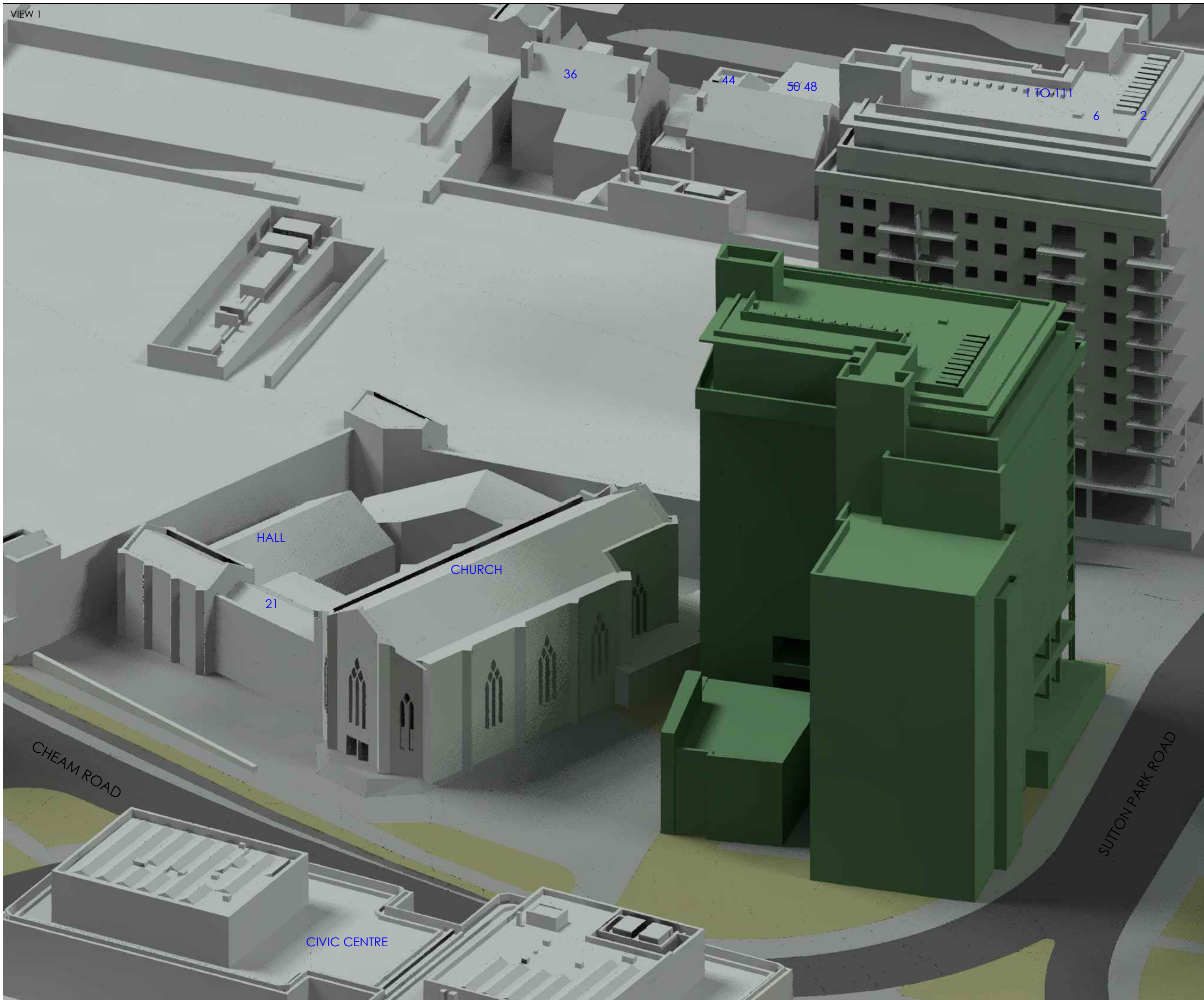
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DRAWN BY
DF

PROJECT No.
2991

REL No.- DWG No.
02-23

VIEW 1



SOURCES OF INFORMATION:

WALDRAMS LTD
2991_01

WP
IR06 (RECEIVED 19.04.2023)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

EXISTING BUILDING SHOWN IN GREEN

AOD HEIGHTS SHOWN IN METRES

PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
3D VIEW
EXISTING CONDITION
MIRROR

SCALE @ A3
NTS

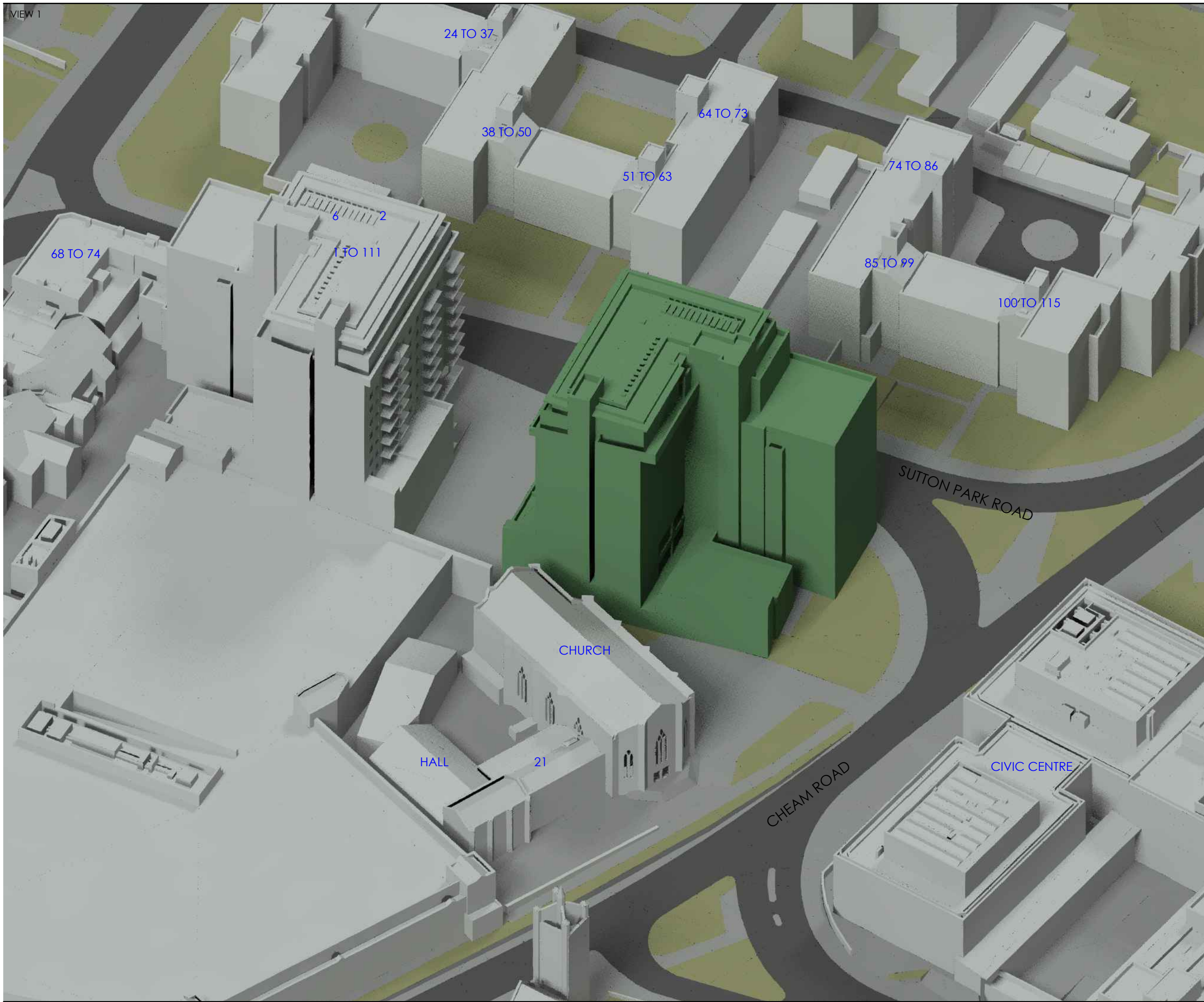
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28.04.2023

MODELLED BY
DF

DRAWN BY
DF

PROJECT No.
2991

REL No. - DWG No.
02-24



SOURCES OF INFORMATION:

WALDRAMS LTD
2991_01

WP
IR06 (RECEIVED 19.04.2023)

SITE PHOTOGRAPHS
SURROUNDING PROPERTY INFORMATION

NOTES:

EXISTING BUILDING SHOWN IN GREEN
AOD HEIGHTS SHOWN IN METRES

PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
3D VIEW
EXISTING CONDITION
MIRROR

SCALE @ A3 **DATE**
NTS 28.04.2023

MODELLED BY **DRAWN BY**
DF DF

PROJECT No. **REL No. - DWG No.**
2991 02-25

SOURCES OF INFORMATION:

WALDRAMS LTD
2991_05

WP
IR15 (RECEIVED 07.02.2024)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

SDA % OF HOURS

- LESS THAN 50
- MORE THAN 50



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
SPATIAL DAYLIGHT AUTONOMY

SCALE @ A3
1:180

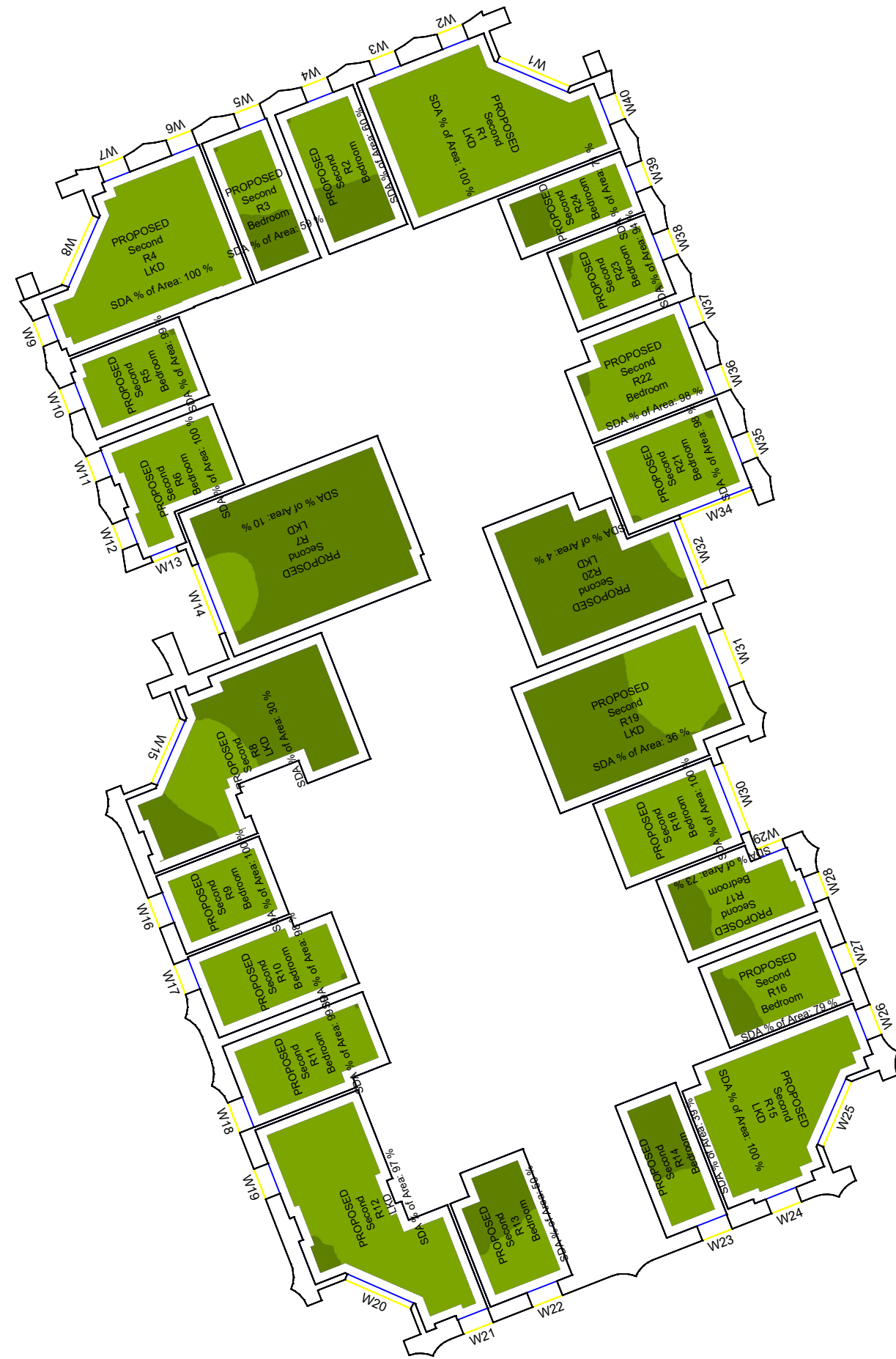
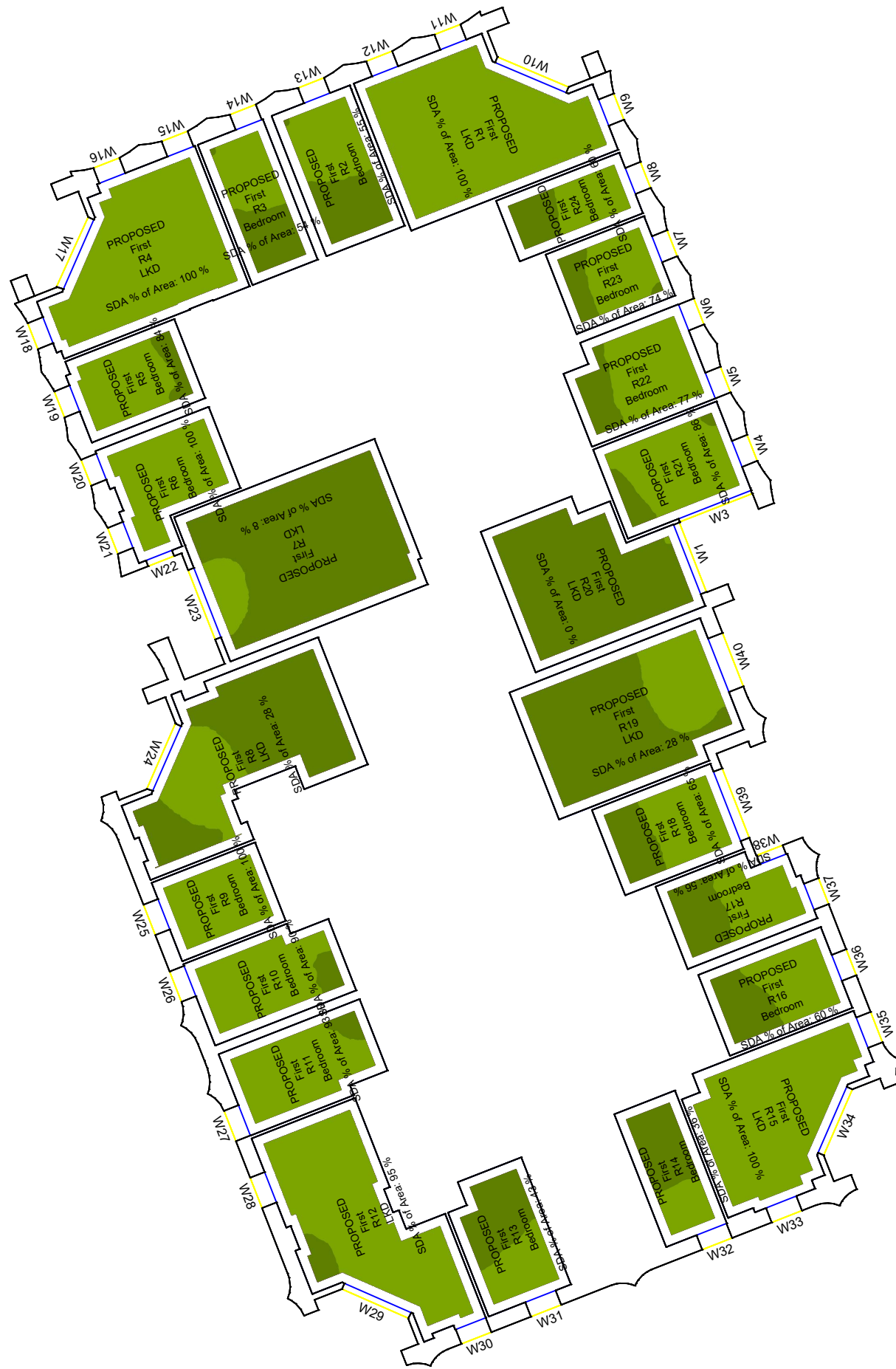
DATE
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MODELLED BY
DF

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DF

PROJECT No.
2991

REL No. - DWG No.
07-01



SOURCES OF INFORMATION:

WALDRAMS LTD
2991_05

WP
IR15 (RECEIVED 07.02.2024)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

SDA % OF HOURS

- LESS THAN 50
- MORE THAN 50



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
SPATIAL DAYLIGHT AUTONOMY

SCALE @ A3
1:180

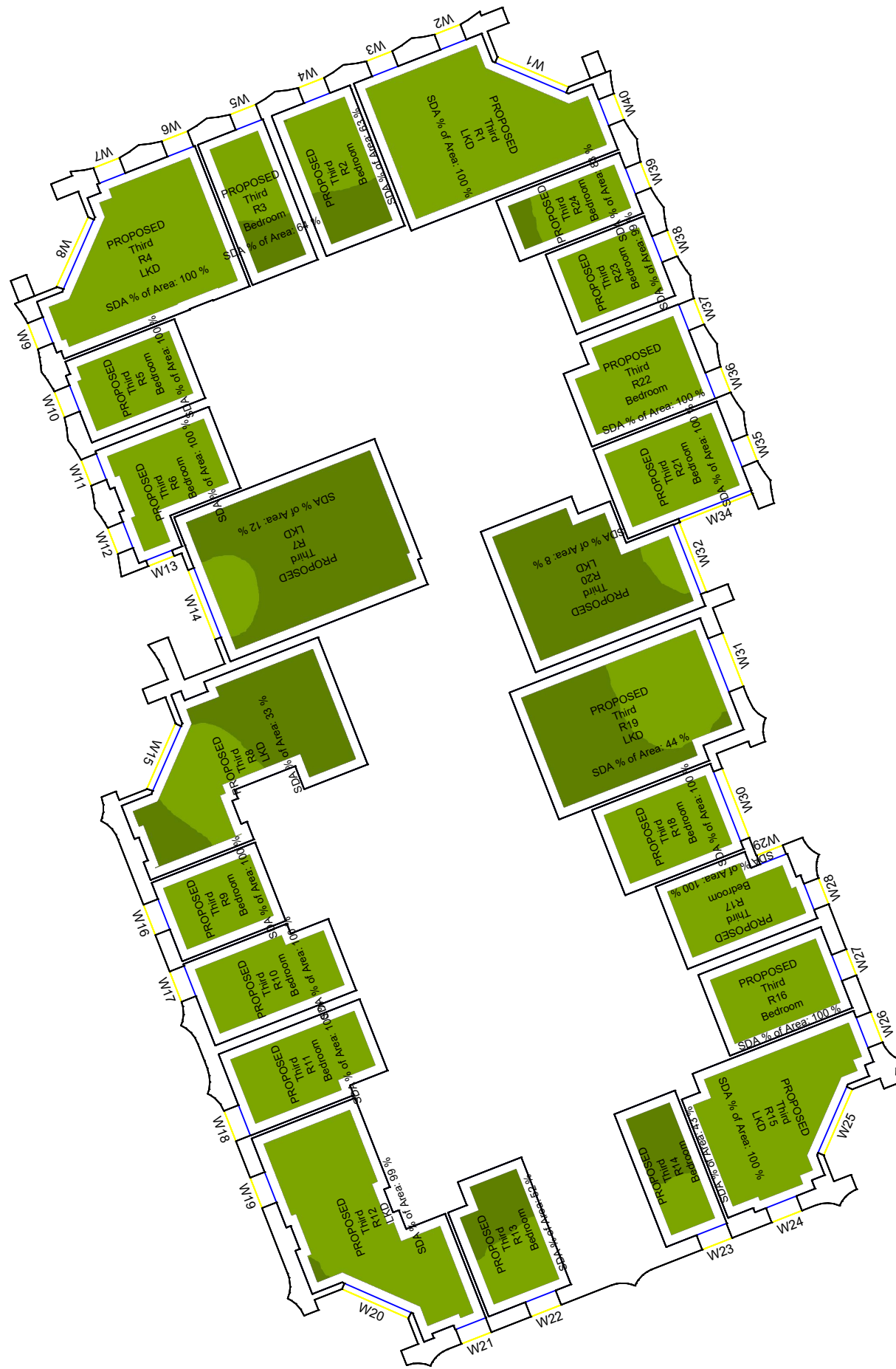
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PROJECT No.
2991

REL No. - DWG No.
07-02



SOURCES OF INFORMATION:

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2991_05

WP
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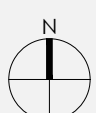
SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

SDA % OF HOURS

- LESS THAN 50
- MORE THAN 50



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
SPATIAL DAYLIGHT AUTONOMY

SCALE @ A3
1:180

DATE
17.12.2023

MODELLED BY
DF

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DF

PROJECT No.
2991

REL No. - DWG No.
07-03

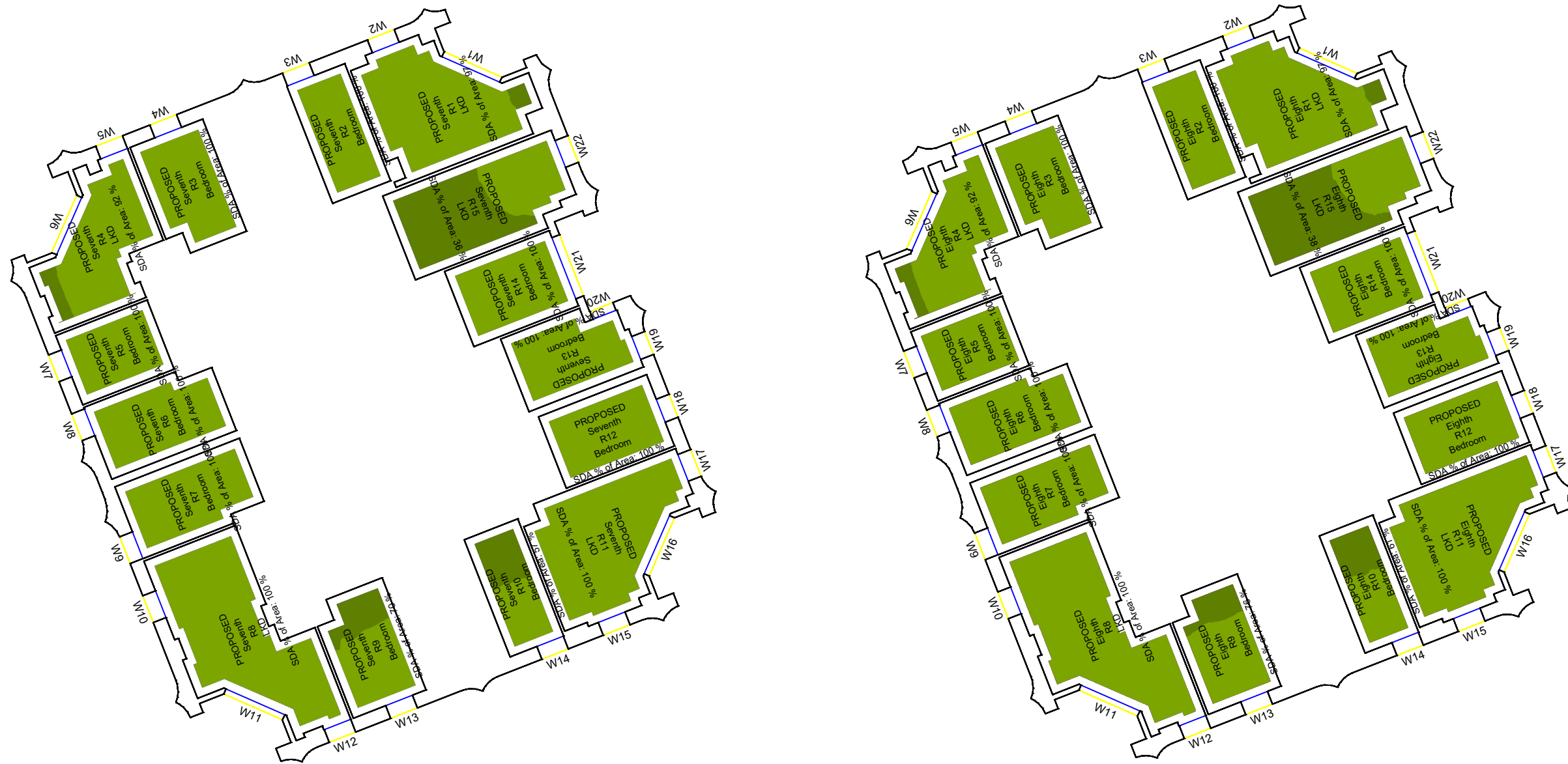
SOURCES OF INFORMATION:

WALDRAMS LTD
2991_05

WP
IR15 (RECEIVED 07.02.2024)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION



NOTES:

SDA % OF HOURS

- LESS THAN 50
- MORE THAN 50



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
SPATIAL DAYLIGHT AUTONOMY

SCALE @ A3 1:180	DATE 17.12.2023
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MODELLED BY DF	DRAWN BY DF
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PROJECT No. 2991	REL No. - DWG No. 07-04
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SOURCES OF INFORMATION:

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2991_05

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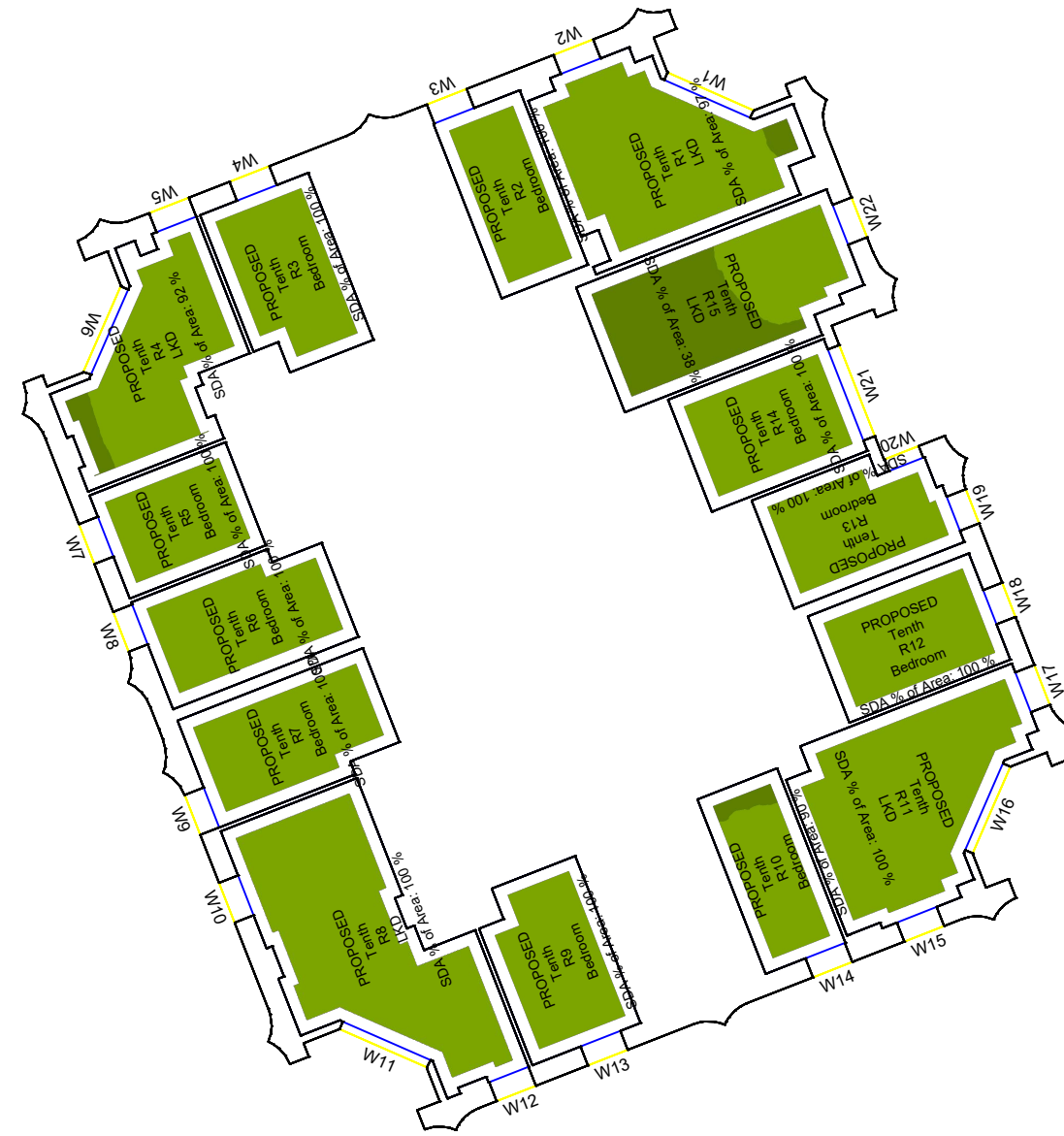
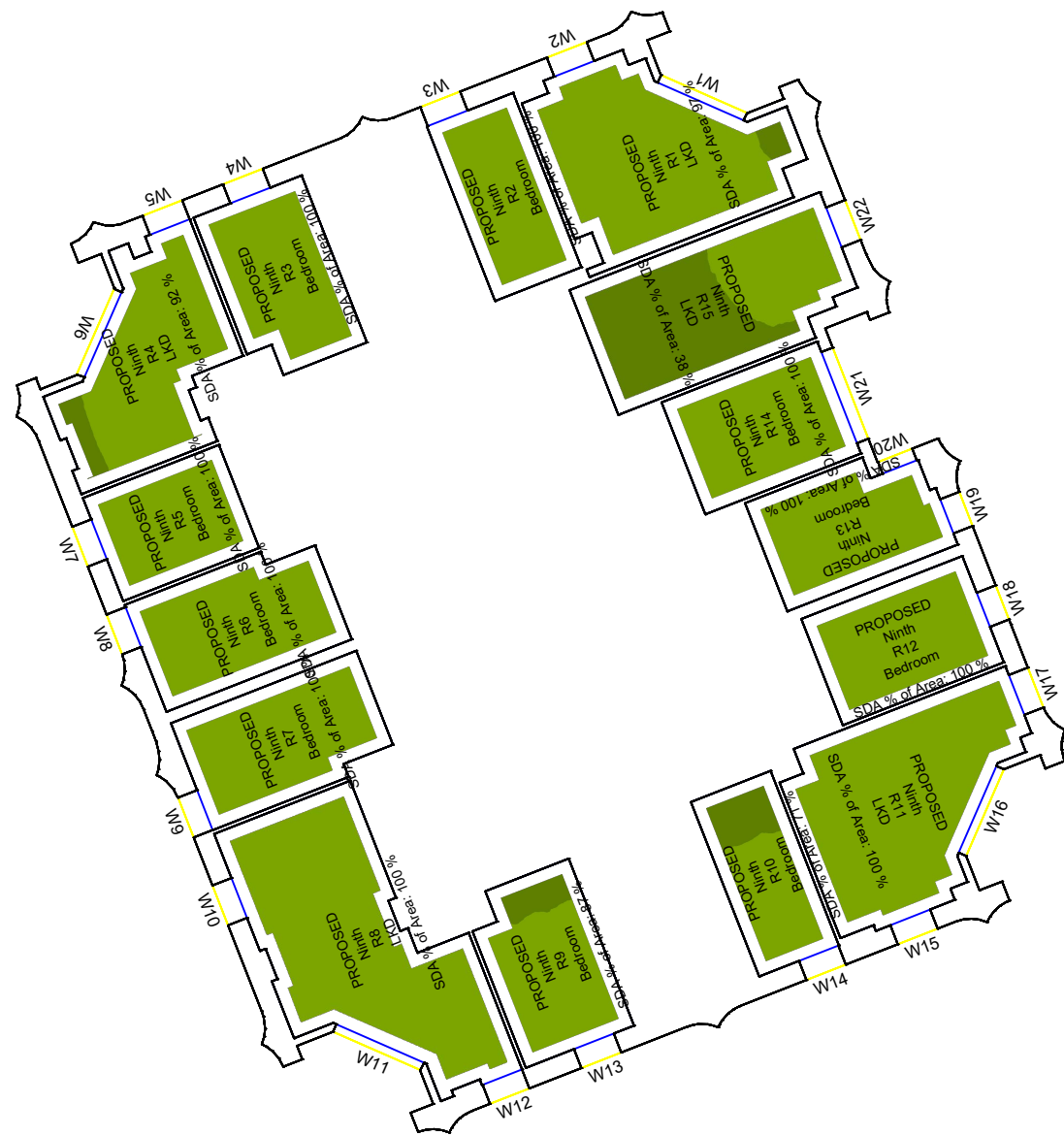
SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

SDA % OF HOURS

- LESS THAN 50
- MORE THAN 50



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
SPATIAL DAYLIGHT AUTONOMY

SCALE @ A3
1:180

DATE
17.12.2023

MODELLED BY
DF

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DF

PROJECT No.
2991

REL No. - DWG No.
07-05

SOURCES OF INFORMATION:

WALDRAMS LTD
2991_05

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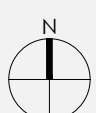
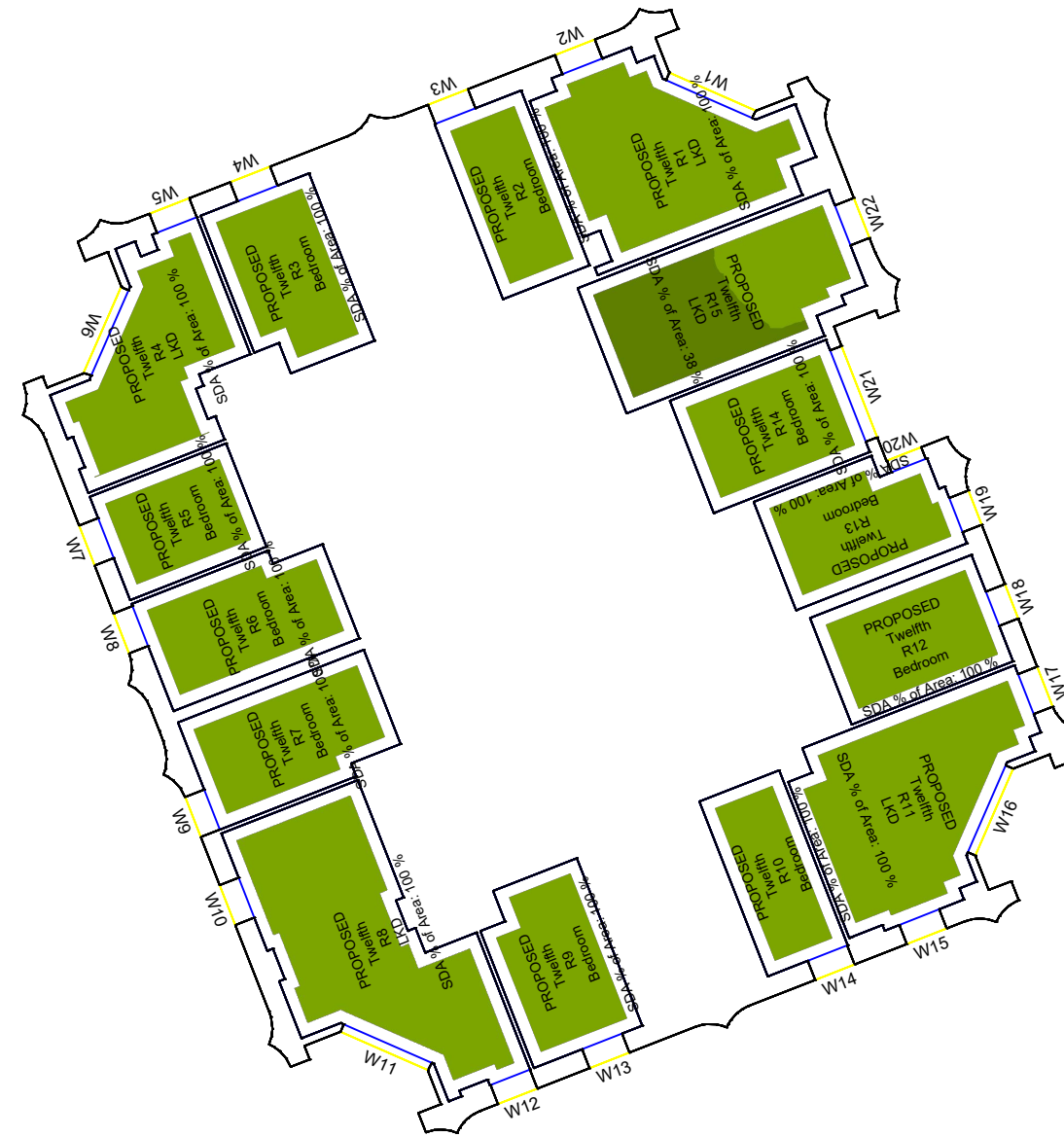
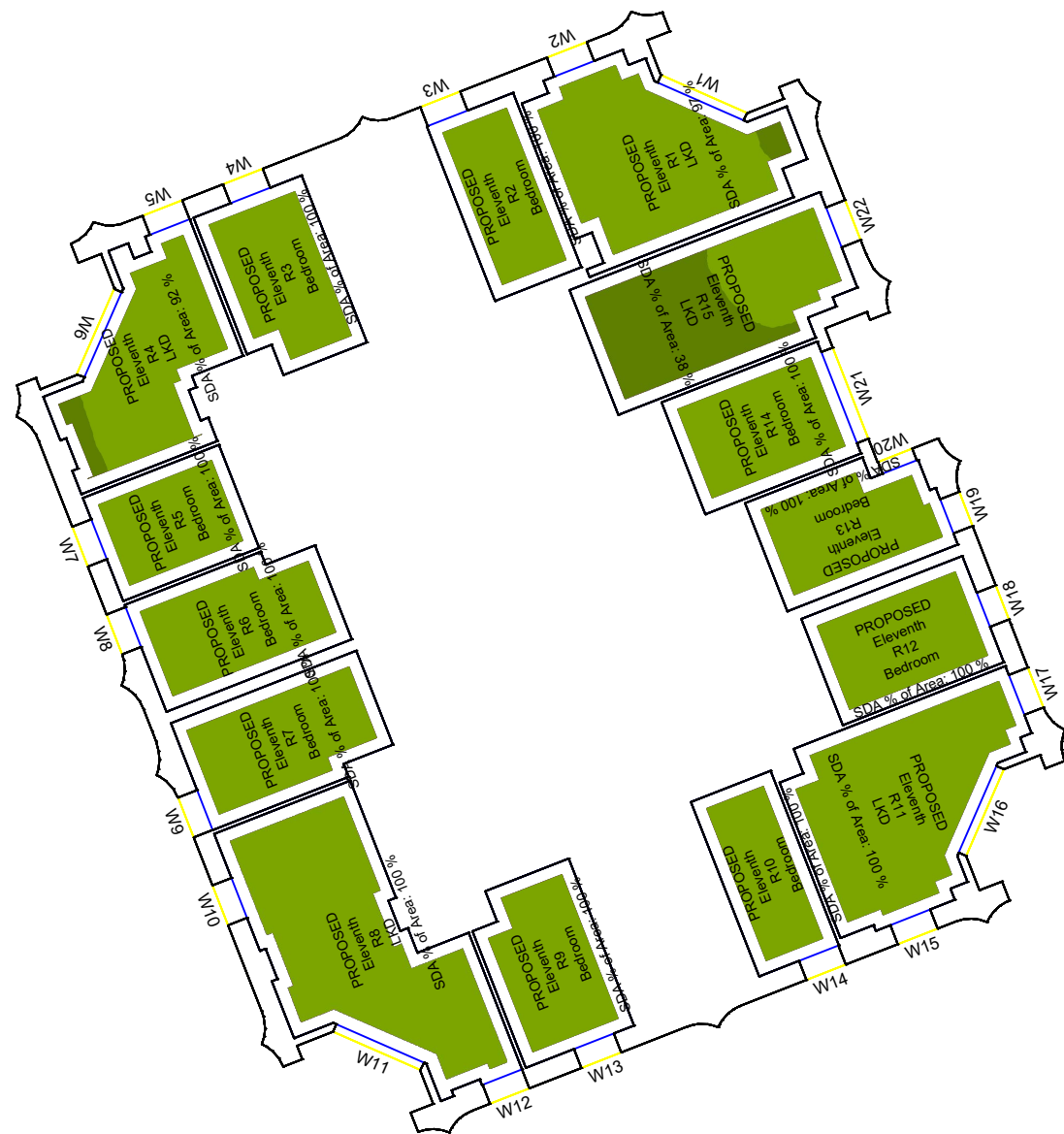
SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

SDA % OF HOURS

- LESS THAN 50
- MORE THAN 50



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
SPATIAL DAYLIGHT AUTONOMY

SCALE @ A3 1:180 **DATE** 17.12.2023

MODELLED BY DF **DRAWN BY** DF

PROJECT No. 2991 **REL No. - DWG No.** 07-06



APPENDIX 2.1

Daylight & Sunlight Results

Existing vs Proposed

Daylight_Sunlight Analysis Table
 Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Church																	
Ground	R1	Commercial	Pastoral	W1	34.69	28.5	0.82	386.603529	99.94161	98.658514	0.99	37	19	North	7	0	North
Ground	R1	Commercial	Pastoral	W2	34.73	28.26	0.81	386.603529	99.94161	98.658514	0.99	36	16	North	7	0	North
Ground	R1	Commercial	Pastoral	W3	34.51	27.82	0.81	386.603529	99.94161	98.658514	0.99	33	14	North	6	0	North
Ground	R1	Commercial	Pastoral	W4	36.53	30.2	0.83	386.603529	99.94161	98.658514	0.99	40	21	North	9	0	North
Ground	R1	Commercial	Pastoral	W5	36.46	29.82	0.82	386.603529	99.94161	98.658514	0.99	38	18	North	9	0	North
Ground	R1	Commercial	Pastoral	W6	37.17	30.75	0.83	386.603529	99.94161	98.658514	0.99	40	21	North	9	0	North
Ground	R1	Commercial	Pastoral	W7	33.91	24.86	0.73	386.603529	99.94161	98.658514	0.99	37	10	North	8	1	North
Ground	R1	Commercial	Pastoral	W8	34.04	24.54	0.72	386.603529	99.94161	98.658514	0.99	35	9	North	7	0	North
Ground	R1	Commercial	Pastoral	W9	33.95	23.93	0.70	386.603529	99.94161	98.658514	0.99	33	6	North	7	0	North
Ground	R1	Commercial	Pastoral	W10	36.06	26.78	0.74	386.603529	99.94161	98.658514	0.99	38	15	North	8	0	North
Ground	R1	Commercial	Pastoral	W11	36.09	26.36	0.73	386.603529	99.94161	98.658514	0.99	36	12	North	8	0	North
Ground	R1	Commercial	Pastoral	W12	36.81	27.44	0.75	386.603529	99.94161	98.658514	0.99	42	18	North	10	1	North
Ground	R1	Commercial	Pastoral	W13	33.65	20.67	0.61	386.603529	99.94161	98.658514	0.99	35	5	North	7	1	North
Ground	R1	Commercial	Pastoral	W14	33.82	20.31	0.60	386.603529	99.94161	98.658514	0.99	33	5	North	7	1	North
Ground	R1	Commercial	Pastoral	W15	33.73	19.62	0.58	386.603529	99.94161	98.658514	0.99	30	2	North	7	2	North
Ground	R1	Commercial	Pastoral	W16	35.85	22.58	0.63	386.603529	99.94161	98.658514	0.99	39	9	North	9	1	North
Ground	R1	Commercial	Pastoral	W17	35.88	22.01	0.61	386.603529	99.94161	98.658514	0.99	36	4	North	8	1	North
Ground	R1	Commercial	Pastoral	W18	36.67	23.25	0.63	386.603529	99.94161	98.658514	0.99	40	8	North	9	1	North
Ground	R1	Commercial	Pastoral	W19	29.2	13.17	0.45	386.603529	99.94161	98.658514	0.99	35	8	North	7	1	North
Ground	R1	Commercial	Pastoral	W20	30.67	14.26	0.46	386.603529	99.94161	98.658514	0.99	35	9	North	7	2	North
Ground	R1	Commercial	Pastoral	W21	31.68	14.91	0.47	386.603529	99.94161	98.658514	0.99	35	10	North	7	2	North
Ground	R1	Commercial	Pastoral	W22	32.11	15.79	0.49	386.603529	99.94161	98.658514	0.99	38	10	North	7	2	North
Ground	R1	Commercial	Pastoral	W23	33.33	16.62	0.50	386.603529	99.94161	98.658514	0.99	38	10	North	8	3	North
Ground	R1	Commercial	Pastoral	W24	33.94	17.41	0.51	386.603529	99.94161	98.658514	0.99	39	11	North	8	3	North
Ground	R1	Commercial	Pastoral	W25	26.24	22.43	0.85	386.603529	99.94161	98.658514	0.99	65	55	0.85	17	15	0.88
Ground	R1	Commercial	Pastoral	W26	26.39	22.76	0.86	386.603529	99.94161	98.658514	0.99	66	57	0.86	18	16	0.89
Ground	R1	Commercial	Pastoral	W27	26.46	23.02	0.87	386.603529	99.94161	98.658514	0.99	68	57	0.84	18	16	0.89
Ground	R1	Commercial	Pastoral	W28	27.69	23.94	0.86	386.603529	99.94161	98.658514	0.99	68	58	0.85	19	17	0.89
Ground	R1	Commercial	Pastoral	W29	27.8	24.24	0.87	386.603529	99.94161	98.658514	0.99	69	59	0.86	19	17	0.89
Ground	R1	Commercial	Pastoral	W30	28.16	24.48	0.87	386.603529	99.94161	98.658514	0.99	68	59	0.87	19	17	0.89
Ground	R1	Commercial	Pastoral	W31	34.01	34.01	1.00	386.603529	99.94161	98.658514	0.99	42	42	1.00	10	10	1.00
Ground	R1	Commercial	Pastoral	W32	34.36	34.36	1.00	386.603529	99.94161	98.658514	0.99	46	46	1.00	13	13	1.00
Ground	R1	Commercial	Pastoral	W33	34.31	34.31	1.00	386.603529	99.94161	98.658514	0.99	47	47	1.00	13	13	1.00
Ground	R1	Commercial	Pastoral	W34	37.03	37.03	1.00	386.603529	99.94161	98.658514	0.99	47	47	1.00	12	12	1.00
Ground	R1	Commercial	Pastoral	W35	37.17	37.17	1.00	386.603529	99.94161	98.658514	0.99	50	50	1.00	14	14	1.00
Ground	R1	Commercial	Pastoral	W36	37.73	37.73	1.00	386.603529	99.94161	98.658514	0.99	50	50	1.00	14	14	1.00
Ground	R1	Commercial	Pastoral	W37	33.81	33.81	1.00	386.603529	99.94161	98.658514	0.99	48	48	1.00	14	14	1.00
Ground	R1	Commercial	Pastoral	W38	33.57	33.57	1.00	386.603529	99.94161	98.658514	0.99	49	49	1.00	15	15	1.00
Ground	R1	Commercial	Pastoral	W39	32.58	32.58	1.00	386.603529	99.94161	98.658514	0.99	49	49	1.00	15	15	1.00
Ground	R1	Commercial	Pastoral	W40	36.74	36.74	1.00	386.603529	99.94161	98.658514	0.99	48	48	1.00	14	14	1.00
Ground	R1	Commercial	Pastoral	W41	36.22	36.22	1.00	386.603529	99.94161	98.658514	0.99	51	51	1.00	15	15	1.00

Daylight_Sunlight Analysis Table
 Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
												Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Ground	R1	Commercial	Pastoral	W42	37.21	37.21	1.00	386.603529	99.94161	98.658514	0.99	51	51	1.00	15	15	1.00
Ground	R1	Commercial	Pastoral	W43	35.91	35.91	1.00	386.603529	99.94161	98.658514	0.99	44	44	1.00	11	11	1.00
Ground	R1	Commercial	Pastoral	W44	36.1	36.1	1.00	386.603529	99.94161	98.658514	0.99	47	47	1.00	13	13	1.00
Ground	R1	Commercial	Pastoral	W45	35.89	35.89	1.00	386.603529	99.94161	98.658514	0.99	49	49	1.00	14	14	1.00
Ground	R1	Commercial	Pastoral	W46	37.35	37.35	1.00	386.603529	99.94161	98.658514	0.99	50	50	1.00	14	14	1.00
Ground	R1	Commercial	Pastoral	W47	37.09	37.09	1.00	386.603529	99.94161	98.658514	0.99	47	47	1.00	12	12	1.00
Ground	R1	Commercial	Pastoral	W48	37.82	37.82	1.00	386.603529	99.94161	98.658514	0.99	49	49	1.00	13	13	1.00
Ground	R1	Commercial	Pastoral	W49	35.34	35.34	1.00	386.603529	99.94161	98.658514	0.99	13	13	North	0	0	North
Ground	R1	Commercial	Pastoral	W50	35.51	35.51	1.00	386.603529	99.94161	98.658514	0.99	16	16	North	1	1	North
Ground	R1	Commercial	Pastoral	W51	36.34	36.34	1.00	386.603529	99.94161	98.658514	0.99	17	17	North	2	2	North
Ground	R1	Commercial	Pastoral	W52	33.04	33.04	1.00	386.603529	99.94161	98.658514	0.99	5	5	North	0	0	North
Ground	R1	Commercial	Pastoral	W53	32.81	32.81	1.00	386.603529	99.94161	98.658514	0.99	5	5	North	0	0	North
Ground	R1	Commercial	Pastoral	W54	36.1	36.1	1.00	386.603529	99.94161	98.658514	0.99	6	6	North	0	0	North
Ground	R1	Commercial	Pastoral	W55	36.08	36.08	1.00	386.603529	99.94161	98.658514	0.99	6	6	North	0	0	North
Ground	R1	Commercial	Pastoral	W56	35.92	35.92	1.00	386.603529	99.94161	98.658514	0.99	6	6	North	0	0	North
Ground	R1	Commercial	Pastoral	W57	37.05	37.05	1.00	386.603529	99.94161	98.658514	0.99	6	6	North	0	0	North
Ground	R1	Commercial	Pastoral	W58	36.99	36.99	1.00	386.603529	99.94161	98.658514	0.99	6	6	North	0	0	North
Ground	R1	Commercial	Pastoral	W59	37.45	37.45	1.00	386.603529	99.94161	98.658514	0.99	6	6	North	0	0	North
Ground	R1	Commercial	Pastoral	W60	35.42	35.42	1.00	386.603529	99.94161	98.658514	0.99	9	9	North	0	0	North
Ground	R1	Commercial	Pastoral	W61	35.5	35.5	1.00	386.603529	99.94161	98.658514	0.99	8	8	North	0	0	North
Ground	R1	Commercial	Pastoral	W62	36.43	36.43	1.00	386.603529	99.94161	98.658514	0.99	9	9	North	0	0	North
2-6 Sutton Park Road																	
Ground	R1	Commercial	Unknown	W1	15.65	14.58	0.93	515.913576	87.581655	87.561383	1.00	15	15	1.00	1	1	1.00
Ground	R1	Commercial	Unknown	W2	17.74	8.98	0.51	515.913576	87.581655	87.561383	1.00	7	7	North	0	0	North
Ground	R1	Commercial	Unknown	W3	26.23	15.6	0.59	515.913576	87.581655	87.561383	1.00	9	9	North	1	1	North
Ground	R1	Commercial	Unknown	W4	25.63	25.63	1.00	515.913576	87.581655	87.561383	1.00	42	42	1.00	14	14	1.00
Ground	R1	Commercial	Unknown	W5	25.37	25.37	1.00	515.913576	87.581655	87.561383	1.00	43	43	1.00	15	15	1.00
Ground	R1	Commercial	Unknown	W6	25.36	25.36	1.00	515.913576	87.581655	87.561383	1.00	40	40	1.00	13	13	1.00
Ground	R1	Commercial	Unknown	W7	12.71	12.71	1.00	515.913576	87.581655	87.561383	1.00	30	30	1.00	1	1	1.00
Ground	R1	Commercial	Unknown	W8	15.29	15.29	1.00	515.913576	87.581655	87.561383	1.00	31	31	1.00	2	2	1.00
First	R1	Residential	Bedroom	W1	30.68	22.7	0.74	10.967508	97.176154	81.416141	0.84	8	7	North	0	0	North
First	R2	Residential	Unknown	W2	33.5	25.56	0.76	6.268203	98.451287	88.208815	0.90	5	4	North	1	1	North
First	R3	Residential	LKD	W3	22.28	14.57	0.65	17.718617	98.655871	97.074168	0.98	7	6	North	1	1	North
First	R4	Residential	LKD	W4	22.72	14.47	0.64	28.024259	98.61029	89.769913	0.91	10	10	North	0	0	North
First	R5	Residential	Bedroom	W5	34.53	23.93	0.69	8.054742	98.626141	86.781141	0.88	9	9	North	0	0	North
First	R6	Residential	Bedroom	W6	37.41	26.15	0.70	8.505716	98.904178	87.386995	0.88	10	10	North	1	1	North
First	R7	Residential	Bedroom	W7	34.31	22.69	0.66	10.459045	98.435885	81.966484	0.83	4	4	North	0	0	North
First	R8	Residential	LKD	W8	22.89	13.04	0.57	23.218426	99.974322	68.972649	0.69	10	10	North	1	1	North
First	R9	Residential	LKD	W9	34.92	24.03	0.69	27.469237	99.999995	99.3034	0.99	7	7	North	1	1	North
First	R9	Residential	LKD	W10	23.8	15.45	0.65	27.469237	99.999995	99.3034	0.99	10	10	North	2	2	North
First	R9	Residential	LKD	W11	23.01	23.01	1.00	27.469237	99.999995	99.3034	0.99	40	40	1.00	20	20	1.00
Second	R1	Residential	Bedroom	W1	38.29	30.84	0.81	10.967508	97.169446	81.584681	0.84	9	8	North	0	0	North
Second	R2	Residential	Unknown	W2	35.22	27.79	0.79	6.268203	98.4512	88.033733	0.89	6	5	North	1	1	North
Second	R3	Residential	LKD	W3	21.99	14.28	0.65	17.718617	98.075233	96.230548	0.98	3	2	North	0	0	North

Daylight_Sunlight Analysis Table
 Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Second	R4	Residential	LKD	W4	22.15	13.87	0.63	28.024259	98.551066	90.104952	0.91	10	10	North	0	0	North
Second	R5	Residential	Bedroom	W5	34.84	24.75	0.71	8.054742	98.752569	86.942569	0.88	9	9	North	0	0	North
Second	R6	Residential	Bedroom	W6	37.73	26.99	0.72	8.505716	98.88851	87.445712	0.88	10	10	North	1	1	North
Second	R7	Residential	Bedroom	W7	34.63	23.54	0.68	10.459045	98.411831	81.960345	0.83	4	4	North	0	0	North
Second	R8	Residential	LKD	W8	23.31	13.4	0.57	23.218426	99.974648	69.161297	0.69	10	10	North	1	1	North
Second	R9	Residential	LKD	W9	35.26	24.89	0.71	27.469237	99.999997	99.309858	0.99	7	7	North	1	1	North
Second	R9	Residential	LKD	W10	24.23	15.82	0.65	27.469237	99.999997	99.309858	0.99	10	10	North	2	2	North
Second	R9	Residential	LKD	W11	23.88	23.88	1.00	27.469237	99.999997	99.309858	0.99	40	40	1.00	20	20	1.00
Third	R1	Residential	Bedroom	W1	38.35	31.51	0.82	10.967508	97.169733	81.96691	0.84	9	8	North	0	0	North
Third	R2	Residential	Unknown	W2	35.27	28.43	0.81	6.268203	98.4512	88.430215	0.90	6	5	North	1	1	North
Third	R3	Residential	LKD	W3	22.06	14.48	0.66	17.718617	98.084718	96.256552	0.98	3	2	North	0	0	North
Third	R4	Residential	LKD	W4	22.23	14.02	0.63	28.024259	98.551611	90.229176	0.92	10	10	North	0	0	North
Third	R5	Residential	Bedroom	W5	34.91	25.48	0.73	8.054742	98.752569	86.94791	0.88	9	9	North	0	0	North
Third	R6	Residential	Bedroom	W6	37.8	27.73	0.73	8.505716	98.88851	87.407217	0.88	10	10	North	1	1	North
Third	R7	Residential	Bedroom	W7	34.7	24.3	0.70	10.459045	98.435802	82.041946	0.83	4	4	North	0	0	North
Third	R8	Residential	LKD	W8	23.42	13.54	0.58	23.218426	99.974675	69.233117	0.69	10	10	North	1	1	North
Third	R9	Residential	LKD	W9	35.33	25.64	0.73	27.469237	99.999997	99.311053	0.99	7	7	North	1	1	North
Third	R9	Residential	LKD	W10	24.35	15.97	0.66	27.469237	99.999997	99.311053	0.99	10	10	North	2	2	North
Third	R9	Residential	LKD	W11	24.29	24.29	1.00	27.469237	99.999997	99.311053	0.99	40	40	1.00	20	20	1.00
Fourth	R1	Residential	Bedroom	W1	38.39	32.21	0.84	10.967508	97.169733	82.781243	0.85	9	8	North	0	0	North
Fourth	R2	Residential	Unknown	W2	35.29	29.07	0.82	6.268203	98.4512	89.837429	0.91	6	5	North	1	1	North
Fourth	R3	Residential	LKD	W3	22.11	14.76	0.67	17.718617	98.095803	96.272224	0.98	3	2	North	0	0	North
Fourth	R4	Residential	LKD	W4	22.26	14.23	0.64	28.024259	98.552143	90.232374	0.92	10	10	North	0	0	North
Fourth	R5	Residential	Bedroom	W5	34.94	26.29	0.75	8.054742	98.752576	87.086943	0.88	9	9	North	0	0	North
Fourth	R6	Residential	Bedroom	W6	37.85	28.59	0.76	8.505716	98.88851	87.410052	0.88	10	10	North	1	1	North
Fourth	R7	Residential	Bedroom	W7	34.73	25.16	0.72	10.459045	98.435802	82.02614	0.83	4	4	North	0	0	North
Fourth	R8	Residential	LKD	W8	23.46	13.74	0.59	23.218426	99.974706	69.175887	0.69	10	10	North	1	1	North
Fourth	R9	Residential	LKD	W9	35.37	26.47	0.75	27.469237	99.999997	99.311053	0.99	7	7	North	1	1	North
Fourth	R9	Residential	LKD	W10	24.39	16.16	0.66	27.469237	99.999997	99.311053	0.99	10	10	North	2	2	North
Fourth	R9	Residential	LKD	W11	24.37	24.37	1.00	27.469237	99.999997	99.311053	0.99	40	40	1.00	20	20	1.00
Fifth	R1	Residential	Bedroom	W1	38.43	33	0.86	10.967508	97.169446	84.501525	0.87	9	8	North	0	0	North
Fifth	R2	Residential	Unknown	W2	35.32	29.73	0.84	6.268203	98.4512	91.208539	0.93	6	5	North	1	1	North
Fifth	R3	Residential	LKD	W3	22.15	15.61	0.70	17.718617	98.084738	96.25393	0.98	3	2	North	0	0	North
Fifth	R4	Residential	LKD	W4	22.3	15.11	0.68	28.024259	98.55246	90.207328	0.92	10	10	North	0	0	North
Fifth	R5	Residential	Bedroom	W5	35	27.27	0.78	8.054742	98.75257	87.734331	0.89	9	9	North	0	0	North
Fifth	R6	Residential	Bedroom	W6	37.92	29.64	0.78	8.505716	98.88851	87.764835	0.89	10	10	North	1	1	North
Fifth	R7	Residential	Bedroom	W7	34.78	26.21	0.75	10.459045	98.411831	82.14317	0.83	4	4	North	0	0	North
Fifth	R8	Residential	LKD	W8	23.5	14.74	0.63	23.218426	99.974707	69.103609	0.69	10	10	North	1	1	North
Fifth	R9	Residential	LKD	W9	35.45	27.48	0.78	27.469237	99.999997	99.311053	0.99	7	7	North	1	1	North
Fifth	R9	Residential	LKD	W10	24.43	17.03	0.70	27.469237	99.999997	99.311053	0.99	10	10	North	2	2	North
Fifth	R9	Residential	LKD	W11	24.39	24.39	1.00	27.469237	99.999997	99.311053	0.99	40	40	1.00	20	20	1.00
Sixth	R1	Residential	Bedroom	W1	38.44	33.83	0.88	10.967508	97.170843	87.684888	0.90	9	8	North	0	0	North
Sixth	R2	Residential	Unknown	W2	35.3	30.42	0.86	6.268203	98.451535	95.348726	0.97	6	5	North	1	1	North
Sixth	R3	Residential	LKD	W3	22.18	16.56	0.75	17.718617	98.084718	96.243564	0.98	3	2	North	0	0	North

Daylight_Sunlight Analysis Table
 Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight	Proposed Sunlight	Ratio Proposed	Existing Sunlight	Proposed Sunlight	Ratio Proposed
												Annual%	Annual%	Annual	Winter%	Winter%	Winter
Sixth	R4	Residential	LKD	W4	22.35	16.13	0.72	28.024259	98.55283	90.22551	0.92	10	10	North	0	0	North
Sixth	R5	Residential	Bedroom	W5	35.04	28.39	0.81	8.054742	98.81868	89.346802	0.90	9	9	North	0	0	North
Sixth	R6	Residential	Bedroom	W6	38.02	30.87	0.81	8.505716	98.944824	89.305747	0.90	10	10	North	1	1	North
Sixth	R7	Residential	Bedroom	W7	34.82	27.41	0.79	10.459045	98.419216	83.269831	0.85	4	4	North	0	0	North
Sixth	R8	Residential	LKD	W8	23.54	15.92	0.68	23.218426	99.975694	69.202414	0.69	10	10	North	1	1	North
Sixth	R9	Residential	LKD	W9	35.61	28.74	0.81	27.469237	99.999997	99.311053	0.99	7	7	North	1	1	North
Sixth	R9	Residential	LKD	W10	24.5	18.09	0.74	27.469237	99.999997	99.311053	0.99	10	10	North	2	2	North
Sixth	R9	Residential	LKD	W11	24.4	24.4	1.00	27.469237	99.999997	99.311053	0.99	40	40	1.00	20	20	1.00
Seventh	R1	Residential	Bedroom	W1	38.11	34.38	0.90	10.967508	97.493665	93.412044	0.96	11	10	North	0	0	North
Seventh	R2	Residential	Unknown	W2	35.47	31.46	0.89	6.268203	99.04076	98.942335	1.00	6	5	North	1	1	North
Seventh	R3	Residential	LKD	W3	22.18	17.57	0.79	17.718617	98.084718	96.348039	0.98	3	2	North	0	0	North
Seventh	R4	Residential	LKD	W4	22.36	17.24	0.77	28.024259	98.55494	90.203442	0.92	11	11	North	1	1	North
Seventh	R5	Residential	Bedroom	W5	35.29	29.84	0.85	8.054742	98.769655	93.439953	0.95	12	12	North	1	1	North
Seventh	R6	Residential	Bedroom	W6	37.77	31.9	0.84	8.505716	99.13966	93.662282	0.94	11	11	North	1	1	North
Seventh	R7	Residential	Bedroom	W7	35.07	28.98	0.83	10.459045	98.422089	85.867774	0.87	4	4	North	0	0	North
Seventh	R8	Residential	LKD	W8	23.62	17.29	0.73	23.218426	99.976878	69.077609	0.69	12	12	North	1	1	North
Seventh	R9	Residential	LKD	W9	36.28	30.64	0.84	27.469237	99.999998	99.311054	0.99	8	8	North	1	1	North
Seventh	R9	Residential	LKD	W10	24.59	19.29	0.78	27.469237	99.999998	99.311054	0.99	10	10	North	2	2	North
Seventh	R9	Residential	LKD	W11	24.38	24.38	1.00	27.469237	99.999998	99.311054	0.99	40	40	1.00	20	20	1.00
Eighth	R1	Residential	Bedroom	W1	32.67	29.85	0.91	10.967508	96.791998	96.791998	1.00	9	8	North	0	0	North
Eighth	R2	Residential	Unknown	W2	32.47	29.43	0.91	6.268203	97.999552	97.999552	1.00	9	8	North	0	0	North
Eighth	R3	Residential	LKD	W3	33.41	29.88	0.89	17.718617	98.651954	98.651955	1.00	5	4	North	0	0	North
Eighth	R4	Residential	LKD	W4	33.48	29.54	0.88	28.024259	98.596324	91.858295	0.93	9	9	North	1	1	North
Eighth	R5	Residential	Bedroom	W5	32.38	28.24	0.87	8.054742	98.00688	98.00688	1.00	9	9	North	0	0	North
Eighth	R6	Residential	Bedroom	W6	32.4	27.92	0.86	8.505716	97.986872	97.986872	1.00	10	10	North	1	1	North
Eighth	R7	Residential	Bedroom	W7	32.39	27.74	0.86	10.459045	97.783386	93.972593	0.96	10	10	North	1	1	North
Eighth	R8	Residential	LKD	W8	34.69	29.79	0.86	23.218426	99.972927	70.412221	0.70	10	10	North	1	1	North
Eighth	R9	Residential	LKD	W9	32.39	28.11	0.87	27.469237	99.999996	99.332818	0.99	11	11	North	2	2	North
Eighth	R9	Residential	LKD	W10	35	30.92	0.88	27.469237	99.999996	99.332818	0.99	16	16	North	2	2	North
Eighth	R9	Residential	LKD	W11	36.7	36.7	1.00	27.469237	99.999996	99.332818	0.99	53	53	1.00	20	20	1.00
Mezzanine	R1	Commercial	Unknown	W1	20.62	19.12	0.93	515.913576	97.628296	97.612927	1.00	16	16	1.00	2	2	1.00
Mezzanine	R1	Commercial	Unknown	W2	21.93	10.76	0.49	515.913576	97.628296	97.612927	1.00	11	11	North	1	1	North
Mezzanine	R1	Commercial	Unknown	W3	32.62	21.83	0.67	515.913576	97.628296	97.612927	1.00	10	10	North	2	2	North
Mezzanine	R1	Commercial	Unknown	W4	30.34	30.34	1.00	515.913576	97.628296	97.612927	1.00	58	58	1.00	19	19	1.00
Mezzanine	R1	Commercial	Unknown	W5	34.96	34.96	1.00	515.913576	97.628296	97.612927	1.00	56	56	1.00	19	19	1.00
Mezzanine	R1	Commercial	Unknown	W6	35.48	35.48	1.00	515.913576	97.628296	97.612927	1.00	54	54	1.00	17	17	1.00
Mezzanine	R1	Commercial	Unknown	W7	19.47	19.47	1.00	515.913576	97.628296	97.612927	1.00	39	39	1.00	9	9	1.00
Mezzanine	R1	Commercial	Unknown	W8	24.03	24.03	1.00	515.913576	97.628296	97.612927	1.00	45	45	1.00	13	13	1.00
116-127 Homefield Park																	
Ground	R1	Residential	Unknown	W1	30.61	25.3	0.83	17.984549	98.856067	96.892661	0.98	20	9	North	0	0	North
Ground	R2	Residential	Unknown	W2	31.24	26.31	0.84	14.784299	99.381379	90.819694	0.91	24	13	North	1	1	North
Ground	R3	Residential	Unknown	W3	16.2	13.72	0.85	16.270002	84.899007	82.125541	0.97	36	25	0.69	4	2	0.50
Ground	R4	Residential	Unknown	W4	33.32	30.63	0.92	14.586116	97.507217	93.736726	0.96	36	29	North	6	5	North
Ground	R4	Residential	Unknown	W5	33.39	30.82	0.92	14.586116	97.507217	93.736726	0.96	36	29	North	6	5	North

Daylight_Sunlight Analysis Table
 Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
												Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
First	R1	Residential	Circulation	W1	21.4	15.98	0.75	14.301628	48.051691	47.954918	1.00	10	2	North	0	0	North
First	R2	Residential	Unknown	W2	31.93	26.5	0.83	17.984549	98.708548	97.396234	0.99	23	11	North	1	1	North
First	R3	Residential	Unknown	W3	32.54	27.49	0.84	14.784299	99.179248	93.334408	0.94	29	17	North	2	2	North
First	R4	Residential	Unknown	W4	32.8	28.36	0.86	14.784299	99.122978	99.068086	1.00	32	19	North	3	3	North
First	R5	Residential	Unknown	W5	32.29	28.23	0.87	17.984549	98.56809	87.83817	0.89	33	20	North	3	3	North
First	R6	Residential	Circulation	W6	21.96	20.29	0.92	6.850814	82.768306	71.206592	0.86	10	4	North	0	0	North
First	R7	Residential	Circulation	W7	18.2	15.01	0.82	6.850814	54.66204	54.659063	1.00	31	21	North	4	2	North
First	R8	Residential	Unknown	W8	17.54	15.01	0.86	16.270002	86.319398	84.634261	0.98	38	30	0.79	6	4	0.67
First	R9	Residential	Unknown	W9	34.5	31.74	0.92	14.586116	98.265294	96.167455	0.98	37	30	North	6	5	North
First	R9	Residential	Unknown	W10	34.56	31.94	0.92	14.586116	98.265294	96.167455	0.98	36	29	North	6	5	North
Second	R1	Residential	Unknown	W1	33.56	25.81	0.77	21.123904	92.605741	92.590913	1.00	33	23	North	5	5	North
Second	R1	Residential	Unknown	W2	21.42	21.37	1.00	21.123904	92.605741	92.590913	1.00	0	0	North	0	0	North
Second	R2	Residential	Circulation	W3	22.97	17.04	0.74	7.150814	84.496312	84.375895	1.00	12	3	North	0	0	North
Second	R3	Residential	Unknown	W4	33.23	27.75	0.84	17.984549	98.735844	98.431852	1.00	26	16	North	1	1	North
Second	R4	Residential	Unknown	W5	33.83	28.73	0.85	14.784299	99.286897	97.255033	0.98	32	22	North	2	2	North
Second	R5	Residential	Unknown	W6	34.08	29.59	0.87	14.784299	99.169853	99.126472	1.00	34	24	North	3	3	North
Second	R6	Residential	Unknown	W7	33.58	29.48	0.88	17.984549	98.584262	92.05018	0.93	36	25	North	5	5	North
Second	R7	Residential	Circulation	W8	22.9	21.19	0.93	6.850814	82.724796	72.21009	0.87	11	5	North	0	0	North
Second	R8	Residential	Circulation	W9	18.89	15.67	0.83	6.850814	54.605315	54.602907	1.00	32	23	North	5	3	North
Second	R9	Residential	Unknown	W10	19.18	16.65	0.87	16.270002	90.203633	89.307773	0.99	40	31	0.78	7	5	0.71
Second	R10	Residential	Unknown	W11	35.62	32.84	0.92	14.586116	98.281257	96.218978	0.98	39	32	North	8	6	North
Second	R10	Residential	Unknown	W12	35.67	33.03	0.93	14.586116	98.281257	96.218978	0.98	39	32	North	8	6	North
Third	R1	Residential	Unknown	W1	34.75	27.05	0.78	21.123904	92.655313	92.628875	1.00	34	24	North	6	6	North
Third	R1	Residential	Unknown	W2	23.66	23.61	1.00	21.123904	92.655313	92.628875	1.00	0	0	North	0	0	North
Third	R2	Residential	Circulation	W3	20.22	19.43	0.96	6.850814	52.711758	47.164555	0.89	0	0	North	0	0	North
Third	R3	Residential	Circulation	W4	24.15	18.29	0.76	7.150814	86.287785	86.287782	1.00	13	3	North	0	0	North
Third	R4	Residential	Unknown	W5	34.57	29.13	0.84	17.984549	99.116818	99.116818	1.00	29	20	North	1	1	North
Third	R5	Residential	Unknown	W6	35.11	30.05	0.86	14.784299	99.662932	99.164978	1.00	33	25	North	2	2	North
Third	R6	Residential	Unknown	W7	35.35	30.89	0.87	14.784299	99.652907	99.652907	1.00	36	27	North	5	5	North
Third	R7	Residential	Unknown	W8	34.92	30.83	0.88	17.984549	99.071555	95.180777	0.96	36	27	North	5	5	North
Third	R8	Residential	Circulation	W9	24.02	22.31	0.93	6.850814	83.612968	73.603252	0.88	11	6	North	0	0	North
Third	R9	Residential	Circulation	W10	19.62	16.4	0.84	6.850814	56.437484	56.43748	1.00	32	24	North	5	3	North
Third	R10	Residential	Unknown	W11	21.69	19.17	0.88	16.270002	97.65011	97.545955	1.00	45	37	0.82	9	7	0.78
Third	R11	Residential	Unknown	W12	36.62	33.85	0.92	14.586116	97.581079	95.936425	0.98	39	33	North	8	6	North
Third	R11	Residential	Unknown	W13	36.67	34.04	0.93	14.586116	97.581079	95.936425	0.98	39	33	North	8	6	North
Fourth	R1	Residential	Unknown	W1	35.8	28.3	0.79	21.123904	95.653795	95.639049	1.00	36	25	North	6	6	North
Fourth	R1	Residential	Unknown	W2	27.78	27.73	1.00	21.123904	95.653795	95.639049	1.00	1	0	North	0	0	North
Fourth	R2	Residential	Circulation	W3	21.05	20.27	0.96	6.850814	52.774442	47.628548	0.90	0	0	North	0	0	North
Fourth	R3	Residential	Circulation	W4	26.08	20.39	0.78	7.150814	86.730774	86.730779	1.00	18	9	North	0	0	North
Fourth	R4	Residential	Unknown	W5	35.96	30.67	0.85	17.984549	99.305092	99.305092	1.00	34	25	North	3	3	North
Fourth	R5	Residential	Unknown	W6	36.34	31.42	0.86	14.784299	99.774251	99.580807	1.00	35	28	North	4	4	North
Fourth	R6	Residential	Unknown	W7	36.57	32.21	0.88	14.784299	99.783148	99.783148	1.00	37	30	North	6	6	North
Fourth	R7	Residential	Unknown	W8	36.31	32.31	0.89	17.984549	99.31397	96.08274	0.97	37	32	North	6	6	North
Fourth	R8	Residential	Circulation	W9	25.86	24.17	0.93	6.850814	83.730527	74.546533	0.89	11	7	North	0	0	North

Daylight_Sunlight Analysis Table
 Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Fourth	R9	Residential	Circulation	W10	20.49	17.33	0.85	6.850814	56.669185	56.66918	1.00	35	29	North	5	3	North
Fourth	R10	Residential	Unknown	W11	26.05	23.57	0.90	16.270002	98.691477	98.691472	1.00	55	48	0.87	14	12	0.86
Fourth	R11	Residential	Unknown	W12	37.5	34.8	0.93	14.586116	97.58581	96.334457	0.99	39	34	North	8	6	North
Fourth	R11	Residential	Unknown	W13	37.54	34.98	0.93	14.586116	97.58581	96.334457	0.99	39	34	North	8	6	North
Fifth	R1	Residential	Unknown	W1	36.65	29.55	0.81	21.123904	98.665823	98.659266	1.00	36	25	North	6	6	North
Fifth	R1	Residential	Unknown	W2	34.17	34.12	1.00	21.123904	98.665823	98.659266	1.00	2	1	North	0	0	North
Fifth	R2	Residential	Unknown	W3	32.72	30.36	0.93	16.270002	99.181005	99.181003	1.00	72	67	0.93	20	18	0.90
Fifth	R3	Residential	Unknown	W4	38.2	35.64	0.93	14.586116	97.591228	97.105403	1.00	39	36	North	8	6	North
Fifth	R3	Residential	Unknown	W5	38.23	35.8	0.94	14.586116	97.591228	97.105403	1.00	39	36	North	8	6	North



APPENDIX 2.2

Daylight & Sunlight Results

Alternative Baseline vs Proposed

Daylight_Sunlight Analysis Table
 Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
2-6 Sutton Park Road																	
First	R1	Residential	Bedroom	W1	22.55	22.7	1.01	10.967508	72.419472	81.416141	1.12	8	7	North	0	0	North
First	R2	Residential	Unknown	W2	24.97	25.56	1.02	6.268203	71.519873	88.208815	1.23	5	4	North	1	1	North
First	R3	Residential	LKD	W3	13.13	14.57	1.11	17.718617	94.63855	97.074168	1.03	7	6	North	1	1	North
First	R4	Residential	LKD	W4	13.07	14.47	1.11	28.024259	65.940797	89.769913	1.36	10	10	North	0	0	North
First	R5	Residential	Bedroom	W5	24.8	23.93	0.96	8.054742	80.151586	86.781141	1.08	9	9	North	0	0	North
First	R6	Residential	Bedroom	W6	27.63	26.15	0.95	8.505716	79.788603	87.386995	1.10	10	10	North	1	1	North
First	R7	Residential	Bedroom	W7	24.63	22.69	0.92	10.459045	73.342196	81.966484	1.12	4	4	North	0	0	North
First	R8	Residential	LKD	W8	13.5	13.04	0.97	23.218426	65.720994	68.972649	1.05	10	10	North	1	1	North
First	R9	Residential	LKD	W9	26.39	24.03	0.91	27.469237	99.3034	99.3034	1.00	7	7	North	1	1	North
First	R9	Residential	LKD	W10	15.71	15.45	0.98	27.469237	99.3034	99.3034	1.00	10	10	North	2	2	North
First	R9	Residential	LKD	W11	22.98	23.01	1.00	27.469237	99.3034	99.3034	1.00	40	40	1.00	20	20	1.00
Second	R1	Residential	Bedroom	W1	30.82	30.84	1.00	10.967508	73.029013	81.584681	1.12	9	8	North	0	0	North
Second	R2	Residential	Unknown	W2	27.35	27.79	1.02	6.268203	72.933161	88.033733	1.21	6	5	North	1	1	North
Second	R3	Residential	LKD	W3	13.54	14.28	1.05	17.718617	93.687491	96.230548	1.03	3	2	North	0	0	North
Second	R4	Residential	LKD	W4	13.25	13.87	1.05	28.024259	66.101915	90.104952	1.36	10	10	North	0	0	North
Second	R5	Residential	Bedroom	W5	25.92	24.75	0.95	8.054742	81.320095	86.942569	1.07	9	9	North	0	0	North
Second	R6	Residential	Bedroom	W6	28.76	26.99	0.94	8.505716	80.974946	87.445712	1.08	10	10	North	1	1	North
Second	R7	Residential	Bedroom	W7	25.74	23.54	0.91	10.459045	73.954941	81.960345	1.11	4	4	North	0	0	North
Second	R8	Residential	LKD	W8	14.63	13.4	0.92	23.218426	65.773592	69.161297	1.05	10	10	North	1	1	North
Second	R9	Residential	LKD	W9	27.42	24.89	0.91	27.469237	99.309858	99.309858	1.00	7	7	North	1	1	North
Second	R9	Residential	LKD	W10	16.78	15.82	0.94	27.469237	99.309858	99.309858	1.00	10	10	North	2	2	North
Second	R9	Residential	LKD	W11	23.85	23.88	1.00	27.469237	99.309858	99.309858	1.00	40	40	1.00	20	20	1.00
Third	R1	Residential	Bedroom	W1	31.62	31.51	1.00	10.967508	74.395411	81.96691	1.10	9	8	North	0	0	North
Third	R2	Residential	Unknown	W2	28.17	28.43	1.01	6.268203	75.203469	88.430215	1.18	6	5	North	1	1	North
Third	R3	Residential	LKD	W3	14.42	14.48	1.00	17.718617	93.675039	96.256552	1.03	3	2	North	0	0	North
Third	R4	Residential	LKD	W4	14.19	14.02	0.99	28.024259	66.120776	90.229176	1.36	10	10	North	0	0	North
Third	R5	Residential	Bedroom	W5	26.86	25.48	0.95	8.054742	83.35471	86.94791	1.04	9	9	North	0	0	North
Third	R6	Residential	Bedroom	W6	29.72	27.73	0.93	8.505716	83.375113	87.407217	1.05	10	10	North	1	1	North
Third	R7	Residential	Bedroom	W7	26.69	24.3	0.91	10.459045	75.808823	82.041946	1.08	4	4	North	0	0	North
Third	R8	Residential	LKD	W8	15.57	13.54	0.87	23.218426	65.761841	69.233117	1.05	10	10	North	1	1	North
Third	R9	Residential	LKD	W9	28.28	25.64	0.91	27.469237	99.311053	99.311053	1.00	7	7	North	1	1	North
Third	R9	Residential	LKD	W10	17.63	15.97	0.91	27.469237	99.311053	99.311053	1.00	10	10	North	2	2	North
Third	R9	Residential	LKD	W11	24.27	24.29	1.00	27.469237	99.311053	99.311053	1.00	40	40	1.00	20	20	1.00
Fourth	R1	Residential	Bedroom	W1	32.44	32.21	0.99	10.967508	76.635433	82.781243	1.08	9	8	North	0	0	North
Fourth	R2	Residential	Unknown	W2	29.03	29.07	1.00	6.268203	79.571105	89.837429	1.13	6	5	North	1	1	North
Fourth	R3	Residential	LKD	W3	15.34	14.76	0.96	17.718617	93.60059	96.272224	1.03	3	2	North	0	0	North
Fourth	R4	Residential	LKD	W4	15.13	14.23	0.94	28.024259	66.060344	90.232374	1.37	10	10	North	0	0	North
Fourth	R5	Residential	Bedroom	W5	27.84	26.29	0.94	8.054742	86.837153	87.086943	1.00	9	9	North	0	0	North
Fourth	R6	Residential	Bedroom	W6	30.71	28.59	0.93	8.505716	87.36454	87.410052	1.00	10	10	North	1	1	North
Fourth	R7	Residential	Bedroom	W7	27.67	25.16	0.91	10.459045	78.804641	82.02614	1.04	4	4	North	0	0	North
Fourth	R8	Residential	LKD	W8	16.51	13.74	0.83	23.218426	65.758867	69.175887	1.05	10	10	North	1	1	North

Daylight_Sunlight Analysis Table
 Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight	Proposed Sunlight	Ratio Proposed	Existing Sunlight	Proposed Sunlight	Ratio Proposed
												Annual%	Annual%	Annual	Winter%	Winter%	Winter
Fourth	R9	Residential	LKD	W9	29.14	26.47	0.91	27.469237	99.311053	99.311053	1.00	7	7	North	1	1	North
Fourth	R9	Residential	LKD	W10	18.45	16.16	0.88	27.469237	99.311053	99.311053	1.00	10	10	North	2	2	North
Fourth	R9	Residential	LKD	W11	24.35	24.37	1.00	27.469237	99.311053	99.311053	1.00	40	40	1.00	20	20	1.00
Fifth	R1	Residential	Bedroom	W1	33.32	33	0.99	10.967508	81.401867	84.501525	1.04	9	8	North	0	0	North
Fifth	R2	Residential	Unknown	W2	29.93	29.73	0.99	6.268203	87.00531	91.208539	1.05	6	5	North	1	1	North
Fifth	R3	Residential	LKD	W3	16.3	15.61	0.96	17.718617	93.524163	96.25393	1.03	3	2	North	0	0	North
Fifth	R4	Residential	LKD	W4	16.14	15.11	0.94	28.024259	65.81406	90.207328	1.37	10	10	North	0	0	North
Fifth	R5	Residential	Bedroom	W5	28.9	27.27	0.94	8.054742	93.804632	87.734331	0.94	9	9	North	0	0	North
Fifth	R6	Residential	Bedroom	W6	31.8	29.64	0.93	8.505716	94.14368	87.764835	0.93	10	10	North	1	1	North
Fifth	R7	Residential	Bedroom	W7	28.72	26.21	0.91	10.459045	84.908256	82.14317	0.97	4	4	North	0	0	North
Fifth	R8	Residential	LKD	W8	17.49	14.74	0.84	23.218426	65.840003	69.103609	1.05	10	10	North	1	1	North
Fifth	R9	Residential	LKD	W9	30.09	27.48	0.91	27.469237	99.311053	99.311053	1.00	7	7	North	1	1	North
Fifth	R9	Residential	LKD	W10	19.31	17.03	0.88	27.469237	99.311053	99.311053	1.00	10	10	North	2	2	North
Fifth	R9	Residential	LKD	W11	24.37	24.39	1.00	27.469237	99.311053	99.311053	1.00	40	40	1.00	20	20	1.00
Sixth	R1	Residential	Bedroom	W1	34.2	33.83	0.99	10.967508	90.158475	87.684888	0.97	9	8	North	0	0	North
Sixth	R2	Residential	Unknown	W2	30.84	30.42	0.99	6.268203	98.404867	95.348726	0.97	6	5	North	1	1	North
Sixth	R3	Residential	LKD	W3	17.3	16.56	0.96	17.718617	94.59755	96.243564	1.02	3	2	North	0	0	North
Sixth	R4	Residential	LKD	W4	17.21	16.13	0.94	28.024259	66.441162	90.22551	1.36	10	10	North	0	0	North
Sixth	R5	Residential	Bedroom	W5	29.99	28.39	0.95	8.054742	98.81868	89.346802	0.90	9	9	North	0	0	North
Sixth	R6	Residential	Bedroom	W6	32.95	30.87	0.94	8.505716	98.944824	89.305747	0.90	10	10	North	1	1	North
Sixth	R7	Residential	Bedroom	W7	29.81	27.41	0.92	10.459045	95.027731	83.269831	0.88	4	4	North	0	0	North
Sixth	R8	Residential	LKD	W8	18.53	15.92	0.86	23.218426	66.667782	69.202414	1.04	10	10	North	1	1	North
Sixth	R9	Residential	LKD	W9	31.17	28.74	0.92	27.469237	99.349093	99.311053	1.00	7	7	North	1	1	North
Sixth	R9	Residential	LKD	W10	20.24	18.09	0.89	27.469237	99.349093	99.311053	1.00	10	10	North	2	2	North
Sixth	R9	Residential	LKD	W11	24.38	24.4	1.00	27.469237	99.349093	99.311053	1.00	40	40	1.00	20	20	1.00
Seventh	R1	Residential	Bedroom	W1	34.75	34.38	0.99	10.967508	97.493665	93.412044	0.96	11	10	North	0	0	North
Seventh	R2	Residential	Unknown	W2	31.94	31.46	0.98	6.268203	99.04076	98.942335	1.00	6	5	North	1	1	North
Seventh	R3	Residential	LKD	W3	18.28	17.57	0.96	17.718617	96.753785	96.348039	1.00	3	2	North	0	0	North
Seventh	R4	Residential	LKD	W4	18.27	17.24	0.94	28.024259	70.945523	90.203442	1.27	11	11	North	1	1	North
Seventh	R5	Residential	Bedroom	W5	31.3	29.84	0.95	8.054742	98.769655	93.439953	0.95	12	12	North	1	1	North
Seventh	R6	Residential	Bedroom	W6	33.77	31.9	0.94	8.505716	99.13966	93.662282	0.94	11	11	North	1	1	North
Seventh	R7	Residential	Bedroom	W7	31.13	28.98	0.93	10.459045	98.422089	85.867774	0.87	4	4	North	0	0	North
Seventh	R8	Residential	LKD	W8	19.64	17.29	0.88	23.218426	70.499589	69.077609	0.98	12	12	North	1	1	North
Seventh	R9	Residential	LKD	W9	32.78	30.64	0.93	27.469237	99.999998	99.311054	0.99	8	8	North	1	1	North
Seventh	R9	Residential	LKD	W10	21.21	19.29	0.91	27.469237	99.999998	99.311054	0.99	10	10	North	2	2	North
Seventh	R9	Residential	LKD	W11	24.37	24.38	1.00	27.469237	99.999998	99.311054	0.99	40	40	1.00	20	20	1.00
Eighth	R1	Residential	Bedroom	W1	30.16	29.85	0.99	10.967508	96.791998	96.791998	1.00	9	8	North	0	0	North
Eighth	R2	Residential	Unknown	W2	29.84	29.43	0.99	6.268203	97.999552	97.999552	1.00	9	8	North	0	0	North
Eighth	R3	Residential	LKD	W3	30.48	29.88	0.98	17.718617	98.651954	98.651955	1.00	5	4	North	0	0	North
Eighth	R4	Residential	LKD	W4	30.41	29.54	0.97	28.024259	84.702033	91.858295	1.08	9	9	North	1	1	North
Eighth	R5	Residential	Bedroom	W5	29.44	28.24	0.96	8.054742	98.00688	98.00688	1.00	9	9	North	0	0	North
Eighth	R6	Residential	Bedroom	W6	29.44	27.92	0.95	8.505716	97.986872	97.986872	1.00	10	10	North	1	1	North
Eighth	R7	Residential	Bedroom	W7	29.48	27.74	0.94	10.459045	97.783386	93.972593	0.96	10	10	North	1	1	North
Eighth	R8	Residential	LKD	W8	31.72	29.79	0.94	23.218426	86.129574	70.412221	0.82	10	10	North	1	1	North

Daylight_Sunlight Analysis Table
 Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Eighth	R9	Residential	LKD	W9	29.82	28.11	0.94	27.469237	99.999996	99.332818	0.99	11	11	North	2	2	North
Eighth	R9	Residential	LKD	W10	32.48	30.92	0.95	27.469237	99.999996	99.332818	0.99	16	16	North	2	2	North
Eighth	R9	Residential	LKD	W11	36.69	36.7	1.00	27.469237	99.999996	99.332818	0.99	53	53	1.00	20	20	1.00



APPENDIX 3

Internal Daylight & Sunlight Results

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
PROPOSED							
First	R1	Residential	LKD	W9	69°N	0	
				W10	23°N	0	
				W11	339°N	0	
				W12	339°N	0	
						0	
First	R2	Residential	Bedroom	W13	339°N	0	
						0	
First	R3	Residential	Bedroom	W14	339°N	0	
						0	
First	R4	Residential	LKD	W15	339°N	0	
				W16	339°N	0	
				W17	294°N	0.6	
				W18	249°	3.3	
						3.3	
First	R5	Residential	Bedroom	W19	248°	3.3	
						3.3	
First	R6	Residential	Bedroom	W20	249°	3.3	
				W21	249°	3.2	
				W22	159°	1.3	
						3.5	
First	R7	Residential	LKD	W23	249°	1.4	
						1.4	
First	R8	Residential	LKD	W24	294°N	1	
						1	
First	R9	Residential	Bedroom	W25	249°	3.3	
						3.3	
First	R10	Residential	Bedroom	W26	249°	3.5	
						3.5	
First	R11	Residential	Bedroom	W27	249°	3.5	
First	R12	Residential	LKD	W28	249°	3.5	
				W29	204°	2.6	
				W30	159°	1.5	
First	R13	Residential	Bedroom	W31	159°	1.2	
						1.2	
First	R14	Residential	Bedroom	W32	159°	0.9	
						0.9	
First	R15	Residential	LKD	W33	159°	0.9	
				W34	114°	1.9	
				W35	69°N	0.7	
						2.3	
First	R16	Residential	Bedroom	W36	69°N	0.4	
						0.4	
First	R17	Residential	Bedroom	W37	69°N	0.4	
				W38	339°N	0	
						0.4	
First	R18	Residential	Bedroom	W39	69°N	0.8	
First	R19	Residential	LKD	W40	69°N	1.8	
						1.8	
First	R20	Residential	LKD	W1	69°N	0.9	
						0.9	
First	R21	Residential	Bedroom	W3	159°	0.9	
				W4	69°N	0	
						0.9	
First	R22	Residential	Bedroom	W5	69°N	0	
						0	
First	R23	Residential	Bedroom	W6	69°N	0	
				W7	69°N	0	
						0	
First	R24	Residential	Bedroom	W8	69°N	0	
						0	
Second	R1	Residential	LKD	W1	23°N	0	
				W2	339°N	0	
				W3	339°N	0	
				W40	69°N	0.2	
						0.2	
Second	R2	Residential	Bedroom	W4	339°N	0	
						0	
Second	R3	Residential	Bedroom	W5	339°N	0	
						0	
Second	R4	Residential	LKD	W6	339°N	0	
				W7	339°N	0	
				W8	294°N	0.6	
				W9	249°	3.3	
						3.3	
Second	R5	Residential	Bedroom	W10	248°	3.3	
						3.3	
Second	R6	Residential	Bedroom	W11	249°	3.3	
				W12	249°	3.3	
				W13	159°	1.3	
						3.5	
Second	R7	Residential	LKD	W14	249°	1.6	

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
							1.6
Second	R8		Residential	LKD	W15	294°N	1.3
							1.3
Second	R9		Residential	Bedroom	W16	249°	3.5
							3.5
Second	R10		Residential	Bedroom	W17	249°	3.5
							3.5
Second	R11		Residential	Bedroom	W18	249°	3.5
							3.5
Second	R12		Residential	LKD	W19	249°	3.5
					W20	204°	2.6
					W21	159°	1.5
							5
Second	R13		Residential	Bedroom	W22	159°	1.2
							1.2
Second	R14		Residential	Bedroom	W23	159°	1.1
							1.1
Second	R15		Residential	LKD	W24	159°	1.2
					W25	114°	1.9
					W26	69°N	0.7
							2.3
Second	R16		Residential	Bedroom	W27	69°N	0.4
							0.4
Second	R17		Residential	Bedroom	W28	69°N	0.4
					W29	339°N	0
							0.4
Second	R18		Residential	Bedroom	W30	69°N	0.8
							0.8
Second	R19		Residential	LKD	W31	69°N	1.8
							1.8
Second	R20		Residential	LKD	W32	69°N	1
							1
Second	R21		Residential	Bedroom	W34	159°	1.2
					W35	69°N	0
							1.2
Second	R22		Residential	Bedroom	W36	69°N	0
							0
Second	R23		Residential	Bedroom	W37	69°N	0
					W38	69°N	0.1
							0.1
Second	R24		Residential	Bedroom	W39	69°N	0.1
							0.1
Third	R1		Residential	LKD	W1	23°N	0
					W2	339°N	0
					W3	339°N	0
					W40	69°N	0.4
							0.4
Third	R2		Residential	Bedroom	W4	339°N	0
							0
Third	R3		Residential	Bedroom	W5	339°N	0
							0
Third	R4		Residential	LKD	W6	339°N	0
					W7	339°N	0
					W8	294°N	0.6
					W9	249°	3.3
							3.3
Third	R5		Residential	Bedroom	W10	248°	3.3
							3.3
Third	R6		Residential	Bedroom	W11	249°	3.3
					W12	249°	3.3
					W13	159°	1.5
							3.7
Third	R7		Residential	LKD	W14	249°	1.6
							1.6
Third	R8		Residential	LKD	W15	294°N	1.3
							1.3
Third	R9		Residential	Bedroom	W16	249°	3.5
							3.5
Third	R10		Residential	Bedroom	W17	249°	3.5
							3.5
Third	R11		Residential	Bedroom	W18	249°	3.5
							3.5
Third	R12		Residential	LKD	W19	249°	3.5
					W20	204°	2.6
					W21	159°	1.5
							5
Third	R13		Residential	Bedroom	W22	159°	1.2
							1.2
Third	R14		Residential	Bedroom	W23	159°	1.2
							1.2
Third	R15		Residential	LKD	W24	159°	1.3
					W25	114°	1.9
					W26	69°N	0.7
							2.4
Third	R16		Residential	Bedroom	W27	69°N	0.4
							0.4
Third	R17		Residential	Bedroom	W28	69°N	0.4

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
					W29	339°N	0
							0.4
Third	R18	Residential	Bedroom		W30	69°N	0.8
							0.8
Third	R19	Residential	LKD		W31	69°N	1.8
							1.8
Third	R20	Residential	LKD		W32	69°N	1.3
							1.3
Third	R21	Residential	Bedroom		W34	159°	1.8
					W35	69°N	0.4
							1.8
Third	R22	Residential	Bedroom		W36	69°N	0.4
							0.4
Third	R23	Residential	Bedroom		W37	69°N	0.4
					W38	69°N	0.4
							0.4
Third	R24	Residential	Bedroom		W39	69°N	0.3
							0.3
Fourth	R1	Residential	LKD		W1	23°N	0
					W2	339°N	0
					W3	339°N	0
					W36	69°N	0.4
							0.4
Fourth	R2	Residential	Bedroom		W4	339°N	0
							0
Fourth	R3	Residential	Bedroom		W5	339°N	0
							0
Fourth	R4	Residential	LKD		W6	339°N	0
					W7	339°N	0
					W8	294°N	0.6
					W9	249°	3.3
							3.3
Fourth	R5	Residential	Bedroom		W10	248°	3.3
							3.3
Fourth	R6	Residential	Bedroom		W11	249°	3.3
					W12	249°	3.3
					W13	159°	1.5
							3.7
Fourth	R7	Residential	LKD		W14	249°	1.6
							1.6
Fourth	R8	Residential	LKD		W15	294°N	1.3
							1.3
Fourth	R9	Residential	Bedroom		W16	249°	3.5
							3.5
Fourth	R10	Residential	Bedroom		W17	249°	3.5
							3.5
Fourth	R11	Residential	Bedroom		W18	249°	3.5
							3.5
Fourth	R12	Residential	LKD		W19	249°	3.5
					W20	204°	4.5
					W21	159°	1.6
							5.4
Fourth	R13	Residential	Bedroom		W22	159°	1.3
							1.3
Fourth	R14	Residential	Bedroom		W23	159°	1.1
							1.1
Fourth	R15	Residential	LKD		W24	159°	1.2
					W25	114°	1.9
					W26	69°N	0.7
							2.4
Fourth	R16	Residential	Bedroom		W27	69°N	0.4
							0.4
Fourth	R17	Residential	LKD		W28	69°N	1.3
							1.3
Fourth	R18	Residential	Bedroom		W30	159°	3.8
					W31	69°N	0.4
							3.8
Fourth	R19	Residential	Bedroom		W32	69°N	0.4
							0.4
Fourth	R20	Residential	Bedroom		W33	69°N	0.4
					W34	69°N	0.4
							0.4
Fourth	R21	Residential	Bedroom		W35	69°N	0.3
							0.3
Fifth	R1	Residential	Bedroom		W1	339°N	0
							0
Fifth	R2	Residential	LKD		W2	339°N	0
					W3	294°N	1.3
							1.3
Fifth	R3	Residential	Bedroom		W4	249°	3.5
							3.5
Fifth	R4	Residential	Bedroom		W5	249°	3.5
							3.5
Fifth	R5	Residential	Bedroom		W6	249°	3.5
							3.5
Fifth	R6	Residential	LKD		W7	249°	3.5
					W8	204°	2.6

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
					W9	159°	1.7
							5.2
Fifth	R7		Residential	Bedroom	W10	159°	1.4
							1.4
Fifth	R8		Residential	Bedroom	W11	159°	1.3
							1.3
Fifth	R9		Residential	LKD	W12	159°	1.4
					W13	114°	1.9
					W14	69°N	0.7
							2.5
Fifth	R10		Residential	Bedroom	W15	69°N	0.4
							0.4
Fifth	R11		Residential	Bedroom	W16	69°N	0.4
					W17	339°N	0
							0.4
Fifth	R12		Residential	Bedroom	W18	69°N	0.8
							0.8
Fifth	R13		Residential	LKD	W19	69°N	0.7
							0.7
Sixth	R1		Residential	LKD	W1	24°N	0
					W2	339°N	0
							0
Sixth	R2		Residential	Bedroom	W3	339°N	0
							0
Sixth	R3		Residential	Bedroom	W4	339°N	0
							0
Sixth	R4		Residential	LKD	W5	339°N	0
					W6	294°N	1.3
							1.3
Sixth	R5		Residential	Bedroom	W7	249°	3.5
							3.5
Sixth	R6		Residential	Bedroom	W8	249°	3.5
							3.5
Sixth	R7		Residential	Bedroom	W9	249°	3.5
							3.5
Sixth	R8		Residential	LKD	W10	249°	3.5
					W11	204°	2.6
					W12	159°	1.7
							5.2
Sixth	R9		Residential	Bedroom	W13	159°	1.7
							1.7
Sixth	R10		Residential	Bedroom	W14	159°	2.1
							2.1
Sixth	R11		Residential	LKD	W15	159°	2.4
					W16	114°	1.8
					W17	69°N	0.7
							3.4
Sixth	R12		Residential	Bedroom	W18	69°N	0.4
							0.4
Sixth	R13		Residential	Bedroom	W19	69°N	0.4
					W20	339°N	0
							0.4
Sixth	R14		Residential	Bedroom	W21	69°N	0.8
							0.8
Sixth	R15		Residential	LKD	W22	69°N	0.7
							0.7
Seventh	R1		Residential	LKD	W1	24°N	0
					W2	339°N	0
							0
Seventh	R2		Residential	Bedroom	W3	339°N	0
							0
Seventh	R3		Residential	Bedroom	W4	339°N	0
							0
Seventh	R4		Residential	LKD	W5	339°N	0
					W6	294°N	1.3
							1.3
Seventh	R5		Residential	Bedroom	W7	249°	3.5
							3.5
Seventh	R6		Residential	Bedroom	W8	249°	3.5
							3.5
Seventh	R7		Residential	Bedroom	W9	249°	3.5
							3.5
Seventh	R8		Residential	LKD	W10	249°	3.5
					W11	204°	2.7
					W12	159°	3
							6.5
Seventh	R9		Residential	Bedroom	W13	159°	3
							3
Seventh	R10		Residential	Bedroom	W14	159°	3.2
							3.2
Seventh	R11		Residential	LKD	W15	159°	3.7
					W16	114°	2.7
					W17	69°N	0.7
							5.4
Seventh	R12		Residential	Bedroom	W18	69°N	0.4
							0.4
Seventh	R13		Residential	Bedroom	W19	69°N	0.4

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
Tenth	R4	Residential	LKD	W5	W6	339°N	0
						294°N	1.3
Tenth	R5	Residential	Bedroom	W7	W8	249°	3.5
							3.5
Tenth	R6	Residential	Bedroom	W9	W10	249°	3.5
							3.5
Tenth	R7	Residential	Bedroom	W11	W12	249°	3.5
							3.5
Tenth	R8	Residential	LKD	W13	W14	249°	3.5
						204°	2.7
Tenth	R9	Residential	Bedroom	W15	W16	159°	5.2
						159°	5.2
Tenth	R10	Residential	Bedroom	W17	W18	159°	5.2
							5.2
Tenth	R11	Residential	LKD	W19	W20	159°	5.2
						114°	3.4
Tenth	R12	Residential	Bedroom	W21	W22	69°N	0.7
						69°N	6
Tenth	R13	Residential	Bedroom	W23	W24	69°N	0.4
							0.4
Tenth	R14	Residential	Bedroom	W25	W26	69°N	0.4
							0.4
Tenth	R15	Residential	Bedroom	W27	W28	69°N	0.4
							0
Tenth	R16	Residential	Bedroom	W29	W30	69°N	0.8
							0.8
Tenth	R17	Residential	LKD	W31	W32	69°N	0.7
							0.7
Eleventh	R1	Residential	LKD	W33	W34	24°N	0
						339°N	0
Eleventh	R2	Residential	Bedroom	W35	W36	339°N	0
							0
Eleventh	R3	Residential	Bedroom	W37	W38	339°N	0
							0
Eleventh	R4	Residential	LKD	W39	W40	339°N	0
						294°N	1.3
Eleventh	R5	Residential	Bedroom	W41	W42	249°	3.5
							3.5
Eleventh	R6	Residential	Bedroom	W43	W44	249°	3.5
							3.5
Eleventh	R7	Residential	Bedroom	W45	W46	249°	3.5
							3.5
Eleventh	R8	Residential	LKD	W47	W48	249°	3.5
						204°	2.7
Eleventh	R9	Residential	Bedroom	W49	W50	159°	5.2
						159°	5.2
Eleventh	R10	Residential	Bedroom	W51	W52	159°	5.2
							5.2
Eleventh	R11	Residential	LKD	W53	W54	159°	5.2
						114°	3.4
Eleventh	R12	Residential	Bedroom	W55	W56	69°N	0.7
						69°N	6
Eleventh	R13	Residential	Bedroom	W57	W58	69°N	0.4
							0.4
Eleventh	R14	Residential	Bedroom	W59	W60	69°N	0.4
							0
Eleventh	R15	Residential	Bedroom	W61	W62	69°N	0.8
							0.8
Eleventh	R16	Residential	LKD	W63	W64	69°N	0.7
							0.7
Twelfth	R1	Residential	LKD	W65	W66	24°N	0
						339°N	0
Twelfth	R2	Residential	Bedroom	W67	W68	339°N	0
							0
Twelfth	R3	Residential	Bedroom	W69	W70	339°N	0
							0
Twelfth	R4	Residential	LKD	W71	W72	339°N	0
						294°N	1.3
Twelfth	R5	Residential	Bedroom	W73	W74	249°	3.5
							3.5
Twelfth	R6	Residential	Bedroom	W75	W76	249°	3.5
							3.5
Twelfth	R7	Residential	Bedroom	W77	W78	249°	3.5
							3.5
Twelfth	R8	Residential	LKD	W79	W80	249°	3.5
						204°	6
Twelfth	R9	Residential	LKD	W81	W82	159°	5.2
							8.7

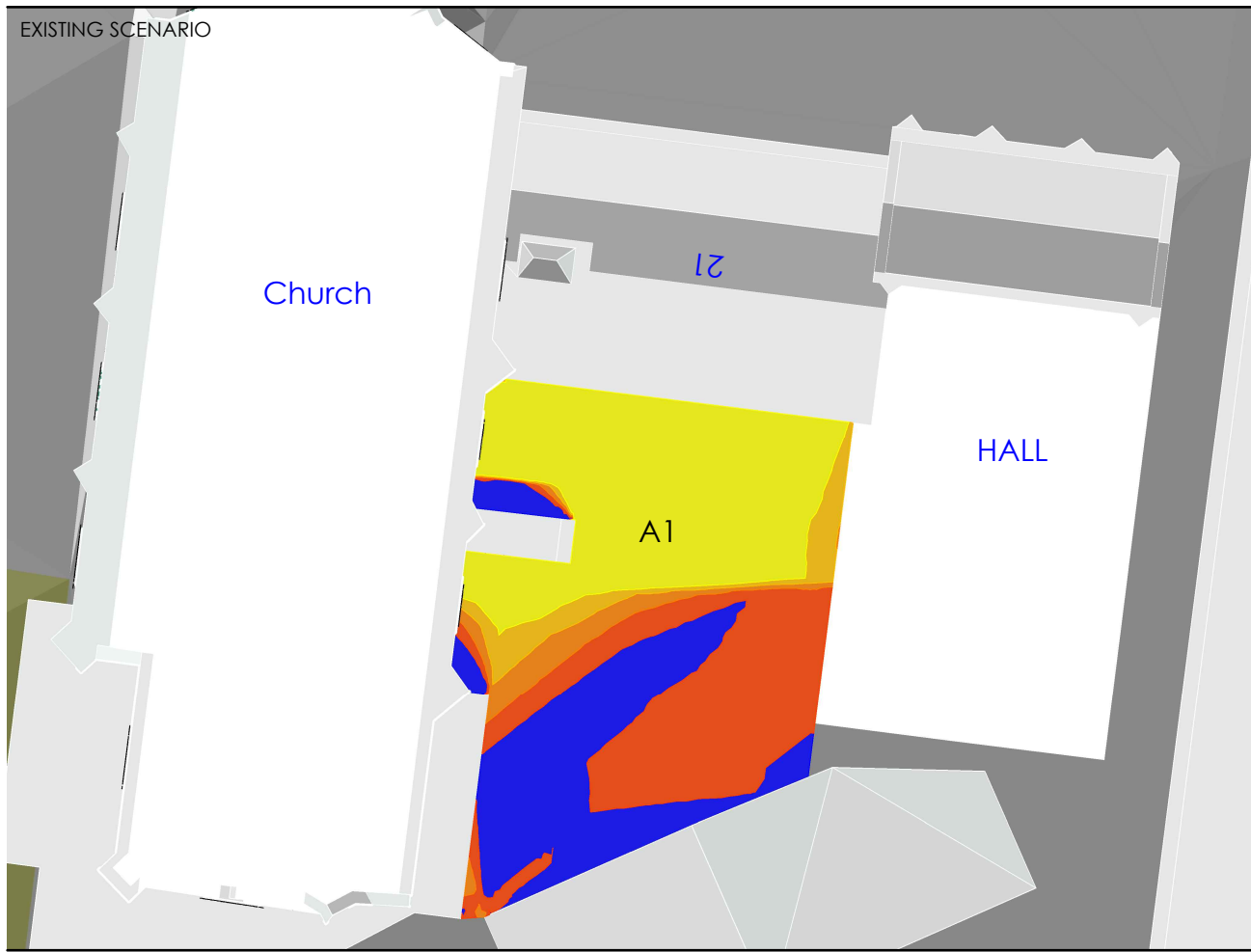
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
Twelfth	R9	Residential	Bedroom	W13	159°	5.2	
						5.2	
Twelfth	R10	Residential	Bedroom	W14	159°	5.2	
						5.2	
Twelfth	R11	Residential	LKD	W15	159°	5.2	
				W16	114°	3.7	
				W17	69°N	0.7	
						6	
Twelfth	R12	Residential	Bedroom	W18	69°N	0.4	
						0.4	
Twelfth	R13	Residential	Bedroom	W19	69°N	0.4	
				W20	339°N	0	
						0.4	
Twelfth	R14	Residential	Bedroom	W21	69°N	0.8	
						0.8	
Twelfth	R15	Residential	LKD	W22	69°N	0.7	
						0.7	



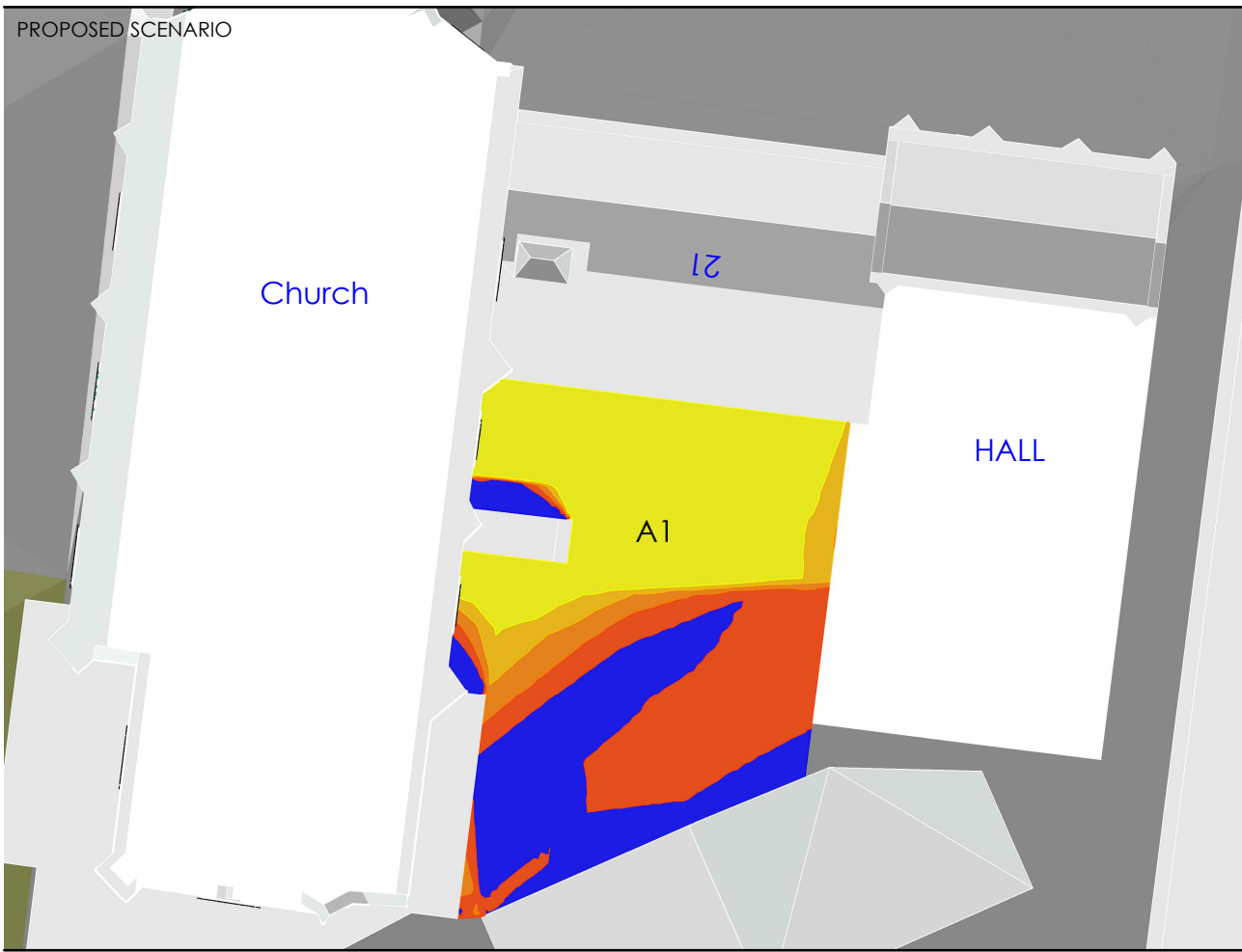
APPENDIX 4

Sunlight Amenity (Overshadowing) Results

EXISTING SCENARIO



PROPOSED SCENARIO



SOURCES OF INFORMATION:

WALDRAMS LTD
2991_04

WP
IR13 (RECEIVED 30.11.2023)






SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

EXISTING SCENARIO SHOWN IN GREEN

PROPOSED SCENARIO SHOWN IN BLUE

-  MORE THAN 2 HOURS OF SUN
-  1.5 TO 2 HOURS OF SUN
-  1 TO 1.5 HOURS OF SUN
-  0.5 TO 1 HOURS OF SUN
-  LESS THAN 0.5 HOURS OF SUN



PROJECT

CITY HOUSE,
SUTTON SM1

DRAWING

AMENITY ANALYSIS
EXISTING VS PROPOSED SCENARIO

SCALE @ A3

1:300

DATE

15.12.2023

MODELLED BY

DF

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DF

PROJECT No.

2991

REL No.- DWG No.

05-04

SOURCES OF INFORMATION:

WALDRAMS LTD
2991_04

WP
IR13 (RECEIVED 30.11.2023)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

PROPOSED SCENARIO SHOWN IN BLUE

- MORE THAN 2 HOURS OF SUN
- 1.5 TO 2 HOURS OF SUN
- 1 TO 1.5 HOURS OF SUN
- 0.5 TO 1 HOURS OF SUN
- LESS THAN 0.5 HOURS OF SUN



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
AMENITY ANALYSIS
PROPOSED SCENARIO

SCALE @ A3
1:250

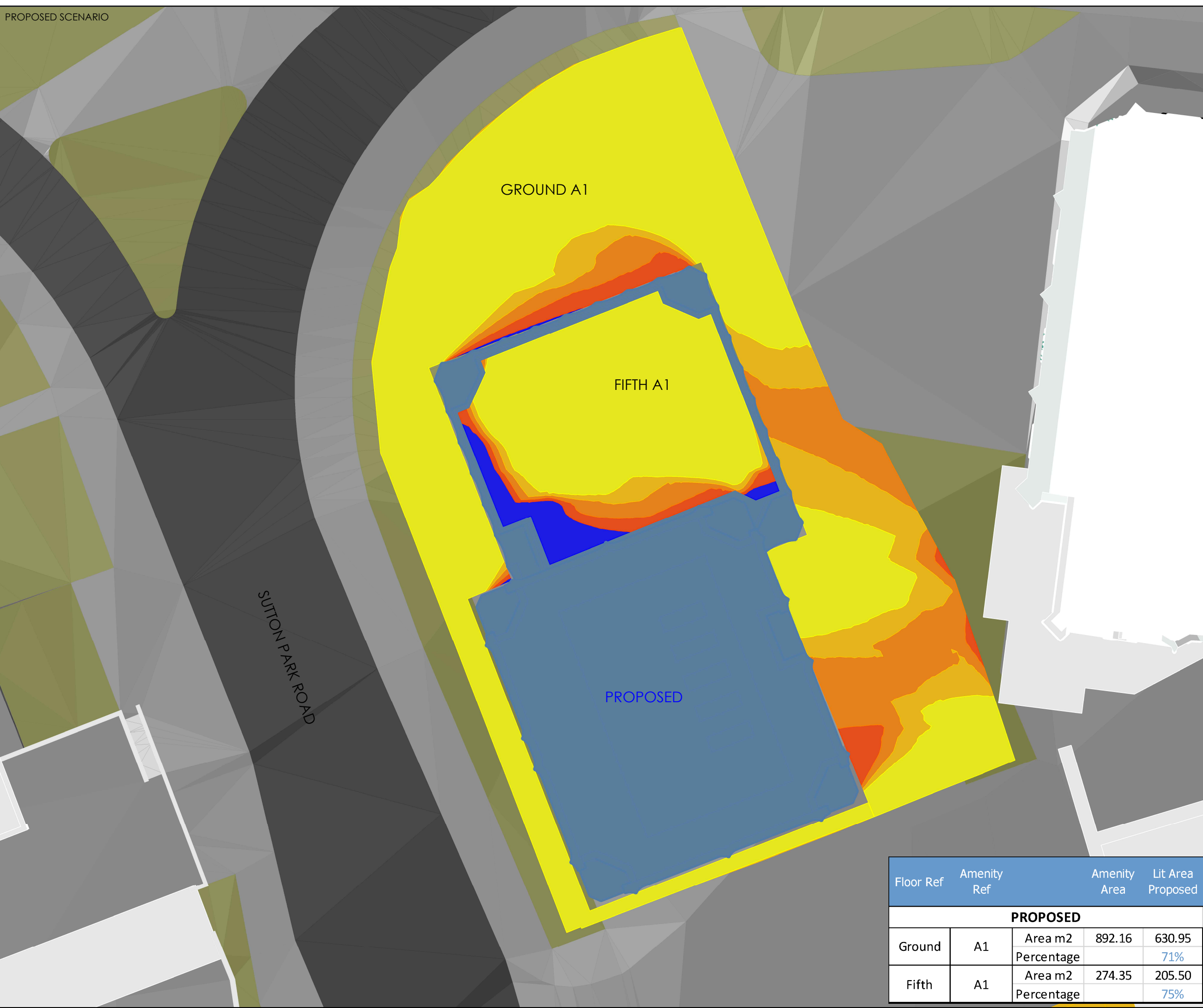
DATE
15.12.2023

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DF

PROJECT No.
2991

REL No. - DWG No.
05-05



Floor Ref	Amenity Ref		Amenity Area	Lit Area Proposed
PROPOSED				
Ground	A1	Area m2	892.16	630.95
		Percentage		71%
Fifth	A1	Area m2	274.35	205.50
		Percentage		75%

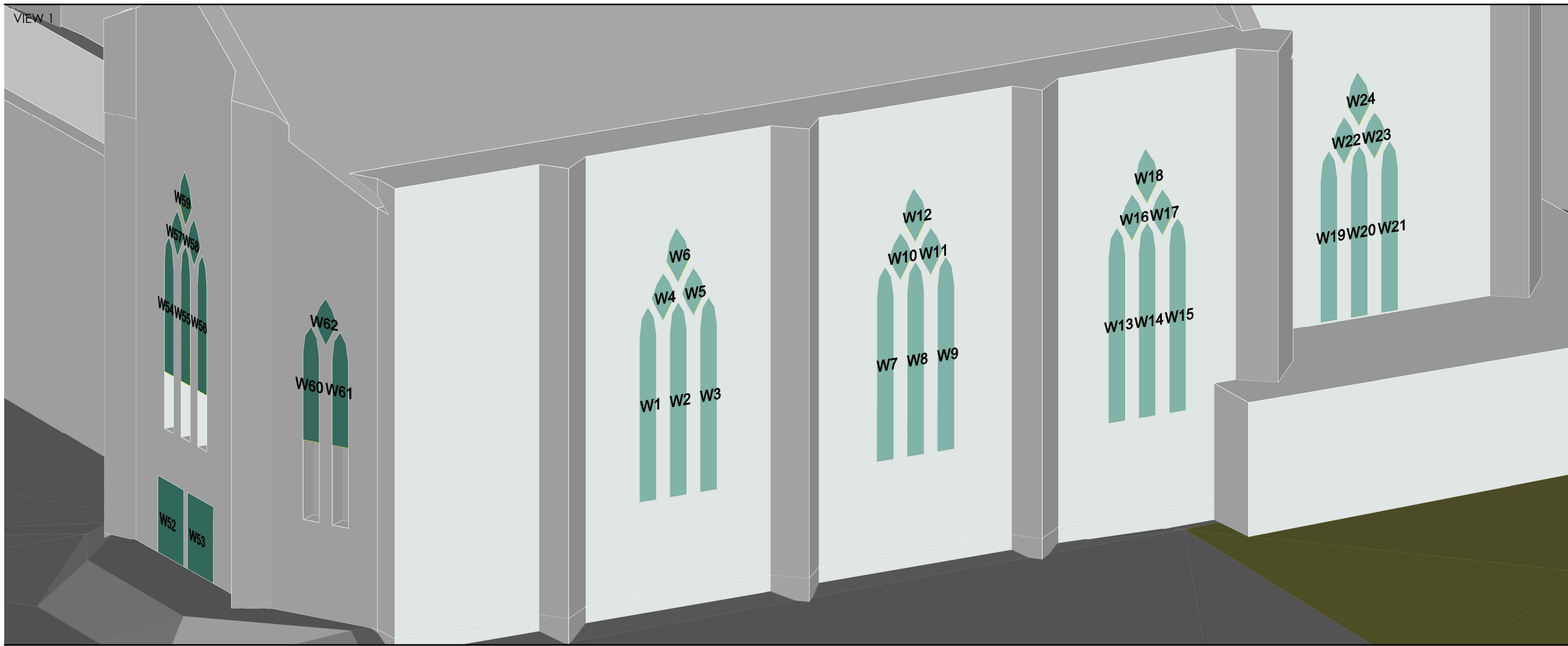
SUTTON PARK ROAD



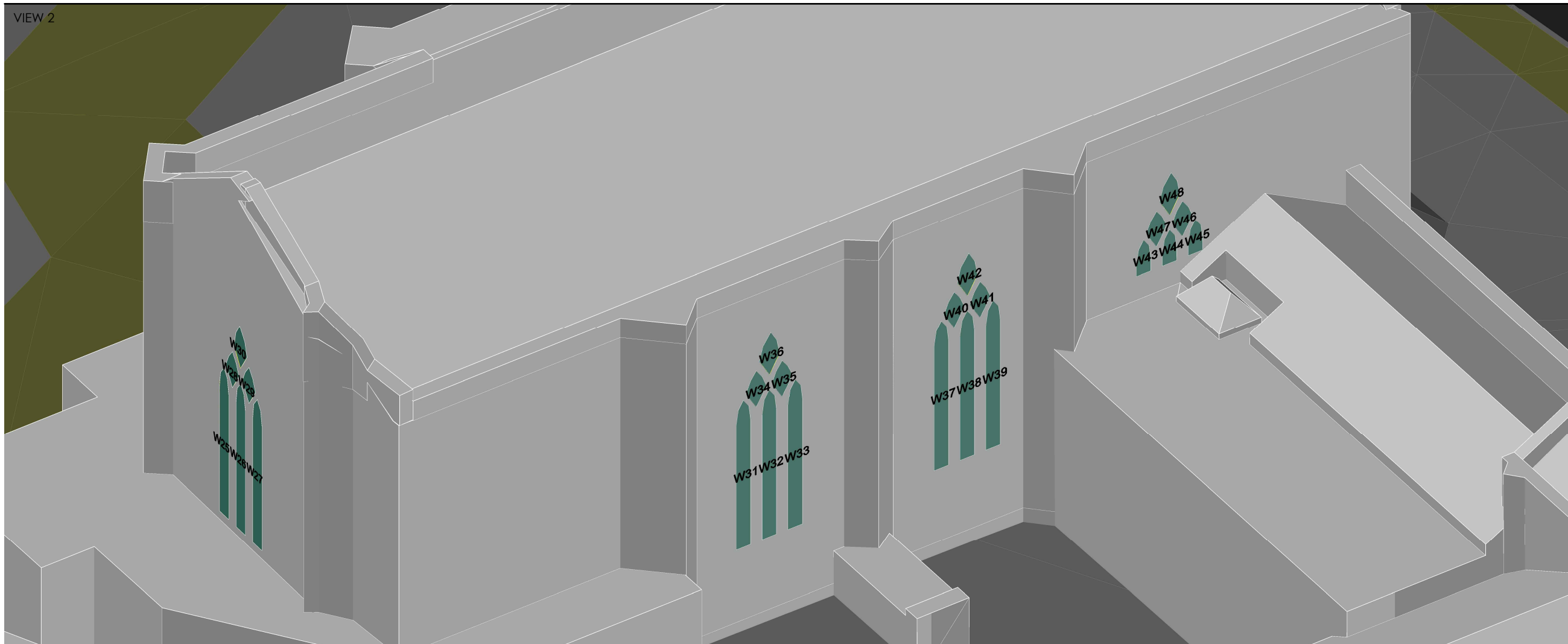
APPENDIX 5

Window Maps

VIEW 1



VIEW 2



SOURCES OF INFORMATION:

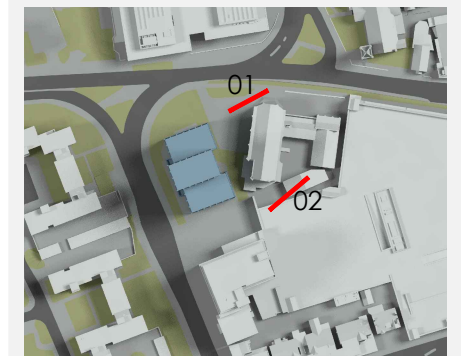
ACCUCITIES
IR03 (RECEIVED 21.09.2022)

MACAR
IR04 (RECEIVED 10.02.2023)

WP
IR05 (RECEIVED 13.02.2023)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
WINDOW MAPS
CHURCH

SCALE @ A3
NTS

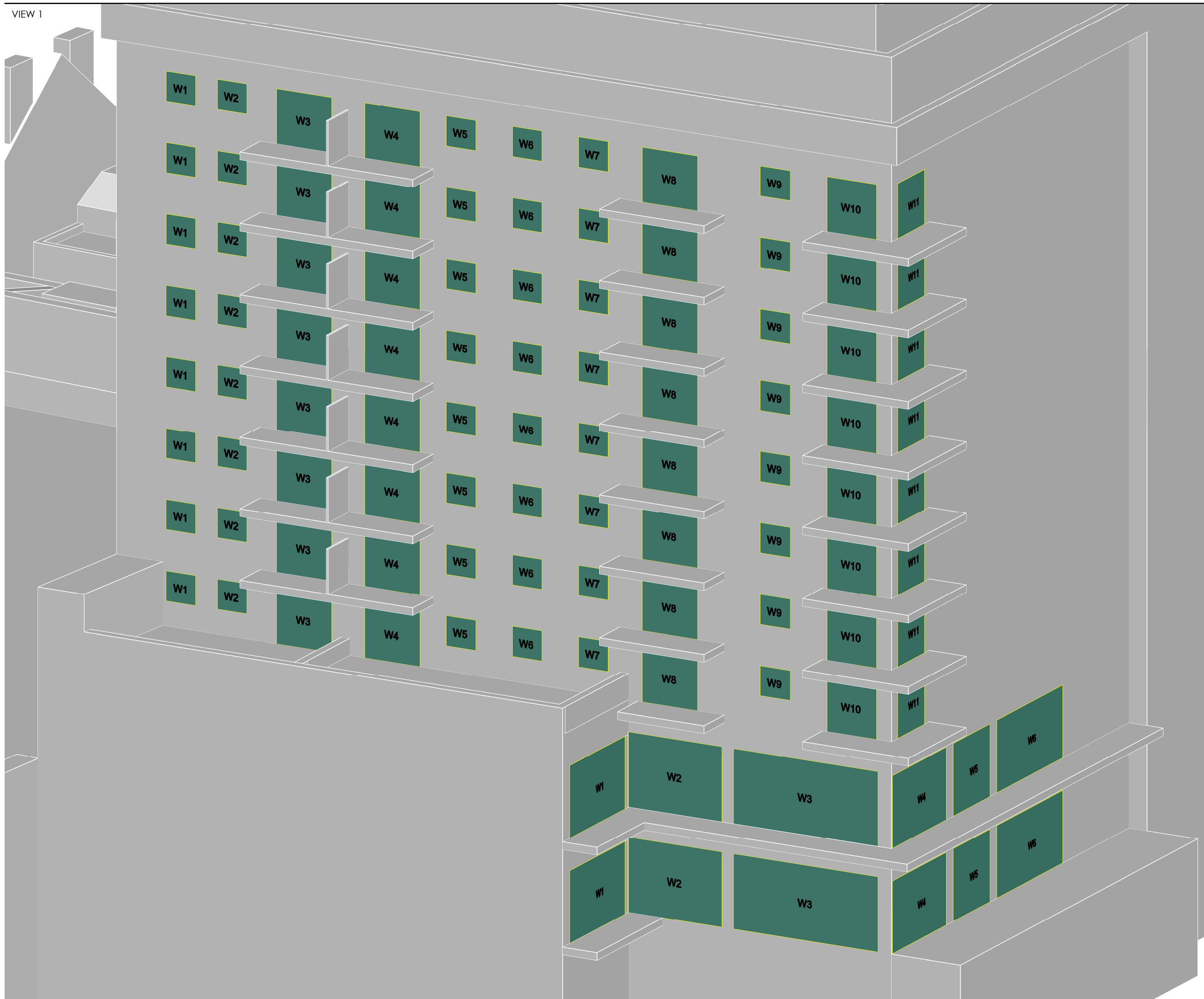
DATE
14.02.2023

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PROJECT No.
2991

REL No. - DWG No.
01-26



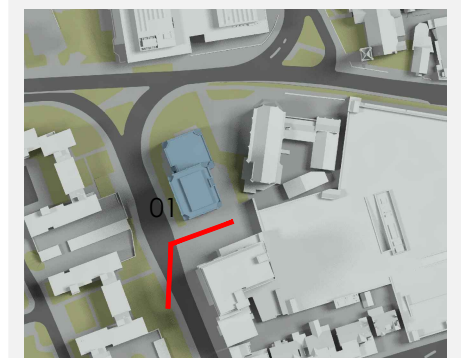
SOURCES OF INFORMATION:

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IR13 (RECEIVED 30.11.2023)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
WINDOW MAPS
2-6 DUTTON PARK ROAD

SCALE @ A3 **DATE**
NTS 18.12.2023

MODELLED BY **DRAWN BY**
DF DF

PROJECT No. **REL No.- DWG No.**
2991 05-13

VIEW 1



VIEW 2



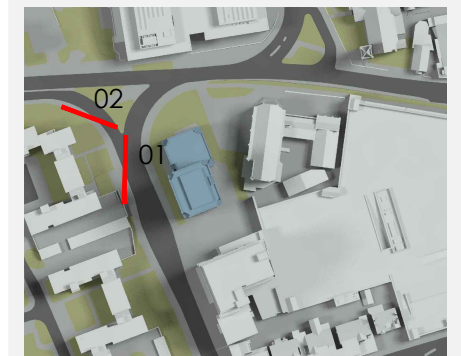
SOURCES OF INFORMATION:

WALDRAMS LTD
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IR13 (RECEIVED 30.11.2023)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION



PROJECT
CITY HOUSE,
SUTTON SM1

DRAWING
WINDOW MAPS

116-127 HOMEFIELD PARK

SCALE @ A3
NTS

DATE
15.12.2023

MODELLED BY
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PROJECT No.
2991

REL No.- DWG No.
05-12

Waldrams Ltd.

 020 7183 9109

 www.waldrams.com

 contact@waldrams.com

 Suite 317, The Light Bulb, 1 Filament Walk, London SW18 4GQ