

ADDENDUM TO

DAYLIGHT & SUNLIGHT
REPORT

for

PROPOSED DEVELOPMENT

at

CITY OF LONDON PRIMARY
ACADEMY, ISLINGTON,
LONDON EC1

This is a technical addendum to the Anstey Horne Daylight and Sunlight Report prepared for the proposed development of the City of London Primary School, London EC1 dated 19th July 2017 (the AH July 2017 report). This addendum is in response to comments received on the COLPAI application regarding sunlight and daylight matters.

Tables attached to the AH July 2017 Report

In response to comments on the tables attached to the AH July 2017 these have been updated so they can be more readily cross referenced with the Daylight Distribution contour plans. The updated tables are attached at Appendices 1 to 5 of this addendum.

Impact on Daylight to Basterfield House, Golden Lane Estate

Daylight to Basterfield House would be affected by the proposed development with the overall level of adherence to the BRE daylight tests of 44% for Vertical Sky Component (VSC) and 86% for Daylight Distribution. The BRE states that its numerical guidelines should be interpreted flexibly since natural lighting is only of many factors in site layout design. This is particularly important for Basterfield House as there are a number of specific factors which affect the results.

- Firstly, the existing buildings on the site are only one or two storeys which is unusual for an inner city location. Consequently, neighbouring properties currently receive unusually high levels of daylight and sunlight. Because the BRE daylight test of VSC and Daylight Distribution are on a comparative basis, changes in daylight beyond the BRE guidelines will arise from any form of meaningful development on the site.
- Secondly, the kitchen windows are undershot and recessed, which means they have low existing VSC values (despite the low level of obstruction on the existing site). For example the existing VSC values for the kitchens are generally 6% at ground floor level and approaching 12% at fourth floor level. The BRE guide recommends that where the VSC value in the proposed condition would be less than 27%, it should not be reduced to less than 0.8 times its former value. However, the comparative nature of the test means that any meaningful massing proposed on site will mean that reductions to low existing VSC values (as in the case of the kitchens) will manifest as disproportionate percentage reductions.
- By contrast, the unobstructed bedroom windows almost all have existing VSC values in excess of the BRE target of 27% and VSC values in the proposed condition to the bedrooms are good. Almost all would be above 20% VSC and many would remain in excess of 27% BRE guide target.

- The BRE guide recognises the effect balconies and projections can have on VSC and Daylight Distribution and suggests carrying out additional calculations without them in place. The results of this theoretical exercise suggested in the BRE Guide showed an improvement in the overall level of adherence of 62% for VSC and 100% for Daylight Distribution. This illustrates the effect the presence of the balconies and projections has on the results, further exacerbating the effect of the low level of existing obstruction on the site.
- A mirror massing exercise was also undertaken. This is a further theoretical exercise suggested in the BRE guide. It showed that the vast majority of windows/rooms to Basterfield House would have better daylight results with the proposed development on the site than would be the case if a mass mirroring that of Basterfield House was constructed. Not only does this illustrate the effect the low level obstruction existing on the site has on the daylight results for Basterfield House, it also shows how the scheme respects the light to Basterfield House. Rather than building it all along the southern boundary of the site, it is left clear to the west of the tower and the height of the school is limited to less than 1 metre more than the highest points of the existing buildings opposite Basterfield House.

Impact on Daylight and Sunlight to Banner House, Peabody Estate

The effect of the proposed development on sunlight and daylight to Banner House is limited to two files of windows on its west flank elevation thought to serve bedrooms. It should be remembered that the BRE guide refers to bedrooms as ‘less important’ than living rooms, dining rooms and kitchens when discussing daylight to neighbouring residential properties.

- As in the case of Basterfield House, the low level of obstruction from the existing buildings on the site mean Banner House receives usually high levels of daylight and sunlight in the existing conditions. The comparative nature of the VSC and Daylight Distribution tests means there are some changes beyond the BRE guidelines, mainly to the VSC results. However, taken in isolation the VSC results can be misleading where rooms are dual aspect as is understood to be the case for half of the bedrooms tested. The Daylight Distribution results for the dual aspect rooms confirm that access to direct skylight would be maintained to most if not all of their area.
- Even for the single aspect bedrooms, the Daylight Distribution results are good. The rooms at second floor level and above all meet the recommendations of the BRE guide and retain access to direct skylight to a large proportion of their area. Although the rooms at ground and first floor level would not meet the Daylight Distribution targets, access to direct skylight is retained to 67% and 74% of their areas respectively.
- The APSH results for Banner House are fully adherent with the recommendations of the BRE guide and in fact, all windows tested would retain significantly in excess of the suggested 25% total APSH with 5% available during the winter months, so would retain very high levels of sunlight availability for an urban location.

Overshadowing of Golden Lane Allotments

Comments have been received that the school hall immediately to the east of the Golden Lane Allotments will have a detrimental impact in terms of shadowing.

The results of the BRE two hour sun on ground testing (which were attached at Appendix H to the AH July 2017 report) have been updated and are attached at Appendix 6 of this addendum. The drawings have been amended to clarify the percentage lit area of the various amenity spaces tested in the existing and proposed condition. The results for the Golden Lane Allotments shown on drawing numbered ROL7520_06_311 confirm that 62.44% of their area can receive at least two hours sun on 21st March in both the existing and proposed conditions (compared to the BRE target of 50%). The proposed development will not affect the area of the allotments which can receive at least two hours sun on 21st March and therefore is fully adherent with the recommendations of the BRE guide.

In addition to the BRE two-hour sun on ground test, the guide suggests for 'critical areas, particularly in public open spaces' a more detailed study of sunlighting potential can be carried out using a method such as shadow plotting, otherwise known as 'transient overshadowing'. We have undertaken this additional testing for the Golden Lane Allotments and the results are shown on the drawings attached at Appendix 7.

The drawings illustrate the shadow cast on the allotments at hourly intervals in the mornings of March 21, June 21st and December 21st. Because the school hall sits to the east of the Golden Lane Allotments, it was not necessary to plot the shadow on the allotment in the latter half of the day as it would not be affected.

The drawings confirm that the proposed development will not cast any additional shadow on the allotments on March 21st or December 21st, and that there will only be a small area of additional overshadowing on June 21st. The additional shadow will have cleared the allotments a little after 8am with no additional overshadowing for the rest of the day. The shadow plots therefore confirm that, although there will be some additional overshadowing in the height of summer, it will be very limited in extent and duration.

SUMMARY AND CONCLUSION

There will be changes in daylight received to Basterfield House and Banner House as a result of the proposed development. However, the BRE Guide states that its numerical guidance should be interrupted flexibly. This is particularly important in cases such as this where there is a low level of existing obstruction on the site, such that neighbouring buildings enjoy unusually good levels of sunlight and daylight in the existing conditions. In these circumstances, the comparative nature of daylight test for VSC and Daylight Distribution can mean there are changes in daylight beyond the BRE guidelines as a result of any form of meaningful development on a site.

The VSC and Daylight Distribution tests to Basterfield House are also affected by the undershot nature of the kitchen windows. The effect of the balconies/projections on results is illustrated by the results obtained when tested without the balconies/projections, a theoretical exercise suggested in the BRE Guide. Similarly, the 'mirror massing' exercise illustrates how the proposed development has been designed to respect the light to Basterfield House. Despite the degree of change of daylight to Basterfield House, given the above, the results are considered to follow the BRE guidelines. The daylight results to Banner House are also considered acceptable and its APSH results are fully BR compliant.

Although concerns have been raised regarding the overshadowing of the Golden Lane Allotments, the testing undertaken show that there would be no change in the area that could receive at least two hours sun on ground on 21 March and is therefore fully compliant with the recommendations with the BRE Guide. The more detailed shadow plotting which we have now undertaken for the allotments confirms that the only additional overshadowing from the school hall would only occur early in the morning in high Summer and be limited in extent and duration.



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ANSTEY HORNE

23 October 2017

APPENDIX 1
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VERTICAL SKY COMPONENT TABLE
(REFORMATTED VERSION OF THE TABLE AT APPENDIX D OF THE AH JULY
2017 REPORT)

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Banner House Flat 127						
Gnd Floor						
R1	RESIDENTIAL	BEDROOM?	W1	31.97	16.53	0.52
R2	RESIDENTIAL	BEDROOM?	W2	31.81	17.26	0.54
R2	RESIDENTIAL	BEDROOM?	W3	22.61	22.55	1.00
Banner House Flat 135						
1st Floor						
R1	RESIDENTIAL	BEDROOM?	W1	33.63	18.38	0.55
R2	RESIDENTIAL	BEDROOM?	W2	33.45	19.13	0.57
R2	RESIDENTIAL	BEDROOM?	W3	24.69	24.63	1.00
Banner House Flat 143						
2nd Floor						
R1	RESIDENTIAL	BEDROOM?	W1	34.82	20.08	0.58
R2	RESIDENTIAL	BEDROOM?	W2	34.66	20.87	0.60
R2	RESIDENTIAL	BEDROOM?	W3	26.61	26.56	1.00
Banner House Flat 151						
3rd Floor						
R1	RESIDENTIAL	BEDROOM?	W1	35.80	21.69	0.61
R2	RESIDENTIAL	BEDROOM?	W2	35.68	22.54	0.63
R2	RESIDENTIAL	BEDROOM?	W3	28.35	28.32	N/A
Banner House Flat 159						
4th Floor						
R1	RESIDENTIAL	BEDROOM?	W1	36.59	23.20	0.63
R2	RESIDENTIAL	BEDROOM?	W2	36.49	24.08	0.66
R2	RESIDENTIAL	BEDROOM?	W3	30.16	30.14	N/A
Banner House Flat 167						
5th Floor						
R1	RESIDENTIAL	BEDROOM?	W1	37.17	24.54	0.66
R2	RESIDENTIAL	BEDROOM?	W2	37.11	25.47	0.69
R2	RESIDENTIAL	BEDROOM?	W3	33.10	33.10	N/A
Basterfield House Flat 01						
Gnd Floor						
R2	RESIDENTIAL	KITCHEN	W2	6.19	2.48	0.40
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	33.76	16.42	0.49

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Basterfield House Flat 02						
Gnd Floor R3	RESIDENTIAL	KITCHEN	W3	6.24	3.08	0.49
1st Floor R4	RESIDENTIAL	BEDROOM	W4	33.93	20.63	0.61
Basterfield House Flat 03						
Gnd Floor R6	RESIDENTIAL	KITCHEN	W6	6.68	3.50	0.52
1st Floor R5	RESIDENTIAL	BEDROOM	W5	34.03	21.61	0.64
Basterfield House Flat 04						
Gnd Floor R7	RESIDENTIAL	KITCHEN	W7	6.73	3.50	0.52
1st Floor R8	RESIDENTIAL	BEDROOM	W8	34.09	22.64	0.66

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Basterfield House Flat 05						
Gnd Floor R10	RESIDENTIAL	KITCHEN	W10	7.20	3.76	0.52
1st Floor R9	RESIDENTIAL	BEDROOM	W9	34.11	23.64	0.69
Basterfield House Flat 06						
Gnd Floor R11	RESIDENTIAL	KITCHEN	W11	7.45	3.71	0.50
1st Floor R12	RESIDENTIAL	BEDROOM	W12	34.15	24.60	0.72
Basterfield House Flat 07						
Gnd Floor R14	RESIDENTIAL	KITCHEN	W14	7.69	3.86	0.50
1st Floor R13	RESIDENTIAL	BEDROOM	W13	34.18	25.44	0.74
Basterfield House Flat 08						
Gnd Floor R15	RESIDENTIAL	KITCHEN	W15	7.81	3.76	0.48
1st Floor R16	RESIDENTIAL	BEDROOM	W16	34.19	26.17	0.77
Basterfield House Flat 09						
Gnd Floor R18	RESIDENTIAL	KITCHEN	W18	9.84	5.35	0.54
1st Floor R17	RESIDENTIAL	BEDROOM	W17	33.70	26.40	0.78
Basterfield House Flat 10						
Gnd Floor R20	RESIDENTIAL	KITCHEN	W25	9.84	4.97	0.50
1st Floor R20	RESIDENTIAL	BEDROOM	W20	33.55	27.20	N/A
Basterfield House Flat 11						
Gnd Floor R23	RESIDENTIAL	KITCHEN	W28	7.30	3.00	0.41
1st Floor R21	RESIDENTIAL	BEDROOM	W21	33.70	27.84	N/A

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Basterfield House Flat 12						
Gnd Floor R24	RESIDENTIAL	KITCHEN	W29	7.27	2.90	0.40
1st Floor R24	RESIDENTIAL	BEDROOM	W24	33.52	28.10	N/A
Basterfield House Flat 13						
Gnd Floor R27	RESIDENTIAL	KITCHEN	W32	6.82	2.99	0.44
1st Floor R25	RESIDENTIAL	BEDROOM	W25	33.05	28.07	N/A

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Basterfield House Flat 14						
Gnd Floor R28	RESIDENTIAL	KITCHEN	W33	6.74	2.94	0.44
1st Floor R28	RESIDENTIAL	BEDROOM	W28	32.37	27.82	N/A
Basterfield House Flat 15						
Gnd Floor R31	RESIDENTIAL	KITCHEN	W36	5.82	2.75	0.47
1st Floor R29	RESIDENTIAL	BEDROOM	W29	30.48	26.36	0.86
Basterfield House Flat 16						
Gnd Floor R32	RESIDENTIAL	KITCHEN	W37	5.70	2.55	0.45
1st Floor R32	RESIDENTIAL	BEDROOM	W32	25.10	21.40	0.85
Basterfield House Flat 17						
Gnd Floor R35	RESIDENTIAL	KITCHEN	W40	0.82	0.29	0.35
1st Floor R33	RESIDENTIAL	BEDROOM	W33	8.48	6.70	0.79
Basterfield House Flat 18						
Gnd Floor R36	RESIDENTIAL	KITCHEN	W41	1.42	1.40	0.98
1st Floor R36	RESIDENTIAL	BEDROOM	W36	21.08	20.46	0.97
Basterfield House Flat 20						
2nd Floor R2	RESIDENTIAL	KITCHEN	W2	9.97	3.70	0.37
3rd Floor R1	RESIDENTIAL	BEDROOM	W1	35.96	20.33	0.57
Basterfield House Flat 21						
2nd Floor R3	RESIDENTIAL	KITCHEN	W3	9.85	4.45	0.45
3rd Floor R4	RESIDENTIAL	BEDROOM	W4	36.04	23.73	0.66

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Basterfield House Flat 22						
2nd Floor R6	RESIDENTIAL	KITCHEN	W6	9.98	5.24	0.53
3rd Floor R5	RESIDENTIAL	BEDROOM	W5	36.07	24.60	0.68
Basterfield House Flat 23						
2nd Floor R7	RESIDENTIAL	KITCHEN	W7	9.96	5.22	0.52
3rd Floor R8	RESIDENTIAL	BEDROOM	W8	36.07	25.60	0.71

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Basterfield House Flat 24						
2nd Floor R10	RESIDENTIAL	KITCHEN	W10	9.90	5.91	0.60
3rd Floor R9	RESIDENTIAL	BEDROOM	W9	36.06	26.68	0.74
Basterfield House Flat 25						
2nd Floor R11	RESIDENTIAL	KITCHEN	W11	9.95	5.86	0.59
3rd Floor R12	RESIDENTIAL	BEDROOM	W12	36.07	27.74	N/A
Basterfield House Flat 26						
2nd Floor R14	RESIDENTIAL	KITCHEN	W14	9.93	6.41	0.65
3rd Floor R13	RESIDENTIAL	BEDROOM	W13	36.10	28.72	N/A
Basterfield House Flat 27						
2nd Floor R15	RESIDENTIAL	KITCHEN	W15	10.00	6.32	0.63
3rd Floor R16	RESIDENTIAL	BEDROOM	W16	36.08	29.52	N/A
Basterfield House Flat 28						
2nd Floor R18	RESIDENTIAL	KITCHEN	W18	8.68	5.84	0.67
3rd Floor R17	RESIDENTIAL	BEDROOM	W17	35.66	29.91	N/A
Basterfield House Flat 29						
2nd Floor R19	RESIDENTIAL	KITCHEN	W19	8.62	5.75	0.67
3rd Floor R20	RESIDENTIAL	BEDROOM	W20	35.53	30.89	N/A
Basterfield House Flat 30						
2nd Floor R22	RESIDENTIAL	KITCHEN	W22	9.52	6.96	0.73
3rd Floor R21	RESIDENTIAL	BEDROOM	W21	35.73	31.62	N/A

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Basterfield House Flat 31						
2nd Floor R23	RESIDENTIAL	KITCHEN	W23	9.52	6.82	0.72
3rd Floor R24	RESIDENTIAL	BEDROOM	W24	35.64	31.94	N/A
Basterfield House Flat 32						
2nd Floor R26	RESIDENTIAL	KITCHEN	W26	9.24	7.00	0.76
3rd Floor R25	RESIDENTIAL	BEDROOM	W25	35.39	32.07	N/A

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Basterfield House Flat 33						
2nd Floor R27	RESIDENTIAL	KITCHEN	W27	9.26	6.88	0.74
3rd Floor R28	RESIDENTIAL	BEDROOM	W28	34.92	31.96	N/A
Basterfield House Flat 34						
2nd Floor R30	RESIDENTIAL	KITCHEN	W30	8.31	6.41	0.77
3rd Floor R29	RESIDENTIAL	BEDROOM	W29	33.42	30.75	N/A
Basterfield House Flat 35						
2nd Floor R31	RESIDENTIAL	KITCHEN	W31	7.99	5.98	0.75
3rd Floor R32	RESIDENTIAL	BEDROOM	W32	27.88	25.50	0.91
Basterfield House Flat 36						
2nd Floor R34	RESIDENTIAL	KITCHEN	W34	1.15	0.73	0.64
3rd Floor R33	RESIDENTIAL	BEDROOM	W33	10.34	8.86	0.86
Basterfield House Flat 37						
2nd Floor R35	RESIDENTIAL	KITCHEN	W35	3.99	3.88	0.97
3rd Floor R36	RESIDENTIAL	BEDROOM	W36	24.63	24.38	0.99
Basterfield House Flat 40						
4th Floor R2	RESIDENTIAL	KITCHEN	W2	11.63	5.61	0.48
5th Floor R1	RESIDENTIAL	BEDROOM	W1	37.19	24.74	0.67
Basterfield House Flat 41						
4th Floor R3	RESIDENTIAL	KITCHEN	W3	11.56	6.20	0.54
5th Floor R4	RESIDENTIAL	BEDROOM	W4	37.20	26.14	0.70

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Basterfield House Flat 42						
4th Floor R6	RESIDENTIAL	KITCHEN	W6	11.59	6.86	0.59
5th Floor R5	RESIDENTIAL	BEDROOM	W5	37.20	26.78	0.72
Basterfield House Flat 43						
4th Floor R7	RESIDENTIAL	KITCHEN	W7	11.58	6.90	0.60
5th Floor R8	RESIDENTIAL	BEDROOM	W8	37.18	27.70	N/A
Basterfield House Flat 44						
4th Floor R10	RESIDENTIAL	KITCHEN	W10	11.52	7.76	0.67
5th Floor R9	RESIDENTIAL	BEDROOM	W9	37.14	28.76	N/A
Basterfield House Flat 45						
4th Floor R11	RESIDENTIAL	KITCHEN	W11	11.55	7.82	0.68
5th Floor R12	RESIDENTIAL	BEDROOM	W12	37.15	29.83	N/A
Basterfield House Flat 46						
4th Floor R14	RESIDENTIAL	KITCHEN	W14	11.53	8.67	0.75
5th Floor R13	RESIDENTIAL	BEDROOM	W13	37.16	30.87	N/A
Basterfield House Flat 47						
4th Floor R15	RESIDENTIAL	KITCHEN	W15	11.56	8.61	0.74
5th Floor R16	RESIDENTIAL	BEDROOM	W16	37.15	31.72	N/A

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Basterfield House Flat 48						
4th Floor R18	RESIDENTIAL	KITCHEN	W18	11.37	9.32	0.82
5th Floor R17	RESIDENTIAL	BEDROOM	W17	37.08	32.48	N/A
Basterfield House Flat 49						
4th Floor R19	RESIDENTIAL	KITCHEN	W19	11.42	9.37	0.82
5th Floor R19	RESIDENTIAL	BATHROOM	W19	6.00	4.86	0.81
R20	RESIDENTIAL	BEDROOM	W20	37.03	33.52	N/A
Basterfield House Flat 50						
4th Floor R22	RESIDENTIAL	KITCHEN	W22	11.30	9.91	0.88
5th Floor R21	RESIDENTIAL	BEDROOM	W21	37.01	34.01	N/A
Basterfield House Flat 51						
4th Floor R23	RESIDENTIAL	KITCHEN	W23	11.29	9.71	0.86
5th Floor R24	RESIDENTIAL	BEDROOM	W24	37.00	34.42	N/A
Basterfield House Flat 52						
4th Floor R26	RESIDENTIAL	KITCHEN	W26	11.18	10.14	0.91
5th Floor R25	RESIDENTIAL	BEDROOM	W25	36.96	34.75	N/A

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Basterfield House Flat 53						
4th Floor R27	RESIDENTIAL	KITCHEN	W27	11.22	9.99	0.89
5th Floor R28	RESIDENTIAL	BEDROOM	W28	36.86	34.97	N/A
Basterfield House Flat 54						
4th Floor R30	RESIDENTIAL	KITCHEN	W30	10.14	9.35	0.92
5th Floor R29	RESIDENTIAL	BEDROOM	W29	36.48	34.84	N/A
Basterfield House Flat 55						
4th Floor R31	RESIDENTIAL	KITCHEN	W31	9.68	8.66	0.89
5th Floor R32	RESIDENTIAL	BEDROOM	W32	34.13	32.69	N/A
Basterfield House Flat 56						
4th Floor R34	RESIDENTIAL	KITCHEN	W34	1.48	1.13	0.77
5th Floor R33	RESIDENTIAL	BEDROOM	W33	24.96	23.77	0.95
Basterfield House Flat 57						
5th Floor R36	RESIDENTIAL	BEDROOM	W36	33.19	32.80	N/A
Golden Lane Leisure Centre						
Gnd Floor						
R1	COMMERCIAL	COMMUNITY ROOM	W1	3.14	0.67	0.21
R1	COMMERCIAL	COMMUNITY ROOM	W2	7.69	5.11	0.66
R1	COMMERCIAL	COMMUNITY ROOM	W3	3.44	0.72	0.21
R1	COMMERCIAL	COMMUNITY ROOM	W4	8.29	5.48	0.66
R1	COMMERCIAL	COMMUNITY ROOM	W5	2.72	0.72	0.26
R1	COMMERCIAL	COMMUNITY ROOM	W6	13.56	13.56	1.00
R1	COMMERCIAL	COMMUNITY ROOM	W7	18.31	18.31	1.00
R1	COMMERCIAL	COMMUNITY ROOM	W8	14.21	14.21	1.00
R1	COMMERCIAL	COMMUNITY ROOM	W9	19.25	19.25	1.00
R1	COMMERCIAL	COMMUNITY ROOM	W10	14.52	14.52	1.00
R1	COMMERCIAL	COMMUNITY ROOM	W11	19.64	19.64	1.00
R1	COMMERCIAL	COMMUNITY ROOM	W12	85.23	84.05	N/A
R1	COMMERCIAL	COMMUNITY ROOM	W13	88.21	87.17	N/A
R1	COMMERCIAL	COMMUNITY ROOM	W14	83.81	83.70	N/A

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Hatfield House Flat 01						
Basement						
R2	RESIDENTIAL	BEDROOM?	W2	0.06	0.03	0.54
R6	RESIDENTIAL	LKD	W5	21.77	21.77	1.00
R6	RESIDENTIAL	LKD	W6	11.10	11.08	1.00
Hatfield House Flat 02						
Basement						
R3	RESIDENTIAL	BEDROOM?	W3	0.05	0.02	0.36
R5	RESIDENTIAL	LKD	W7	12.11	12.13	1.00
R5	RESIDENTIAL	LKD	W8	24.80	24.69	1.00
Hatfield House Flat 21						
Gnd Floor						
R3	RESIDENTIAL	KITCHEN	W7	2.55	1.24	0.49
R4	RESIDENTIAL	RECEPTION ROOM	W8	15.30	15.29	1.00
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	28.26	22.51	0.80
R4	RESIDENTIAL	BEDROOM	W4	21.45	21.29	0.99
Hatfield House Flat 22						
Gnd Floor						
R5	RESIDENTIAL	KITCHEN	W9	2.46	1.25	0.51
R7	RESIDENTIAL	RECEPTION ROOM	W11	15.31	15.31	1.00
1st Floor						
R6	RESIDENTIAL	BEDROOM	W6	27.94	24.57	0.88
R7	RESIDENTIAL	BEDROOM	W7	21.49	21.42	1.00
Hatfield House Flat 41						
2nd Floor						
R2	RESIDENTIAL	KITCHEN	W2	6.51	4.63	0.71
R3	RESIDENTIAL	RECEPTION ROOM	W3	17.68	17.68	1.00
3rd Floor						
R1	RESIDENTIAL	BEDROOM	W1	33.09	30.12	N/A
R4	RESIDENTIAL	BEDROOM	W4	23.98	23.83	0.99
Hatfield House Flat 42						
2nd Floor						
R4	RESIDENTIAL	KITCHEN	W4	6.43	4.68	0.73
R6	RESIDENTIAL	RECEPTION ROOM	W6	17.49	17.49	1.00
3rd Floor						
R6	RESIDENTIAL	BEDROOM	W6	32.87	31.37	N/A
R7	RESIDENTIAL	BEDROOM	W7	23.77	23.71	1.00

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Hatfield House Flat 61						
4th Floor						
R2	RESIDENTIAL	KITCHEN	W2	10.70	10.12	0.95
R3	RESIDENTIAL	RECEPTION ROOM	W3	31.23	31.23	N/A
5th Floor						
R1	RESIDENTIAL	BEDROOM	W1	36.87	36.87	N/A
R4	RESIDENTIAL	BEDROOM	W4	19.88	19.88	1.00
Hatfield House Flat 62						
4th Floor						
R4	RESIDENTIAL	KITCHEN	W4	10.64	10.07	0.95
R6	RESIDENTIAL	RECEPTION ROOM	W6	30.14	30.14	N/A
5th Floor						
R6	RESIDENTIAL	BEDROOM	W6	36.83	36.78	N/A
R7	RESIDENTIAL	BEDROOM	W7	19.05	19.05	1.00
12 Baltic Street East						
Gnd Floor						
R1	RESIDENTIAL	DINING ROOM	W1	23.00	20.78	0.90
1st Floor						
R1	RESIDENTIAL	RECEPTION ROOM	W1	26.92	24.47	0.91
R1	RESIDENTIAL	RECEPTION ROOM	W2	26.66	24.78	0.93
2nd Floor						
R1	RESIDENTIAL	BEDROOM	W1	29.86	27.26	N/A
R1	RESIDENTIAL	BEDROOM	W2	29.42	27.35	N/A
3rd Floor						
R1	RESIDENTIAL	BEDROOM	W1	32.56	29.69	N/A
R1	RESIDENTIAL	BEDROOM	W2	32.10	29.62	N/A
4th Floor						
R1	RESIDENTIAL	STUDIO	W1	31.58	28.72	N/A

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
10 Baltic Street East						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	24.32	23.25	0.96
R1	RESIDENTIAL	UNKNOWN	W2	12.39	12.39	1.00
R2	RESIDENTIAL	UNKNOWN	W3	10.21	10.04	0.98
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	27.08	26.10	0.96
R1	RESIDENTIAL	UNKNOWN	W2	16.45	16.29	0.99
R2	RESIDENTIAL	UNKNOWN	W3	14.30	13.77	0.96
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	30.01	28.55	N/A
R1	RESIDENTIAL	UNKNOWN	W2	21.78	21.05	0.97
R2	RESIDENTIAL	UNKNOWN	W3	19.74	18.69	0.95
4th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	28.04	25.80	0.92
R1	RESIDENTIAL	UNKNOWN	W2	32.39	30.37	N/A
R1	RESIDENTIAL	UNKNOWN	W3	26.27	24.64	0.94
London College of Fashion School House						
Gnd Floor						
R1	COMMERCIAL	UNKNOWN	W1	30.13	15.15	0.50
R2	COMMERCIAL	UNKNOWN	W2	22.85	12.12	0.53
R2	COMMERCIAL	UNKNOWN	W4	21.95	17.99	0.82
R3	COMMERCIAL	UNKNOWN	W3	31.85	17.16	0.54
1st Floor						
R1	COMMERCIAL	UNKNOWN	W1	32.76	19.29	0.59
R2	COMMERCIAL	UNKNOWN	W2	29.23	19.62	0.67
R3	COMMERCIAL	UNKNOWN	W3	32.72	21.26	0.65
2nd Floor						
R1	COMMERCIAL	UNKNOWN	W1	33.92	24.48	0.72

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
London College of Fashion						
Gnd Floor						
R1	COMMERCIAL	CLASS ROOM	W1	26.70	21.44	0.80
R1	COMMERCIAL	CLASS ROOM	W2	28.72	21.54	0.75
R1	COMMERCIAL	CLASS ROOM	W3	29.98	21.28	0.71
R1	COMMERCIAL	CLASS ROOM	W4	30.73	20.57	0.67
R1	COMMERCIAL	CLASS ROOM	W5	31.36	15.05	0.48
R3	COMMERCIAL	CLASS ROOM	W7	30.43	19.80	0.65
R3	COMMERCIAL	CLASS ROOM	W8	30.65	16.89	0.55
R3	COMMERCIAL	CLASS ROOM	W9	30.65	14.20	0.46
R3	COMMERCIAL	CLASS ROOM	W10	29.78	12.47	0.42
R5	COMMERCIAL	UNKNOWN	W15	29.37	13.30	0.45
R6	COMMERCIAL	CLASS ROOM	W16	30.83	11.69	0.38
R6	COMMERCIAL	CLASS ROOM	W17	20.74	20.24	0.98
R6	COMMERCIAL	CLASS ROOM	W18	19.36	18.97	0.98
R6	COMMERCIAL	CLASS ROOM	W19	18.34	17.99	0.98
R6	COMMERCIAL	CLASS ROOM	W20	16.36	16.07	0.98
Gnd Floor Mezz						
R4	COMMERCIAL	UNKNOWN	W4	30.70	13.97	0.45
1st Floor						
R3	COMMERCIAL	CLASS ROOM	W3	34.06	23.65	0.69
R3	COMMERCIAL	CLASS ROOM	W4	34.21	19.49	0.57
R3	COMMERCIAL	CLASS ROOM	W5	33.84	15.93	0.47
R3	COMMERCIAL	CLASS ROOM	W6	32.67	14.04	0.43
R5	COMMERCIAL	UNKNOWN	W8	31.88	14.79	0.46
R6	COMMERCIAL	UNKNOWN	W9	33.11	13.03	0.39
R7	COMMERCIAL	CLASS ROOM	W10	33.43	12.50	0.37
R7	COMMERCIAL	CLASS ROOM	W11	27.07	26.55	0.98
R7	COMMERCIAL	CLASS ROOM	W12	26.11	25.70	0.98
R7	COMMERCIAL	CLASS ROOM	W13	25.40	25.04	0.99
R7	COMMERCIAL	CLASS ROOM	W14	23.67	23.37	0.99
1st Floor Mezz						
R4	COMMERCIAL	UNKNOWN	W4	32.92	15.56	0.47

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
2nd Floor						
R3	COMMERCIAL	CLASS ROOM	W4	35.72	27.79	N/A
R3	COMMERCIAL	CLASS ROOM	W5	35.89	22.34	0.62
R3	COMMERCIAL	CLASS ROOM	W6	35.77	17.75	0.50
R3	COMMERCIAL	CLASS ROOM	W7	35.28	15.84	0.45
R6	COMMERCIAL	CLASS ROOM	W10	35.54	15.07	0.42
R6	COMMERCIAL	CLASS ROOM	W11	33.89	33.35	N/A
R6	COMMERCIAL	CLASS ROOM	W12	33.68	33.26	N/A
R6	COMMERCIAL	CLASS ROOM	W13	33.51	33.13	N/A
R6	COMMERCIAL	CLASS ROOM	W14	33.15	32.85	N/A
2nd Floor Mezz						
R1	COMMERCIAL	UNKNOWN	W1	35.81	24.97	0.70
R1	COMMERCIAL	UNKNOWN	W2	35.61	24.51	0.69
R3	COMMERCIAL	UNKNOWN	W4	35.29	17.49	0.50
R3	COMMERCIAL	UNKNOWN	W5	35.29	17.49	0.50
3rd Floor						
R1	COMMERCIAL	UNKNOWN	W1	36.79	26.59	0.72

APPENDIX 2
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DAYLIGHT DISTRIBUTION TABLE
(REFORMATTED VERSION OF THE TABLE AT APPENDIX E OF THE AH JULY
2017 REPORT)

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Banner House Flat 127						
Gnd Floor						
R1	RESIDENTIAL	BEDROOM?	12.10	11.82	8.08	0.68
R2	RESIDENTIAL	BEDROOM?	13.35	13.13	12.08	0.92
Banner House Flat 135						
1st Floor						
R1	RESIDENTIAL	BEDROOM?	11.74	11.44	8.66	0.76
R2	RESIDENTIAL	BEDROOM?	13.00	12.78	12.65	0.99
Banner House Flat 143						
2nd Floor						
R1	RESIDENTIAL	BEDROOM?	11.74	11.44	9.58	0.84
R2	RESIDENTIAL	BEDROOM?	12.99	12.77	12.73	1.00
Banner House Flat 151						
3rd Floor						
R1	RESIDENTIAL	BEDROOM?	11.74	11.44	9.62	0.84
R2	RESIDENTIAL	BEDROOM?	12.99	12.78	12.73	1.00
Banner House Flat 159						
4th Floor						
R1	RESIDENTIAL	BEDROOM?	11.74	11.44	9.63	0.84
R2	RESIDENTIAL	BEDROOM?	12.99	12.78	12.73	1.00
Banner House Flat 167						
5th Floor						
R1	RESIDENTIAL	BEDROOM?	11.74	11.44	9.66	0.84
R2	RESIDENTIAL	BEDROOM?	12.99	12.79	12.74	1.00
Basterfield House Flat 01						
Gnd Floor						
R2	RESIDENTIAL	KITCHEN	4.82	4.10	3.98	0.97
1st Floor						
R1	RESIDENTIAL	BEDROOM	9.56	9.34	7.74	0.83
Basterfield House Flat 02						
Gnd Floor						
R3	RESIDENTIAL	KITCHEN	4.82	3.95	2.33	0.59
1st Floor						
R4	RESIDENTIAL	BEDROOM	9.56	9.33	5.64	0.60

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Basterfield House Flat 03						
Gnd Floor R6	RESIDENTIAL	KITCHEN	4.82	4.09	4.09	1.00
1st Floor R5	RESIDENTIAL	BEDROOM	9.56	9.33	9.33	1.00
Basterfield House Flat 04						
Gnd Floor R7	RESIDENTIAL	KITCHEN	4.82	4.04	2.43	0.60
1st Floor R8	RESIDENTIAL	BEDROOM	9.56	9.32	6.60	0.71
Basterfield House Flat 05						
Gnd Floor R10	RESIDENTIAL	KITCHEN	4.82	4.08	4.08	1.00
1st Floor R9	RESIDENTIAL	BEDROOM	9.56	9.34	9.34	1.00
Basterfield House Flat 06						
Gnd Floor R11	RESIDENTIAL	KITCHEN	4.82	4.08	2.71	0.66
1st Floor R12	RESIDENTIAL	BEDROOM	9.56	9.33	7.77	0.83
Basterfield House Flat 07						
Gnd Floor R14	RESIDENTIAL	KITCHEN	4.82	4.09	4.08	1.00
1st Floor R13	RESIDENTIAL	BEDROOM	9.56	9.34	9.34	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Basterfield House Flat 08						
Gnd Floor R15	RESIDENTIAL	KITCHEN	4.82	4.10	2.94	0.72
1st Floor R16	RESIDENTIAL	BEDROOM	9.56	9.34	8.49	0.91
Basterfield House Flat 09						
Gnd Floor R18	RESIDENTIAL	KITCHEN	4.82	4.29	4.29	1.00
1st Floor R17	RESIDENTIAL	BEDROOM	9.56	9.31	9.31	1.00
Basterfield House Flat 10						
Gnd Floor R20	RESIDENTIAL	KITCHEN	4.82	4.29	3.41	0.79
1st Floor R20	RESIDENTIAL	BEDROOM	9.56	9.30	8.93	0.96
Basterfield House Flat 11						
Gnd Floor R23	RESIDENTIAL	KITCHEN	4.82	4.09	4.09	1.00
1st Floor R21	RESIDENTIAL	BEDROOM	9.56	9.32	9.32	1.00
Basterfield House Flat 12						
Gnd Floor R24	RESIDENTIAL	KITCHEN	4.82	4.10	3.52	0.86
1st Floor R24	RESIDENTIAL	BEDROOM	9.56	9.32	9.21	0.99
Basterfield House Flat 13						
Gnd Floor R27	RESIDENTIAL	KITCHEN	4.82	4.04	4.04	1.00
1st Floor R25	RESIDENTIAL	BEDROOM	9.56	9.24	9.24	1.00
Basterfield House Flat 14						
Gnd Floor R28	RESIDENTIAL	KITCHEN	4.82	4.10	3.65	0.89
1st Floor R28	RESIDENTIAL	BEDROOM	9.56	9.32	9.32	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Basterfield House Flat 15						
Gnd Floor R31	RESIDENTIAL	KITCHEN	4.82	3.61	3.61	1.00
1st Floor R29	RESIDENTIAL	BEDROOM	9.56	8.89	8.89	1.00
Basterfield House Flat 16						
Gnd Floor R32	RESIDENTIAL	KITCHEN	4.82	4.10	3.77	0.92
1st Floor R32	RESIDENTIAL	BEDROOM	9.56	9.34	9.34	1.00
Basterfield House Flat 17						
Gnd Floor R35	RESIDENTIAL	KITCHEN	4.82	0.93	0.90	0.97
1st Floor R33	RESIDENTIAL	BEDROOM	9.56	1.47	1.47	1.00
Basterfield House Flat 18						
Gnd Floor R36	RESIDENTIAL	KITCHEN	4.82	3.02	2.63	0.87
1st Floor R36	RESIDENTIAL	BEDROOM	9.56	7.50	7.49	1.00
Basterfield House Flat 20						
2nd Floor R2	RESIDENTIAL	KITCHEN	4.82	3.87	3.75	0.97
3rd Floor R1	RESIDENTIAL	BEDROOM	9.56	9.34	8.03	0.86

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Basterfield House Flat 21						
2nd Floor R3	RESIDENTIAL	KITCHEN	4.82	3.88	2.84	0.73
3rd Floor R4	RESIDENTIAL	BEDROOM	9.56	9.33	6.80	0.73
Basterfield House Flat 22						
2nd Floor R6	RESIDENTIAL	KITCHEN	4.82	3.90	3.90	1.00
3rd Floor R5	RESIDENTIAL	BEDROOM	9.56	9.33	9.33	1.00
Basterfield House Flat 23						
2nd Floor R7	RESIDENTIAL	KITCHEN	4.82	3.88	2.28	0.59
3rd Floor R8	RESIDENTIAL	BEDROOM	9.56	9.32	7.05	0.76
Basterfield House Flat 24						
2nd Floor R10	RESIDENTIAL	KITCHEN	4.82	3.86	3.86	1.00
3rd Floor R9	RESIDENTIAL	BEDROOM	9.56	9.34	9.34	1.00
Basterfield House Flat 25						
2nd Floor R11	RESIDENTIAL	KITCHEN	4.82	3.88	2.56	0.66
3rd Floor R12	RESIDENTIAL	BEDROOM	9.56	9.33	7.84	0.84
Basterfield House Flat 26						
2nd Floor R14	RESIDENTIAL	KITCHEN	4.82	3.90	3.90	1.00
3rd Floor R13	RESIDENTIAL	BEDROOM	9.56	9.34	9.34	1.00
Basterfield House Flat 27						
2nd Floor R15	RESIDENTIAL	KITCHEN	4.82	3.88	2.85	0.73
3rd Floor R16	RESIDENTIAL	BEDROOM	9.56	9.34	8.65	0.93

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Basterfield House Flat 28						
2nd Floor R18	RESIDENTIAL	KITCHEN	4.82	3.73	3.73	1.00
3rd Floor R17	RESIDENTIAL	BEDROOM	9.56	9.31	9.31	1.00
Basterfield House Flat 29						
2nd Floor R19	RESIDENTIAL	KITCHEN	4.82	3.73	3.00	0.80
3rd Floor R20	RESIDENTIAL	BEDROOM	9.56	9.30	9.10	0.98
Basterfield House Flat 30						
2nd Floor R22	RESIDENTIAL	KITCHEN	4.82	3.90	3.90	1.00
3rd Floor R21	RESIDENTIAL	BEDROOM	9.56	9.33	9.33	1.00
Basterfield House Flat 31						
2nd Floor R23	RESIDENTIAL	KITCHEN	4.82	3.88	3.38	0.87
3rd Floor R24	RESIDENTIAL	BEDROOM	9.56	9.32	9.32	1.00
Basterfield House Flat 32						
2nd Floor R26	RESIDENTIAL	KITCHEN	4.82	3.88	3.88	1.00
3rd Floor R25	RESIDENTIAL	BEDROOM	9.56	9.33	9.33	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Basterfield House Flat 33						
2nd Floor R27	RESIDENTIAL	KITCHEN	4.82	3.88	3.53	0.91
3rd Floor R28	RESIDENTIAL	BEDROOM	9.56	9.32	9.32	1.00
Basterfield House Flat 34						
2nd Floor R30	RESIDENTIAL	KITCHEN	4.82	3.52	3.52	1.00
3rd Floor R29	RESIDENTIAL	BEDROOM	9.56	9.20	9.20	1.00
Basterfield House Flat 35						
2nd Floor R31	RESIDENTIAL	KITCHEN	4.82	3.88	3.61	0.93
3rd Floor R32	RESIDENTIAL	BEDROOM	9.56	9.34	9.34	1.00
Basterfield House Flat 36						
2nd Floor R34	RESIDENTIAL	KITCHEN	4.82	1.59	1.59	1.00
3rd Floor R33	RESIDENTIAL	BEDROOM	9.56	1.79	1.79	1.00
Basterfield House Flat 37						
2nd Floor R35	RESIDENTIAL	KITCHEN	4.82	2.95	2.35	0.80
3rd Floor R36	RESIDENTIAL	BEDROOM	9.56	7.62	7.62	1.00
Basterfield House Flat 40						
4th Floor R2	RESIDENTIAL	KITCHEN	4.82	3.87	3.86	1.00
5th Floor R1	RESIDENTIAL	BEDROOM	9.56	9.31	8.60	0.92
Basterfield House Flat 41						
4th Floor R3	RESIDENTIAL	KITCHEN	4.82	3.88	3.86	0.99
5th Floor R4	RESIDENTIAL	BEDROOM	9.56	9.31	6.98	0.75

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Basterfield House Flat 42						
4th Floor R6	RESIDENTIAL	KITCHEN	4.82	3.90	3.90	1.00
5th Floor R5	RESIDENTIAL	BEDROOM	9.56	9.31	9.31	1.00
Basterfield House Flat 43						
4th Floor R7	RESIDENTIAL	KITCHEN	4.82	3.88	3.56	0.92
5th Floor R8	RESIDENTIAL	BEDROOM	9.56	9.29	7.08	0.76
Basterfield House Flat 44						
4th Floor R10	RESIDENTIAL	KITCHEN	4.82	3.89	3.89	1.00
5th Floor R9	RESIDENTIAL	BEDROOM	9.56	9.31	9.31	1.00
Basterfield House Flat 45						
4th Floor R11	RESIDENTIAL	KITCHEN	4.82	3.88	3.35	0.86
5th Floor R12	RESIDENTIAL	BEDROOM	9.56	9.30	7.90	0.85
Basterfield House Flat 46						
4th Floor R14	RESIDENTIAL	KITCHEN	4.82	3.90	3.90	1.00
5th Floor R13	RESIDENTIAL	BEDROOM	9.56	9.31	9.31	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Basterfield House Flat 47						
4th Floor R15	RESIDENTIAL	KITCHEN	4.82	3.88	3.26	0.84
5th Floor R16	RESIDENTIAL	BEDROOM	9.56	9.31	8.78	0.94
Basterfield House Flat 48						
4th Floor R18	RESIDENTIAL	KITCHEN	4.82	3.90	3.90	1.00
5th Floor R17	RESIDENTIAL	BEDROOM	9.56	9.30	9.30	1.00
Basterfield House Flat 49						
4th Floor R19	RESIDENTIAL	KITCHEN	4.82	3.89	3.18	0.82
5th Floor R19	RESIDENTIAL	BATHROOM	3.00	1.14	1.14	1.00
R20	RESIDENTIAL	BEDROOM	9.56	9.30	9.27	1.00
Basterfield House Flat 50						
4th Floor R22	RESIDENTIAL	KITCHEN	4.82	3.90	3.90	1.00
5th Floor R21	RESIDENTIAL	BEDROOM	9.56	9.31	9.31	1.00
Basterfield House Flat 51						
4th Floor R23	RESIDENTIAL	KITCHEN	4.82	3.88	3.43	0.88
5th Floor R24	RESIDENTIAL	BEDROOM	9.56	9.29	9.29	1.00
Basterfield House Flat 52						
4th Floor R26	RESIDENTIAL	KITCHEN	4.82	3.88	3.88	1.00
5th Floor R25	RESIDENTIAL	BEDROOM	9.56	9.31	9.31	1.00

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Basterfield House Flat 53						
4th Floor R27	RESIDENTIAL	KITCHEN	4.82	3.88	3.57	0.92
5th Floor R28	RESIDENTIAL	BEDROOM	9.56	9.29	9.29	1.00
Basterfield House Flat 54						
4th Floor R30	RESIDENTIAL	KITCHEN	4.82	3.51	3.51	1.00
5th Floor R29	RESIDENTIAL	BEDROOM	9.56	9.31	9.31	1.00
Basterfield House Flat 55						
4th Floor R31	RESIDENTIAL	KITCHEN	4.82	3.88	3.66	0.94
5th Floor R32	RESIDENTIAL	BEDROOM	9.56	9.31	9.31	1.00
Basterfield House Flat 56						
4th Floor R34	RESIDENTIAL	KITCHEN	4.82	1.69	1.69	1.00
5th Floor R33	RESIDENTIAL	BEDROOM	9.56	7.73	7.73	1.00
Basterfield House Flat 57						
5th Floor R36	RESIDENTIAL	BEDROOM	9.56	9.29	9.29	1.00
Golden Lane Leisure Centre						
Gnd Floor R1	COMMERCIAL	COMMUNITY R	47.08	47.06	47.06	1.00
Hatfield House Flat 01						
Basement R2	RESIDENTIAL	BEDROOM?	5.45	0.25	0.00	0.02
R6	RESIDENTIAL	LKD	22.96	20.89	20.89	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Hatfield House Flat 02						
Basement						
R3	RESIDENTIAL	BEDROOM?	5.45	1.11	0.13	0.12
R5	RESIDENTIAL	LKD	22.96	22.40	22.40	1.00
Hatfield House Flat 21						
Gnd Floor						
R3	RESIDENTIAL	KITCHEN	5.45	3.70	3.68	1.00
R4	RESIDENTIAL	RECEPTION RO	20.00	19.45	19.45	1.00
1st Floor						
R1	RESIDENTIAL	BEDROOM	9.38	8.11	8.11	1.00
R4	RESIDENTIAL	BEDROOM	11.01	10.77	10.75	1.00
Hatfield House Flat 22						
Gnd Floor						
R5	RESIDENTIAL	KITCHEN	5.45	4.63	3.32	0.72
R7	RESIDENTIAL	RECEPTION RO	20.00	19.81	19.81	1.00
1st Floor						
R6	RESIDENTIAL	BEDROOM	9.38	8.62	8.44	0.98
R7	RESIDENTIAL	BEDROOM	11.01	10.73	10.73	1.00
Hatfield House Flat 41						
2nd Floor						
R2	RESIDENTIAL	KITCHEN	5.45	5.03	5.03	1.00
R3	RESIDENTIAL	RECEPTION RO	20.00	20.00	20.00	1.00
3rd Floor						
R1	RESIDENTIAL	BEDROOM	9.38	9.07	9.07	1.00
R4	RESIDENTIAL	BEDROOM	11.01	10.77	10.76	1.00
Hatfield House Flat 42						
2nd Floor						
R4	RESIDENTIAL	KITCHEN	5.45	5.05	4.16	0.82
R6	RESIDENTIAL	RECEPTION RO	20.00	20.00	20.00	1.00
3rd Floor						
R6	RESIDENTIAL	BEDROOM	9.38	9.07	9.07	1.00
R7	RESIDENTIAL	BEDROOM	11.01	10.73	10.73	1.00
Hatfield House Flat 61						
4th Floor						
R2	RESIDENTIAL	KITCHEN	5.45	5.03	5.03	1.00
R3	RESIDENTIAL	RECEPTION RO	20.00	20.00	20.00	1.00
5th Floor						
R1	RESIDENTIAL	BEDROOM	9.38	9.07	9.07	1.00
R4	RESIDENTIAL	BEDROOM	9.66	9.19	9.19	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Hatfield House Flat 62						
4th Floor						
R4	RESIDENTIAL	KITCHEN	5.45	5.06	5.02	0.99
R6	RESIDENTIAL	RECEPTION ROOM	20.00	20.00	20.00	1.00
5th Floor						
R6	RESIDENTIAL	BEDROOM	9.38	9.07	9.07	1.00
R7	RESIDENTIAL	BEDROOM	9.66	9.19	9.19	1.00
12 Baltic Street East						
Gnd Floor						
R1	RESIDENTIAL	DINING ROOM	24.54	22.19	19.85	0.89
1st Floor						
R1	RESIDENTIAL	RECEPTION ROOM	19.31	19.17	19.17	1.00
2nd Floor						
R1	RESIDENTIAL	BEDROOM	21.41	21.34	21.34	1.00
3rd Floor						
R1	RESIDENTIAL	BEDROOM	18.40	18.24	18.24	1.00
4th Floor						
R1	RESIDENTIAL	STUDIO	12.83	12.83	12.83	1.00
10 Baltic Street East						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	15.46	14.20	14.16	1.00
R2	RESIDENTIAL	UNKNOWN	9.47	1.76	1.76	1.00
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	15.46	14.76	14.51	0.98
R2	RESIDENTIAL	UNKNOWN	9.47	2.27	2.27	1.00
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	15.46	15.29	14.89	0.97
R2	RESIDENTIAL	UNKNOWN	9.47	3.65	3.65	1.00
4th Floor						
R1	RESIDENTIAL	UNKNOWN	23.84	23.83	23.83	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
London College of Fashion School House						
Gnd Floor						
R1	COMMERCIAL	UNKNOWN	11.58	10.63	6.93	0.65
R2	COMMERCIAL	UNKNOWN	10.19	9.81	9.00	0.92
R3	COMMERCIAL	UNKNOWN	2.35	2.31	2.31	1.00
1st Floor						
R1	COMMERCIAL	UNKNOWN	8.29	8.15	7.82	0.96
R2	COMMERCIAL	UNKNOWN	9.64	9.63	8.87	0.92
R3	COMMERCIAL	UNKNOWN	2.35	1.03	1.03	1.00
2nd Floor						
R1	COMMERCIAL	UNKNOWN	14.67	14.48	14.13	0.98
London College of Fashion						
Gnd Floor						
R1	COMMERCIAL	CLASS ROOM	77.02	77.00	76.84	1.00
R3	COMMERCIAL	CLASS ROOM	69.22	69.16	68.99	1.00
R5	COMMERCIAL	UNKNOWN	14.01	13.46	10.27	0.76
R6	COMMERCIAL	CLASS ROOM	54.43	54.00	53.98	1.00
Gnd Floor Mezz						
R4	COMMERCIAL	UNKNOWN	14.27	14.20	10.60	0.75
1st Floor						
R3	COMMERCIAL	CLASS ROOM	93.04	92.95	92.77	1.00
R5	COMMERCIAL	UNKNOWN	13.81	13.76	10.59	0.77
R6	COMMERCIAL	UNKNOWN	14.05	13.59	6.60	0.49
R7	COMMERCIAL	CLASS ROOM	41.43	40.86	40.71	1.00
1st Floor Mezz						
R4	COMMERCIAL	UNKNOWN	13.81	13.76	10.60	0.77
2nd Floor						
R3	COMMERCIAL	CLASS ROOM	122.49	122.21	121.60	1.00
R6	COMMERCIAL	CLASS ROOM	56.22	55.76	55.76	1.00
2nd Floor Mezz						
R1	COMMERCIAL	UNKNOWN	15.13	14.96	14.96	1.00
R3	COMMERCIAL	UNKNOWN	13.46	13.41	10.23	0.76
3rd Floor						
R1	COMMERCIAL	UNKNOWN	24.97	24.26	24.26	1.00

APPENDIX 3

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ANNUAL PROBABLE SUNLIGHT HOURS TABLE (REFORMATTED VERSION OF THE TABLE AT APPENDIX F OF THE AH JULY 2017 REPORT)

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
Banner House Flat 127															
Gnd Floor															
R1	RESIDENTIAL	W1	BEDROOM?	51	36	N/A	14	12	N/A	51	36	N/A	14	12	N/A
R2	RESIDENTIAL	W2	BEDROOM?	51	38	N/A	13	12	N/A						
R2	RESIDENTIAL	W3	BEDROOM?	60	60	N/A	11	11	N/A	77	65	N/A	15	14	N/A
Banner House Flat 135															
1st Floor															
R1	RESIDENTIAL	W1	BEDROOM?	56	40	N/A	16	13	N/A	56	40	N/A	16	13	N/A
R2	RESIDENTIAL	W2	BEDROOM?	56	43	N/A	16	14	N/A						
R2	RESIDENTIAL	W3	BEDROOM?	64	64	N/A	13	13	N/A	81	69	N/A	18	16	N/A
Banner House Flat 143															
2nd Floor															
R1	RESIDENTIAL	W1	BEDROOM?	57	43	N/A	17	15	N/A	57	43	N/A	17	15	N/A
R2	RESIDENTIAL	W2	BEDROOM?	58	45	N/A	17	15	N/A						
R2	RESIDENTIAL	W3	BEDROOM?	68	68	N/A	15	15	N/A	85	72	N/A	19	17	N/A
Banner House Flat 151															
3rd Floor															
R1	RESIDENTIAL	W1	BEDROOM?	59	45	N/A	18	16	N/A	59	45	N/A	18	16	N/A
R2	RESIDENTIAL	W2	BEDROOM?	59	47	N/A	18	16	N/A						
R2	RESIDENTIAL	W3	BEDROOM?	71	71	N/A	18	18	N/A	88	76	N/A	22	20	N/A
Banner House Flat 159															
4th Floor															
R1	RESIDENTIAL	W1	BEDROOM?	59	45	N/A	20	18	N/A	59	45	N/A	20	18	N/A
R2	RESIDENTIAL	W2	BEDROOM?	59	48	N/A	18	17	N/A						
R2	RESIDENTIAL	W3	BEDROOM?	73	73	N/A	20	20	N/A	88	77	N/A	22	21	N/A
Banner House Flat 167															
5th Floor															
R1	RESIDENTIAL	W1	BEDROOM?	58	45	N/A	20	19	N/A	58	45	N/A	20	19	N/A
R2	RESIDENTIAL	W2	BEDROOM?	58	48	N/A	20	20	N/A						
R2	RESIDENTIAL	W3	BEDROOM?	79	79	N/A	23	23	N/A	10	10	1.00	0	0	-

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
Golden Lane Leisure Centre															
Gnd Floor															
R1	COMMERCIAL	W1	COMMUNITY R	0	0	-	0	0	-						
R1	COMMERCIAL	W2	COMMUNITY R	1	1	1.00	0	0	-						
R1	COMMERCIAL	W3	COMMUNITY R	0	0	-	0	0	-						
R1	COMMERCIAL	W4	COMMUNITY R	1	1	1.00	0	0	-						
R1	COMMERCIAL	W5	COMMUNITY R	0	0	-	0	0	-						
R1	COMMERCIAL	W6	COMMUNITY R	23	23	1.00	8	8	N/A						
R1	COMMERCIAL	W7	COMMUNITY R	32	32	N/A	11	11	N/A						
R1	COMMERCIAL	W8	COMMUNITY R	23	23	1.00	8	8	N/A						
R1	COMMERCIAL	W9	COMMUNITY R	32	32	N/A	11	11	N/A						
R1	COMMERCIAL	W10	COMMUNITY R	23	23	1.00	8	8	N/A						
R1	COMMERCIAL	W11	COMMUNITY R	32	32	N/A	11	11	N/A						
R1	COMMERCIAL	W12	COMMUNITY R	22	22	1.00	2	2	1.00						
R1	COMMERCIAL	W13	COMMUNITY R	18	18	1.00	2	2	1.00						
R1	COMMERCIAL	W14	COMMUNITY R	12	12	1.00	1	1	1.00	0	0	-	0	0	-
Hatfield House Flat 01															
Basement															
R6	RESIDENTIAL	W5	LKD	54	54	N/A	19	19	N/A						
R6	RESIDENTIAL	W6	LKD	23	23	1.00	17	17	N/A	0	0	-	0	0	-
Hatfield House Flat 02															
Basement															
R5	RESIDENTIAL	W7	LKD	24	24	1.00	16	16	N/A						
R5	RESIDENTIAL	W8	LKD	63	62	N/A	17	17	N/A	0	0	-	0	0	-
Hatfield House Flat 21															
Gnd Floor															
R4	RESIDENTIAL	W8	RECEPTION R	33	33	N/A	20	20	N/A	6	6	1.00	0	0	-
1st Floor															
R4	RESIDENTIAL	W4	BEDROOM	52	49	N/A	22	22	N/A	0	0	-	0	0	-

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
Hatfield House Flat 22															
Gnd Floor R7	RESIDENTIAL	W11	RECEPTION ROOM	36	36	N/A	21	21	N/A	5	5	1.00	0	0	-
1st Floor R7	RESIDENTIAL	W7	BEDROOM	50	49	N/A	22	22	N/A	3	2	0.67	0	0	-
Hatfield House Flat 41															
2nd Floor R3	RESIDENTIAL	W3	RECEPTION ROOM	36	36	N/A	23	23	N/A	10	9	0.90	0	0	-
3rd Floor R4	RESIDENTIAL	W4	BEDROOM	54	51	N/A	24	24	N/A	1	1	1.00	0	0	-
Hatfield House Flat 42															
2nd Floor R6	RESIDENTIAL	W6	RECEPTION ROOM	38	38	N/A	23	23	N/A	9	8	0.89	0	0	-
3rd Floor R7	RESIDENTIAL	W7	BEDROOM	53	52	N/A	25	25	N/A	4	3	0.75	0	0	-
Hatfield House Flat 61															
4th Floor R3	RESIDENTIAL	W3	RECEPTION ROOM	66	66	N/A	24	24	N/A	13	13	1.00	0	0	-
5th Floor R4	RESIDENTIAL	W4	BEDROOM	34	34	N/A	24	24	N/A	2	1	0.50	0	0	-
Hatfield House Flat 62															
4th Floor R6	RESIDENTIAL	W6	RECEPTION ROOM	63	63	N/A	24	24	N/A	10	10	1.00	0	0	-
5th Floor R7	RESIDENTIAL	W7	BEDROOM	31	31	N/A	22	22	N/A	31	31	N/A	22	22	N/A

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
12 Baltic Street East															
Gnd Floor															
R1	RESIDENTIAL	W1	DINING ROOM	48	46	N/A	14	13	N/A	48	46	N/A	14	13	N/A
1st Floor															
R1	RESIDENTIAL	W1	RECEPTION ROOM	58	53	N/A	17	16	N/A						
R1	RESIDENTIAL	W2	RECEPTION ROOM	56	55	N/A	19	18	N/A	60	55	N/A	19	18	N/A
2nd Floor															
R1	RESIDENTIAL	W1	BEDROOM	64	58	N/A	21	20	N/A						
R1	RESIDENTIAL	W2	BEDROOM	65	59	N/A	22	21	N/A	66	60	N/A	22	21	N/A
3rd Floor															
R1	RESIDENTIAL	W1	BEDROOM	72	67	N/A	23	23	N/A						
R1	RESIDENTIAL	W2	BEDROOM	73	69	N/A	24	24	N/A	74	69	N/A	24	24	N/A
4th Floor															
R1	RESIDENTIAL	W1	STUDIO	69	62	N/A	20	19	N/A	69	62	N/A	20	19	N/A
10 Baltic Street East															
1st Floor															
R1	RESIDENTIAL	W1	UNKNOWN	54	53	N/A	20	19	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	11	11	1.00	1	1	1.00	13	12	0.92	0	0	-
2nd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	58	58	N/A	23	23	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	19	18	0.95	1	1	1.00	18	16	0.89	1	1	1.00
3rd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	69	67	N/A	25	24	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	25	22	0.88	2	2	1.00	25	21	0.84	3	2	0.67
4th Floor															
R1	RESIDENTIAL	W1	UNKNOWN	55	50	N/A	16	15	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	73	68	N/A	21	20	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	29	25	N/A	5	3	0.60	76	72	N/A	22	20	N/A

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
London College of Fashion School House															
Gnd Floor															
R1	COMMERCIAL	W1	UNKNOWN	69	28	N/A	20	1	0.05	69	28	N/A	20	1	0.05
R2	COMMERCIAL	W2	UNKNOWN	56	27	N/A	20	1	0.05						
R2	COMMERCIAL	W4	UNKNOWN	24	11	0.46	4	1	0.25	69	31	N/A	21	2	0.10
R3	COMMERCIAL	W3	UNKNOWN	70	38	N/A	21	4	0.19	70	38	N/A	21	4	0.19
1st Floor															
R1	COMMERCIAL	W1	UNKNOWN	71	38	N/A	22	5	N/A	71	38	N/A	22	5	N/A
R2	COMMERCIAL	W2	UNKNOWN	63	41	N/A	22	5	N/A	63	41	N/A	22	5	N/A
R3	COMMERCIAL	W3	UNKNOWN	67	45	N/A	22	9	N/A	67	45	N/A	22	9	N/A
2nd Floor															
R1	COMMERCIAL	W1	UNKNOWN	69	52	N/A	22	12	N/A	69	52	N/A	22	12	N/A
London College of Fashion															
Gnd Floor															
R1	COMMERCIAL	W1	CLASS ROOM	49	37	N/A	18	6	N/A						
R1	COMMERCIAL	W2	CLASS ROOM	52	35	N/A	20	3	0.15						
R1	COMMERCIAL	W3	CLASS ROOM	57	32	N/A	22	1	0.05						
R1	COMMERCIAL	W4	CLASS ROOM	57	31	N/A	22	1	0.05						
R1	COMMERCIAL	W5	CLASS ROOM	76	37	N/A	23	7	N/A	87	53	N/A	26	12	N/A
R3	COMMERCIAL	W7	CLASS ROOM	75	43	N/A	20	9	N/A						
R3	COMMERCIAL	W8	CLASS ROOM	73	38	N/A	20	10	N/A						
R3	COMMERCIAL	W9	CLASS ROOM	66	35	N/A	20	11	N/A						
R3	COMMERCIAL	W10	CLASS ROOM	59	28	N/A	19	12	N/A	80	48	N/A	24	13	N/A
R5	COMMERCIAL	W15	UNKNOWN	57	28	N/A	17	10	N/A	57	28	N/A	17	10	N/A
R6	COMMERCIAL	W16	CLASS ROOM	62	26	N/A	20	8	N/A						
R6	COMMERCIAL	W17	CLASS ROOM	22	16	0.73	3	1	0.33						
R6	COMMERCIAL	W18	CLASS ROOM	22	16	0.73	3	1	0.33						
R6	COMMERCIAL	W19	CLASS ROOM	23	17	0.74	3	1	0.33						
R6	COMMERCIAL	W20	CLASS ROOM	23	17	0.74	3	1	0.33	63	39	N/A	20	9	N/A
Gnd Floor Mezz															
R4	COMMERCIAL	W4	UNKNOWN	59	28	N/A	19	10	N/A	59	28	N/A	19	10	N/A

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
1st Floor															
R3	COMMERCIAL	W3	CLASS ROOM	81	50	N/A	27	15	N/A						
R3	COMMERCIAL	W4	CLASS ROOM	80	46	N/A	25	15	N/A						
R3	COMMERCIAL	W5	CLASS ROOM	72	41	N/A	24	16	N/A						
R3	COMMERCIAL	W6	CLASS ROOM	63	32	N/A	20	13	N/A	85	57	N/A	27	19	N/A
R5	COMMERCIAL	W8	UNKNOWN	60	30	N/A	19	11	N/A	60	30	N/A	19	11	N/A
R6	COMMERCIAL	W9	UNKNOWN	65	28	N/A	20	7	N/A	65	28	N/A	20	7	N/A
R7	COMMERCIAL	W10	CLASS ROOM	71	30	N/A	23	6	N/A						
R7	COMMERCIAL	W11	CLASS ROOM	24	18	0.75	4	2	0.50						
R7	COMMERCIAL	W12	CLASS ROOM	25	19	0.76	4	2	0.50						
R7	COMMERCIAL	W13	CLASS ROOM	26	20	0.77	4	2	0.50						
R7	COMMERCIAL	W14	CLASS ROOM	26	20	0.77	4	2	0.50	72	40	N/A	23	8	N/A
1st Floor Mezz															
R4	COMMERCIAL	W4	UNKNOWN	65	34	N/A	21	12	N/A	65	34	N/A	21	12	N/A
2nd Floor															
R3	COMMERCIAL	W4	CLASS ROOM	82	57	N/A	28	22	N/A						
R3	COMMERCIAL	W5	CLASS ROOM	82	52	N/A	26	20	N/A						
R3	COMMERCIAL	W6	CLASS ROOM	73	43	N/A	24	18	N/A						
R3	COMMERCIAL	W7	CLASS ROOM	65	36	N/A	21	15	N/A	87	61	N/A	28	22	N/A
R6	COMMERCIAL	W10	CLASS ROOM	75	39	N/A	22	10	N/A						
R6	COMMERCIAL	W11	CLASS ROOM	32	26	N/A	6	4	0.67						
R6	COMMERCIAL	W12	CLASS ROOM	33	27	N/A	6	4	0.67						
R6	COMMERCIAL	W13	CLASS ROOM	33	27	N/A	6	4	0.67						
R6	COMMERCIAL	W14	CLASS ROOM	32	26	N/A	6	4	0.67	77	56	N/A	23	14	N/A
2nd Floor Mezz															
R1	COMMERCIAL	W1	UNKNOWN	79	59	N/A	26	23	N/A						
R1	COMMERCIAL	W2	UNKNOWN	78	57	N/A	26	23	N/A	79	59	N/A	26	23	N/A
R3	COMMERCIAL	W4	UNKNOWN	74	43	N/A	22	13	N/A						
R3	COMMERCIAL	W5	UNKNOWN	74	43	N/A	22	13	N/A	74	43	N/A	22	13	N/A
3rd Floor															
R1	COMMERCIAL	W1	UNKNOWN	80	60	N/A	26	23	N/A	80	60	N/A	26	23	N/A

APPENDIX 4

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“MIRROR MASS” VERTICAL SKY COMPONENT TABLE FOR BASTERFIELD HOUSE (REFORMATTED VERSION OF THE TABLE AT APPENDIX I OF THE AH JULY 2017 REPORT)

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)
Basterfield House Flat 01					
Gnd Floor R2	RESIDENTIAL	KITCHEN	W2	0.23	2.48
1st Floor R1	RESIDENTIAL	BEDROOM	W1	18.94	16.42
Basterfield House Flat 02					
Gnd Floor R3	RESIDENTIAL	KITCHEN	W3	0.17	3.08
1st Floor R4	RESIDENTIAL	BEDROOM	W4	17.82	20.63
Basterfield House Flat 03					
Gnd Floor R6	RESIDENTIAL	KITCHEN	W6	0.01	3.50
1st Floor R5	RESIDENTIAL	BEDROOM	W5	17.17	21.61
Basterfield House Flat 04					
Gnd Floor R7	RESIDENTIAL	KITCHEN	W7	0.04	3.50
1st Floor R8	RESIDENTIAL	BEDROOM	W8	16.85	22.64
Basterfield House Flat 05					
Gnd Floor R10	RESIDENTIAL	KITCHEN	W10	0.00	3.76
1st Floor R9	RESIDENTIAL	BEDROOM	W9	16.69	23.64

Property room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)
Basterfield House Flat 06					
Gnd Floor R11	RESIDENTIAL	KITCHEN	W11	0.00	3.71
1st Floor R12	RESIDENTIAL	BEDROOM	W12	16.64	24.60
Basterfield House Flat 07					
Gnd Floor R14	RESIDENTIAL	KITCHEN	W14	0.00	3.86
1st Floor R13	RESIDENTIAL	BEDROOM	W13	16.60	25.44
Basterfield House Flat 08					
Gnd Floor R15	RESIDENTIAL	KITCHEN	W15	0.00	3.76
1st Floor R16	RESIDENTIAL	BEDROOM	W16	16.63	26.17
Basterfield House Flat 09					
Gnd Floor R18	RESIDENTIAL	KITCHEN	W18	0.04	5.35
1st Floor R17	RESIDENTIAL	BEDROOM	W17	16.25	26.40
Basterfield House Flat 10					
Gnd Floor R20	RESIDENTIAL	KITCHEN	W25	0.00	4.97
1st Floor R20	RESIDENTIAL	BEDROOM	W20	16.33	27.20

Property room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)
Basterfield House Flat 11					
Gnd Floor R23	RESIDENTIAL	KITCHEN	W28	0.05	3.00
1st Floor R21	RESIDENTIAL	BEDROOM	W21	16.69	27.84
Basterfield House Flat 12					
Gnd Floor R24	RESIDENTIAL	KITCHEN	W29	0.00	2.90
1st Floor R24	RESIDENTIAL	BEDROOM	W24	16.80	28.10
Basterfield House Flat 13					
Gnd Floor R27	RESIDENTIAL	KITCHEN	W32	0.13	2.99
1st Floor R25	RESIDENTIAL	BEDROOM	W25	16.75	28.07
Basterfield House Flat 14					
Gnd Floor R28	RESIDENTIAL	KITCHEN	W33	0.10	2.94
1st Floor R28	RESIDENTIAL	BEDROOM	W28	16.68	27.82
Basterfield House Flat 15					
Gnd Floor R31	RESIDENTIAL	KITCHEN	W36	0.17	2.75
1st Floor R29	RESIDENTIAL	BEDROOM	W29	15.78	26.36

Property room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)
Basterfield House Flat 16					
Gnd Floor R32	RESIDENTIAL	KITCHEN	W37	0.09	2.55
1st Floor R32	RESIDENTIAL	BEDROOM	W32	11.95	21.40
Basterfield House Flat 17					
Gnd Floor R35	RESIDENTIAL	KITCHEN	W40	0.00	0.29
1st Floor R33	RESIDENTIAL	BEDROOM	W33	5.21	6.70
Basterfield House Flat 18					
Gnd Floor R36	RESIDENTIAL	KITCHEN	W41	1.40	1.40
1st Floor R36	RESIDENTIAL	BEDROOM	W36	19.56	20.46
Basterfield House Flat 20					
2nd Floor R2	RESIDENTIAL	KITCHEN	W2	1.40	3.70
3rd Floor R1	RESIDENTIAL	BEDROOM	W1	28.28	20.33
Basterfield House Flat 21					
2nd Floor R3	RESIDENTIAL	KITCHEN	W3	1.11	4.45
3rd Floor R4	RESIDENTIAL	BEDROOM	W4	27.18	23.73

Property room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)
Basterfield House Flat 22					
2nd Floor R6	RESIDENTIAL	KITCHEN	W6	0.29	5.24
3rd Floor R5	RESIDENTIAL	BEDROOM	W5	26.67	24.60
Basterfield House Flat 23					
2nd Floor R7	RESIDENTIAL	KITCHEN	W7	0.32	5.22
3rd Floor R8	RESIDENTIAL	BEDROOM	W8	26.43	25.60
Basterfield House Flat 24					
2nd Floor R10	RESIDENTIAL	KITCHEN	W10	0.00	5.91
3rd Floor R9	RESIDENTIAL	BEDROOM	W9	26.31	26.68
Basterfield House Flat 25					
2nd Floor R11	RESIDENTIAL	KITCHEN	W11	0.09	5.86
3rd Floor R12	RESIDENTIAL	BEDROOM	W12	26.26	27.74
Basterfield House Flat 26					
2nd Floor R14	RESIDENTIAL	KITCHEN	W14	0.00	6.41
3rd Floor R13	RESIDENTIAL	BEDROOM	W13	26.23	28.72

Property room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)
Basterfield House Flat 27					
2nd Floor R15	RESIDENTIAL	KITCHEN	W15	0.03	6.32
3rd Floor R16	RESIDENTIAL	BEDROOM	W16	26.23	29.52
Basterfield House Flat 28					
2nd Floor R18	RESIDENTIAL	KITCHEN	W18	0.05	5.84
3rd Floor R17	RESIDENTIAL	BEDROOM	W17	25.92	29.91
Basterfield House Flat 29					
2nd Floor R19	RESIDENTIAL	KITCHEN	W19	0.00	5.75
3rd Floor R20	RESIDENTIAL	BEDROOM	W20	25.97	30.89
Basterfield House Flat 30					
2nd Floor R22	RESIDENTIAL	KITCHEN	W22	0.11	6.96
3rd Floor R21	RESIDENTIAL	BEDROOM	W21	26.28	31.62
Basterfield House Flat 31					
2nd Floor R23	RESIDENTIAL	KITCHEN	W23	0.00	6.82
3rd Floor R24	RESIDENTIAL	BEDROOM	W24	26.33	31.94

Property room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)
Basterfield House Flat 32					
2nd Floor R26	RESIDENTIAL	KITCHEN	W26	0.29	7.00
3rd Floor R25	RESIDENTIAL	BEDROOM	W25	26.27	32.07
Basterfield House Flat 33					
2nd Floor R27	RESIDENTIAL	KITCHEN	W27	0.24	6.88
3rd Floor R28	RESIDENTIAL	BEDROOM	W28	26.12	31.96
Basterfield House Flat 34					
2nd Floor R30	RESIDENTIAL	KITCHEN	W30	0.41	6.41
3rd Floor R29	RESIDENTIAL	BEDROOM	W29	25.13	30.75
Basterfield House Flat 35					
2nd Floor R31	RESIDENTIAL	KITCHEN	W31	0.21	5.98
3rd Floor R32	RESIDENTIAL	BEDROOM	W32	20.44	25.50
Basterfield House Flat 36					
2nd Floor R34	RESIDENTIAL	KITCHEN	W34	0.10	0.73
3rd Floor R33	RESIDENTIAL	BEDROOM	W33	8.62	8.86

Property room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)
Basterfield House Flat 37					
2nd Floor R35	RESIDENTIAL	KITCHEN	W35	3.88	3.88
3rd Floor R36	RESIDENTIAL	BEDROOM	W36	23.84	24.38
Basterfield House Flat 40					
4th Floor R2	RESIDENTIAL	KITCHEN	W2	7.85	5.61
5th Floor R1	RESIDENTIAL	BEDROOM	W1	36.17	24.74
Basterfield House Flat 41					
4th Floor R3	RESIDENTIAL	KITCHEN	W3	7.66	6.20
5th Floor R4	RESIDENTIAL	BEDROOM	W4	36.16	26.14
Basterfield House Flat 42					
4th Floor R6	RESIDENTIAL	KITCHEN	W6	7.32	6.86
5th Floor R5	RESIDENTIAL	BEDROOM	W5	36.27	26.78
Basterfield House Flat 43					
4th Floor R7	RESIDENTIAL	KITCHEN	W7	7.37	6.90
5th Floor R8	RESIDENTIAL	BEDROOM	W8	36.39	27.70

Property room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)
Basterfield House Flat 44					
4th Floor R10	RESIDENTIAL	KITCHEN	W10	7.25	7.76
5th Floor R9	RESIDENTIAL	BEDROOM	W9	36.47	28.76
Basterfield House Flat 45					
4th Floor R11	RESIDENTIAL	KITCHEN	W11	7.34	7.82
5th Floor R12	RESIDENTIAL	BEDROOM	W12	36.53	29.83
Basterfield House Flat 46					
4th Floor R14	RESIDENTIAL	KITCHEN	W14	7.32	8.67
5th Floor R13	RESIDENTIAL	BEDROOM	W13	36.57	30.87
Basterfield House Flat 47					
5th Floor R16	RESIDENTIAL	BEDROOM	W16	36.59	31.72
Basterfield House Flat 48					
4th Floor R15	RESIDENTIAL	KITCHEN	W15	7.34	8.61
R18	RESIDENTIAL	KITCHEN	W18	7.36	9.32
5th Floor R17	RESIDENTIAL	BEDROOM	W17	36.60	32.48
Basterfield House Flat 49					
4th Floor R19	RESIDENTIAL	KITCHEN	W19	7.40	9.37
5th Floor R20	RESIDENTIAL	BEDROOM	W20	36.62	33.52

Property room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)
Basterfield House Flat 50					
4th Floor R22	RESIDENTIAL	KITCHEN	W22	7.44	9.91
5th Floor R21	RESIDENTIAL	BEDROOM	W21	36.62	34.01
Basterfield House Flat 51					
4th Floor R23	RESIDENTIAL	KITCHEN	W23	7.37	9.71
5th Floor R24	RESIDENTIAL	BEDROOM	W24	36.63	34.42
Basterfield House Flat 52					
4th Floor R26	RESIDENTIAL	KITCHEN	W26	7.49	10.14
5th Floor R25	RESIDENTIAL	BEDROOM	W25	36.61	34.75
Basterfield House Flat 53					
4th Floor R27	RESIDENTIAL	KITCHEN	W27	7.49	9.99
5th Floor R28	RESIDENTIAL	BEDROOM	W28	36.53	34.97
Basterfield House Flat 54					
4th Floor R30	RESIDENTIAL	KITCHEN	W30	6.88	9.35
5th Floor R29	RESIDENTIAL	BEDROOM	W29	36.17	34.84

Property room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)
Basterfield House Flat 55					
4th Floor R31	RESIDENTIAL	KITCHEN	W31	6.45	8.66
5th Floor R32	RESIDENTIAL	BEDROOM	W32	33.84	32.69
Basterfield House Flat 56					
4th Floor R34	RESIDENTIAL	KITCHEN	W34	1.05	1.13
5th Floor R33	RESIDENTIAL	BEDROOM	W33	24.86	23.77
Basterfield House Flat 57					
4th Floor R35	RESIDENTIAL	KITCHEN	W35	5.98	5.91
5th Floor R36	RESIDENTIAL	BEDROOM	W36	33.17	32.80

APPENDIX 5

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“MIRROR MASS” DAYLIGHT DISTRIBUTION TABLE FOR BASTERFIELD HOUSE (REFORMATTED VERSION OF THE TABLE AT APPENDIX J OF THE AH JULY 2017 REPORT)

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)
Basterfield House Flat 01					
Gnd Floor R2	RESIDENTIAL	KITCHEN	4.82	0.86	3.98
1st Floor R1	RESIDENTIAL	BEDROOM	9.56	4.03	7.74
Basterfield House Flat 02					
Gnd Floor R3	RESIDENTIAL	KITCHEN	4.82	2.00	2.33
1st Floor R4	RESIDENTIAL	BEDROOM	9.56	4.94	5.64
Basterfield House Flat 03					
Gnd Floor R6	RESIDENTIAL	KITCHEN	4.82	0.29	4.09
1st Floor R5	RESIDENTIAL	BEDROOM	9.56	3.70	9.33
Basterfield House Flat 04					
Gnd Floor R7	RESIDENTIAL	KITCHEN	4.82	1.06	2.43
1st Floor R8	RESIDENTIAL	BEDROOM	9.56	3.72	6.60
Basterfield House Flat 05					
Gnd Floor R10	RESIDENTIAL	KITCHEN	4.82	0.00	4.08
1st Floor R9	RESIDENTIAL	BEDROOM	9.56	3.70	9.34

06/06/2017

06/06/2017

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)
Basterfield House Flat 06					
Gnd Floor R11	RESIDENTIAL	KITCHEN	4.82	0.47	2.71
1st Floor R12	RESIDENTIAL	BEDROOM	9.56	3.70	7.77
Basterfield House Flat 07					
Gnd Floor R14	RESIDENTIAL	KITCHEN	4.82	0.00	4.08
1st Floor R13	RESIDENTIAL	BEDROOM	9.56	3.72	9.34
Basterfield House Flat 08					
Gnd Floor R15	RESIDENTIAL	KITCHEN	4.82	0.11	2.94
1st Floor R16	RESIDENTIAL	BEDROOM	9.56	3.72	8.49
Basterfield House Flat 09					
Gnd Floor R18	RESIDENTIAL	KITCHEN	4.82	0.44	4.29
1st Floor R17	RESIDENTIAL	BEDROOM	9.56	3.67	9.31
Basterfield House Flat 10					
Gnd Floor R20	RESIDENTIAL	KITCHEN	4.82	0.08	3.41
1st Floor R20	RESIDENTIAL	BEDROOM	9.56	3.67	8.93

06/06/2017

06/06/2017

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)
Basterfield House Flat 11					
Gnd Floor R23	RESIDENTIAL	KITCHEN	4.82	0.84	4.09
1st Floor R21		BEDROOM	9.56	3.70	9.32
Basterfield House Flat 12					
Gnd Floor R24	RESIDENTIAL	KITCHEN	4.82	0.00	3.52
1st Floor R24		BEDROOM	9.56	3.69	9.21
Basterfield House Flat 13					
Gnd Floor R27	RESIDENTIAL	KITCHEN	4.82	1.67	4.04
1st Floor R25		BEDROOM	9.56	3.62	9.24
Basterfield House Flat 14					
Gnd Floor R28	RESIDENTIAL	KITCHEN	4.82	0.26	3.65
1st Floor R28		BEDROOM	9.56	3.69	9.32
Basterfield House Flat 15					
Gnd Floor R31	RESIDENTIAL	KITCHEN	4.82	2.46	3.61
1st Floor R29		BEDROOM	9.56	4.19	8.89

06/06/2017

06/06/2017

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)
Basterfield House Flat 16					
Gnd Floor R32	RESIDENTIAL	KITCHEN	4.82	1.08	3.77
1st Floor R32	RESIDENTIAL	BEDROOM	9.56	3.72	9.34
Basterfield House Flat 17					
Gnd Floor R35	RESIDENTIAL	KITCHEN	4.82	0.00	0.90
1st Floor R33	RESIDENTIAL	BEDROOM	9.56	1.27	1.47
Basterfield House Flat 18					
Gnd Floor R36	RESIDENTIAL	KITCHEN	4.82	2.59	2.63
1st Floor R36	RESIDENTIAL	BEDROOM	9.56	6.25	7.49
Basterfield House Flat 20					
2nd Floor R2	RESIDENTIAL	KITCHEN	4.82	2.40	3.75
3rd Floor R1	RESIDENTIAL	BEDROOM	9.56	7.74	8.03
Basterfield House Flat 21					
2nd Floor R3	RESIDENTIAL	KITCHEN	4.82	3.25	2.84
3rd Floor R4	RESIDENTIAL	BEDROOM	9.56	7.82	6.80

06/06/2017

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)
Basterfield House Flat 22					
2nd Floor R6	RESIDENTIAL	KITCHEN	4.82	1.96	3.90
3rd Floor R5	RESIDENTIAL	BEDROOM	9.56	7.76	9.33
Basterfield House Flat 23					
2nd Floor R7	RESIDENTIAL	KITCHEN	4.82	2.50	2.28
3rd Floor R8	RESIDENTIAL	BEDROOM	9.56	7.74	7.05
Basterfield House Flat 24					
2nd Floor R10	RESIDENTIAL	KITCHEN	4.82	1.96	3.86
3rd Floor R9	RESIDENTIAL	BEDROOM	9.56	7.77	9.34
Basterfield House Flat 25					
2nd Floor R11	RESIDENTIAL	KITCHEN	4.82	1.99	2.56
3rd Floor R12	RESIDENTIAL	BEDROOM	9.56	7.76	7.84
Basterfield House Flat 26					
2nd Floor R14	RESIDENTIAL	KITCHEN	4.82	2.02	3.90
3rd Floor R13	RESIDENTIAL	BEDROOM	9.56	7.79	9.34

06/06/2017

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)
Basterfield House Flat 27					
2nd Floor R15	RESIDENTIAL	KITCHEN	4.82	1.97	2.85
3rd Floor R16	RESIDENTIAL	BEDROOM	9.56	7.79	8.65
Basterfield House Flat 28					
2nd Floor R18	RESIDENTIAL	KITCHEN	4.82	1.51	3.73
3rd Floor R17	RESIDENTIAL	BEDROOM	9.56	7.78	9.31
Basterfield House Flat 29					
2nd Floor R19	RESIDENTIAL	KITCHEN	4.82	1.51	3.00
3rd Floor R20	RESIDENTIAL	BEDROOM	9.56	7.78	9.10
Basterfield House Flat 30					
2nd Floor R22	RESIDENTIAL	KITCHEN	4.82	2.08	3.90
3rd Floor R21	RESIDENTIAL	BEDROOM	9.56	7.84	9.33
Basterfield House Flat 31					
2nd Floor R23	RESIDENTIAL	KITCHEN	4.82	2.00	3.38
3rd Floor R24	RESIDENTIAL	BEDROOM	9.56	7.82	9.32

06/06/2017

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)
Basterfield House Flat 32					
2nd Floor R26	RESIDENTIAL	KITCHEN	4.82	2.46	3.88
3rd Floor R25	RESIDENTIAL	BEDROOM	9.56	7.84	9.33
Basterfield House Flat 33					
2nd Floor R27	RESIDENTIAL	KITCHEN	4.82	2.02	3.53
3rd Floor R28	RESIDENTIAL	BEDROOM	9.56	7.83	9.32
Basterfield House Flat 34					
2nd Floor R30	RESIDENTIAL	KITCHEN	4.82	2.81	3.52
3rd Floor R29	RESIDENTIAL	BEDROOM	9.56	7.72	9.20
Basterfield House Flat 35					
2nd Floor R31	RESIDENTIAL	KITCHEN	4.82	2.36	3.61
3rd Floor R32	RESIDENTIAL	BEDROOM	9.56	7.86	9.34
Basterfield House Flat 36					
2nd Floor R34	RESIDENTIAL	KITCHEN	4.82	1.33	1.59
3rd Floor R33	RESIDENTIAL	BEDROOM	9.56	1.78	1.79

06/06/2017

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)
Basterfield House Flat 37					
2nd Floor R35	RESIDENTIAL	KITCHEN	4.82	2.47	2.35
3rd Floor R36	RESIDENTIAL	BEDROOM	9.56	7.37	7.62
Basterfield House Flat 40					
4th Floor R2	RESIDENTIAL	KITCHEN	4.82	3.87	3.86
5th Floor R1	RESIDENTIAL	BEDROOM	9.56	9.31	8.60
Basterfield House Flat 41					
4th Floor R3	RESIDENTIAL	KITCHEN	4.82	3.88	3.86
5th Floor R4	RESIDENTIAL	BEDROOM	9.56	9.31	6.98
Basterfield House Flat 42					
4th Floor R6	RESIDENTIAL	KITCHEN	4.82	3.90	3.90
5th Floor R5	RESIDENTIAL	BEDROOM	9.56	9.31	9.31
Basterfield House Flat 43					
4th Floor R7	RESIDENTIAL	KITCHEN	4.82	3.88	3.56
5th Floor R8	RESIDENTIAL	BEDROOM	9.56	9.29	7.08

06/06/2017

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)
Basterfield House Flat 44					
4th Floor R10	RESIDENTIAL	KITCHEN	4.82	3.89	3.89
5th Floor R9	RESIDENTIAL	BEDROOM	9.56	9.31	9.31
Basterfield House Flat 45					
4th Floor R11	RESIDENTIAL	KITCHEN	4.82	3.88	3.35
5th Floor R12	RESIDENTIAL	BEDROOM	9.56	9.30	7.90
Basterfield House Flat 46					
4th Floor R14	RESIDENTIAL	KITCHEN	4.82	3.90	3.90
5th Floor R13	RESIDENTIAL	BEDROOM	9.56	9.31	9.31
Basterfield House Flat 47					
5th Floor R16	RESIDENTIAL	BEDROOM	9.56	9.31	8.78
Basterfield House Flat 48					
4th Floor R15	RESIDENTIAL	KITCHEN	4.82	3.88	3.26
R18	RESIDENTIAL	KITCHEN	4.82	3.90	3.90
5th Floor R17	RESIDENTIAL	BEDROOM	9.56	9.30	9.30
Basterfield House Flat 49					
4th Floor R19	RESIDENTIAL	KITCHEN	4.82	3.89	3.18
5th Floor R20	RESIDENTIAL	BEDROOM	9.56	9.30	9.27

06/06/2017

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)
Basterfield House Flat 50					
4th Floor R22	RESIDENTIAL	KITCHEN	4.82	3.90	3.90
5th Floor R21	RESIDENTIAL	BEDROOM	9.56	9.31	9.31
Basterfield House Flat 51					
4th Floor R23	RESIDENTIAL	KITCHEN	4.82	3.88	3.43
5th Floor R24	RESIDENTIAL	BEDROOM	9.56	9.29	9.29
Basterfield House Flat 52					
4th Floor R26	RESIDENTIAL	KITCHEN	4.82	3.88	3.88
5th Floor R25	RESIDENTIAL	BEDROOM	9.56	9.31	9.31
Basterfield House Flat 53					
4th Floor R27	RESIDENTIAL	KITCHEN	4.82	3.88	3.57
5th Floor R28	RESIDENTIAL	BEDROOM	9.56	9.29	9.29
Basterfield House Flat 54					
4th Floor R30	RESIDENTIAL	KITCHEN	4.82	3.51	3.51
5th Floor R29	RESIDENTIAL	BEDROOM	9.56	9.31	9.31

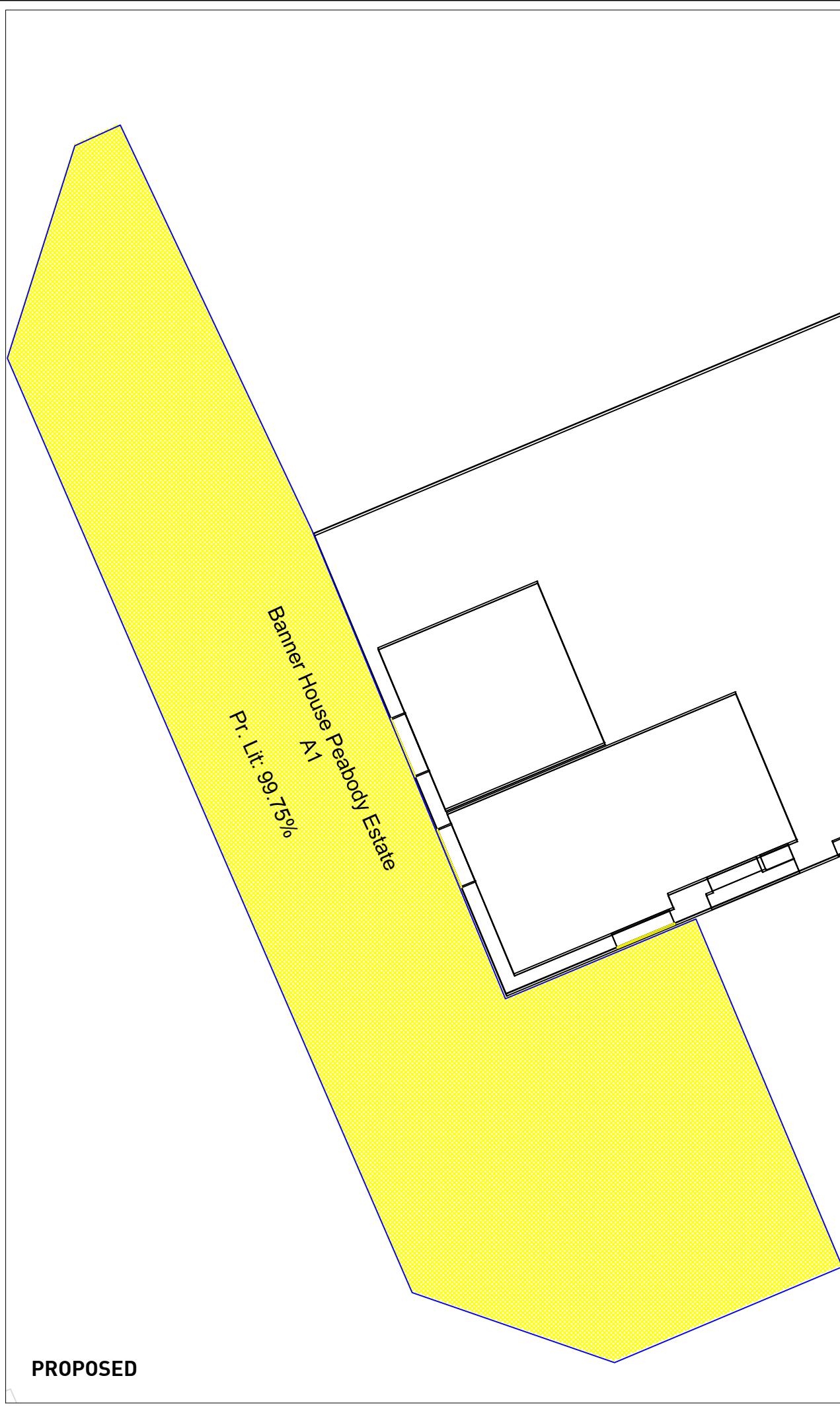
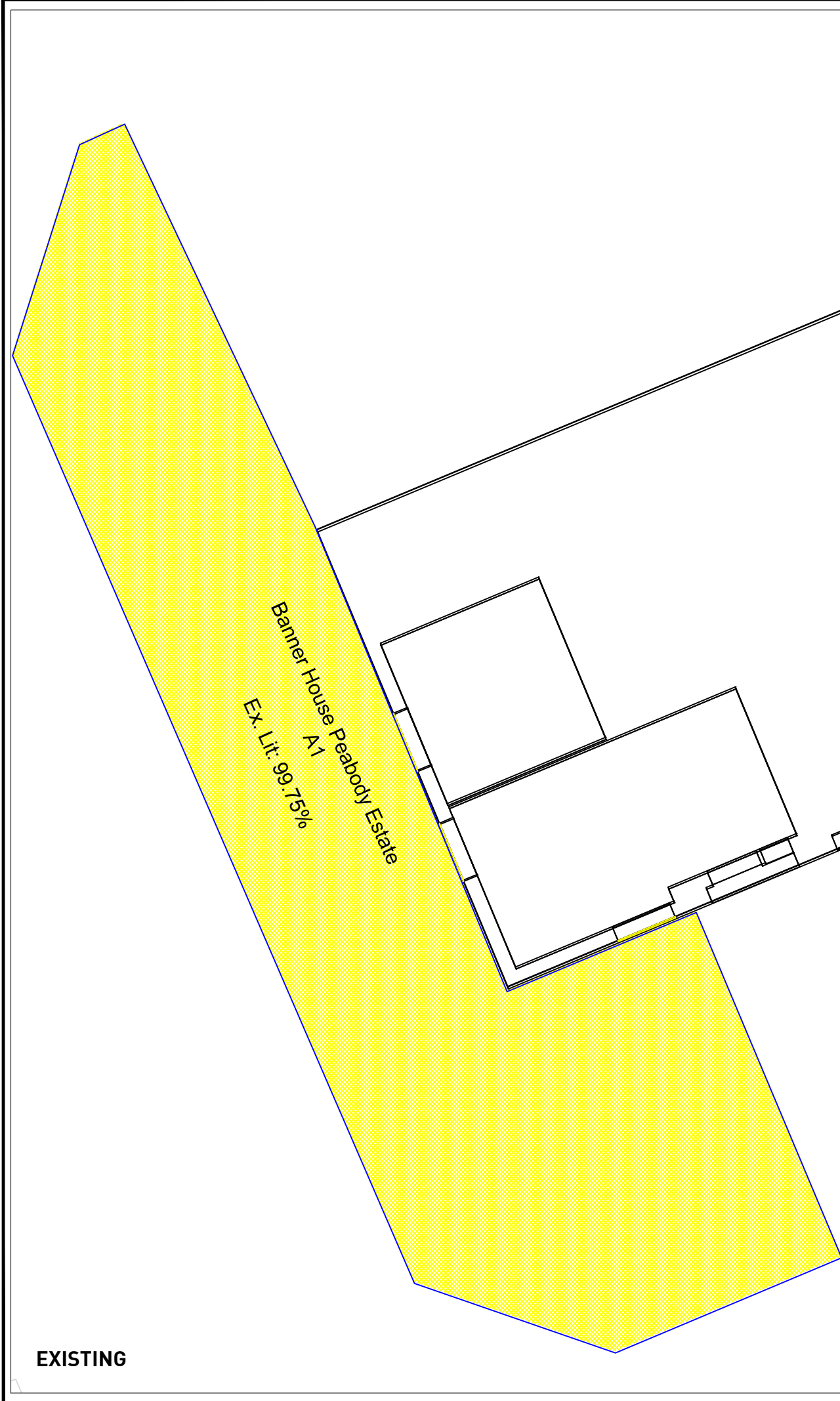
06/06/2017

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)
Basterfield House Flat 55					
4th Floor R31	RESIDENTIAL	KITCHEN	4.82	3.88	3.66
5th Floor R32	RESIDENTIAL	BEDROOM	9.56	9.31	9.31
Basterfield House Flat 56					
4th Floor R34	RESIDENTIAL	KITCHEN	4.82	1.68	1.69
5th Floor R33	RESIDENTIAL	BEDROOM	9.56	7.73	7.73
Basterfield House Flat 57					
4th Floor R35	RESIDENTIAL	KITCHEN	4.82	2.99	2.36
5th Floor R36	RESIDENTIAL	BEDROOM	9.56	9.29	9.29

APPENDIX 6

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TWO HOUR SUN CONTOURS ON 21 MARCH DRAWINGS (REVISED VERSIONS OF DRAWINGS AT APPENDIX H OF THE AH JULY 2017 REPORT)



LEGEND:

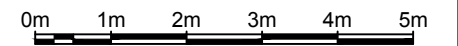
- Area receiving \geq 2hr Sunlight on 21st March
- Area receiving $<$ 2hr Sunlight on 21st March
- X% - Percentage of Amenity Space receiving \geq 2hr Sunlight on 21st March



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH SURVEY DRAWINGS/ 3D MODEL
Received on 16/09/16.

PROPOSED BUILDINGS
HAWKINS BROWN DRAWINGS/ 3D MODEL
Received on 05/06/17



REV	DESCRIPTION	DATE
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CLIENT: CITY OF LONDON CORPORATION

PROJECT TITLE: CITY OF LONDON PRIMARY ACADEMY
ISLINGTON EC1

SCHEME REF: SCHEME RECEIVED:- 05/06/17

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST
BANNER HOUSE, PEABODY ESTATE

MODELLED BY: J RP DRAWN BY: RP DATE: 06/06/17 SCALE: 1:100 A3

DRAWING No: ROL7520_06_310 REVISION:

2Hr Sun-On-Ground

LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March

- Area receiving < 2hr Sunlight on 21st March

X%

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

N

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH SURVEY DRAWINGS/ 3D MODEL

Received on 16/09/16.

PROPOSED BUILDINGS

HAWKINS BROWN DRAWINGS/ 3D MODEL

Received on 05/06/17



REV	DESCRIPTION	DATE
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CLIENT:	CITY OF LONDON CORPORATION	
PROJECT TITLE:	CITY OF LONDON PRIMARY ACADEMY ISLINGTON EC1	
SCHEME REF:	SCHEME RECEIVED:- 05/06/17	
DRAWING TITLE:	TWO-HOUR SUNLIGHT TEST GOLDEN LANE ALLOTMENTS	
MODELLED BY:/ DRAWN BY:	DATE:	SCALE: 1:100
RP	06/06/17	A3
DRAWING No:		REVISION:
ROL7520_06_311		
2Hr Sun-On-Ground		

LEGEND:

- Area receiving \geq 2hr Sunlight on 21st March
- Area receiving < 2hr Sunlight on 21st March
- X%

- Percentage of Amenity Space receiving \geq 2hr Sunlight on 21st March



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH SURVEY DRAWINGS/ 3D MODEL
Received on 16/09/16.

PROPOSED BUILDINGS
HAWKINS BROWN DRAWINGS/ 3D MODEL
Received on 05/06/17



REV	DESCRIPTION	DATE
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CLIENT: CITY OF LONDON CORPORATION

PROJECT TITLE: CITY OF LONDON PRIMARY ACADEMY
ISLINGTON EC1

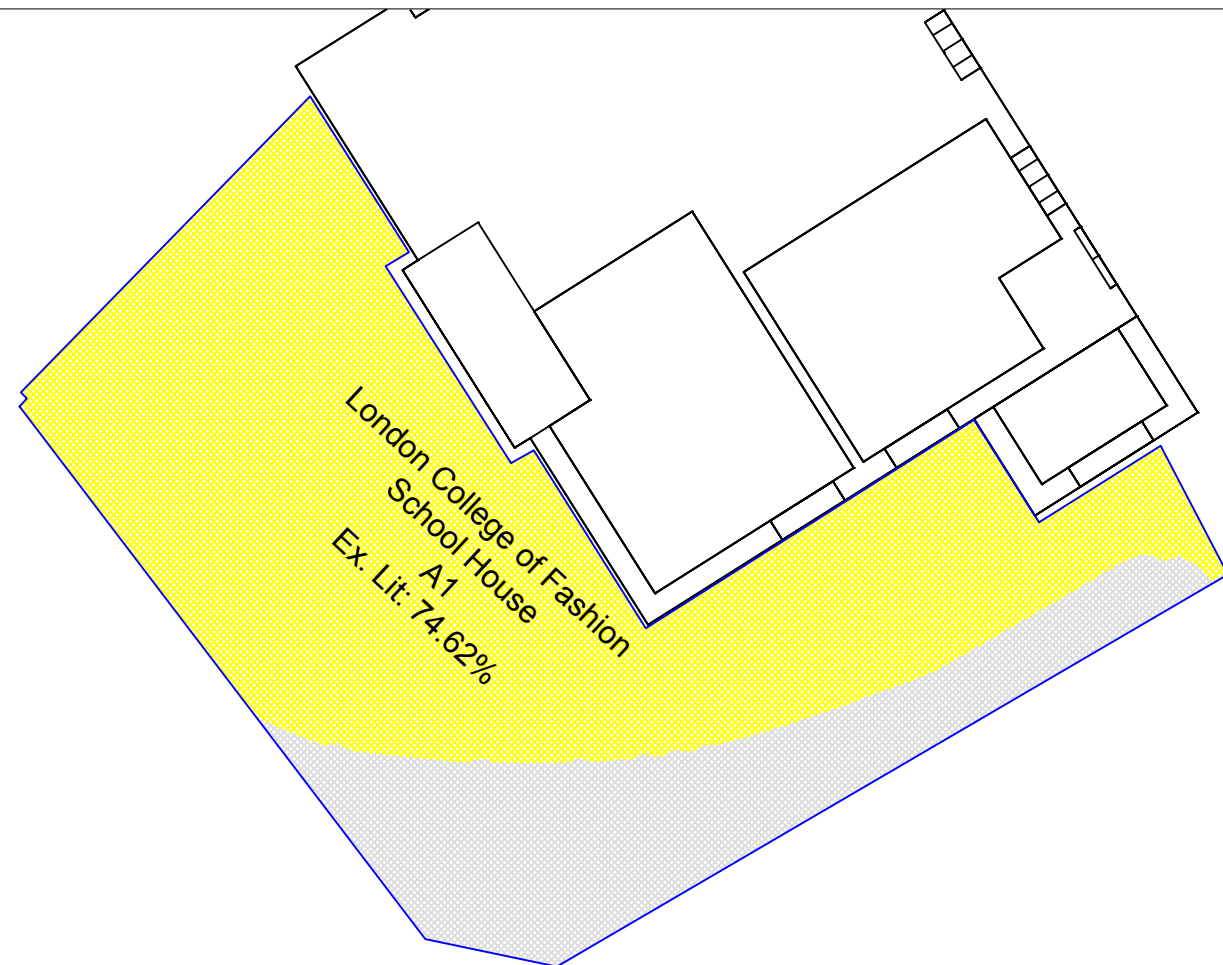
SCHEME REF: SCHEME RECEIVED:- 05/06/17

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST
LONDON COLLEGE OF FASHION
SCHOOL HOUSE

MODELLED BY: J RP	DRAWN BY: RP	DATE: 06/06/17	SCALE: 1:100	A3
----------------------	--------------	----------------	--------------	----

DRAWING No:	REVISION:
ROL7520_06_313	

2Hr Sun-On-Ground





EXISTING



PROPOSED

LEGEND:

-  - Area receiving \geq 2hr Sunlight on 21st March
-  - Area receiving $<$ 2hr Sunlight on 21st March
- $X\%$ - Percentage of Amenity Space receiving \geq 2hr Sunlight on 21st March



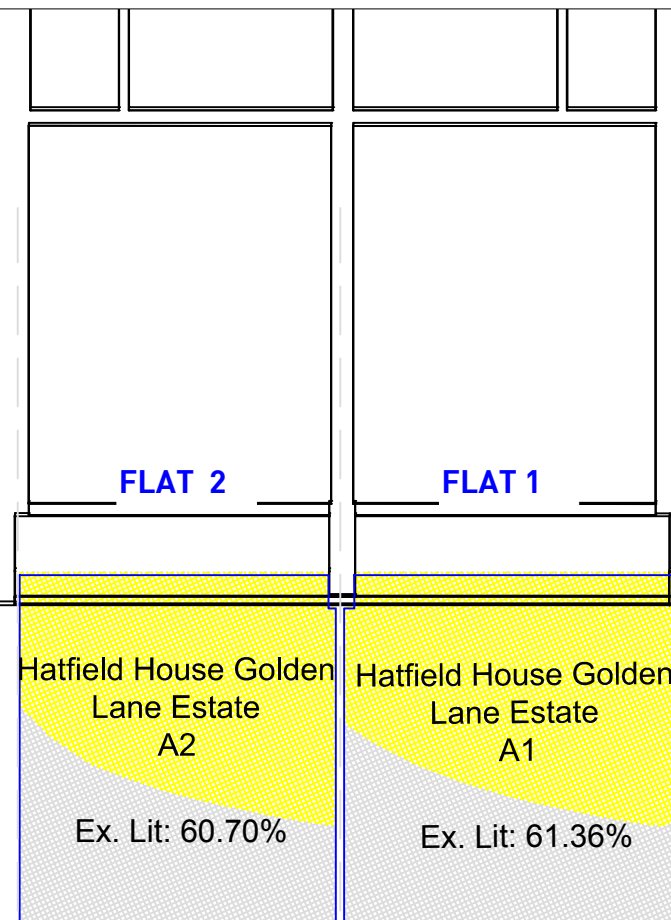
SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH SURVEY DRAWINGS/ 3D MODEL
Received on 16/09/16.

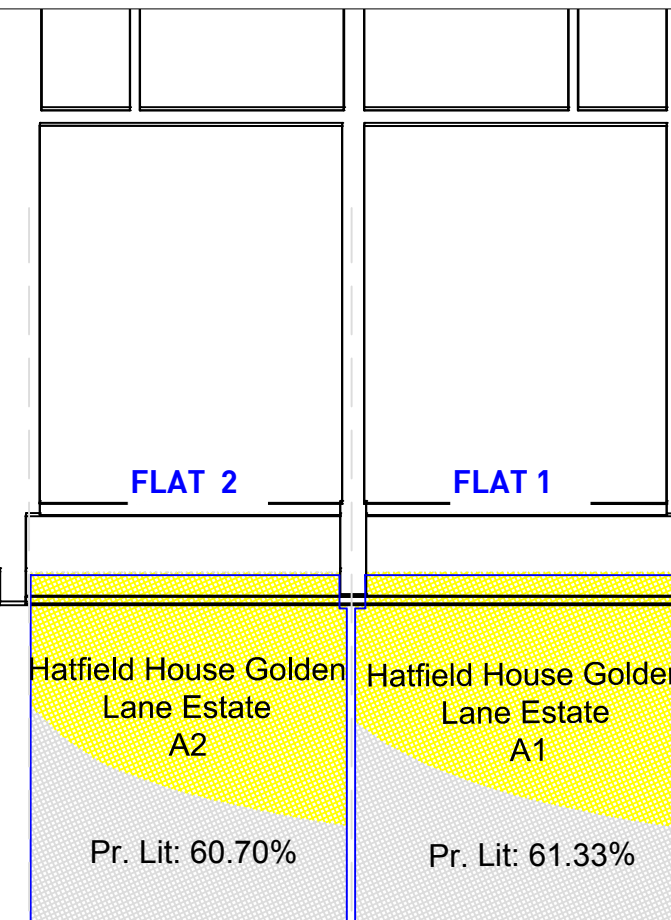
PROPOSED BUILDINGS
HAWKINS BROWN DRAWINGS/ 3D MODEL
Received on 05/06/17

0m 1m 2m 3m 4m 5m

EXISTING

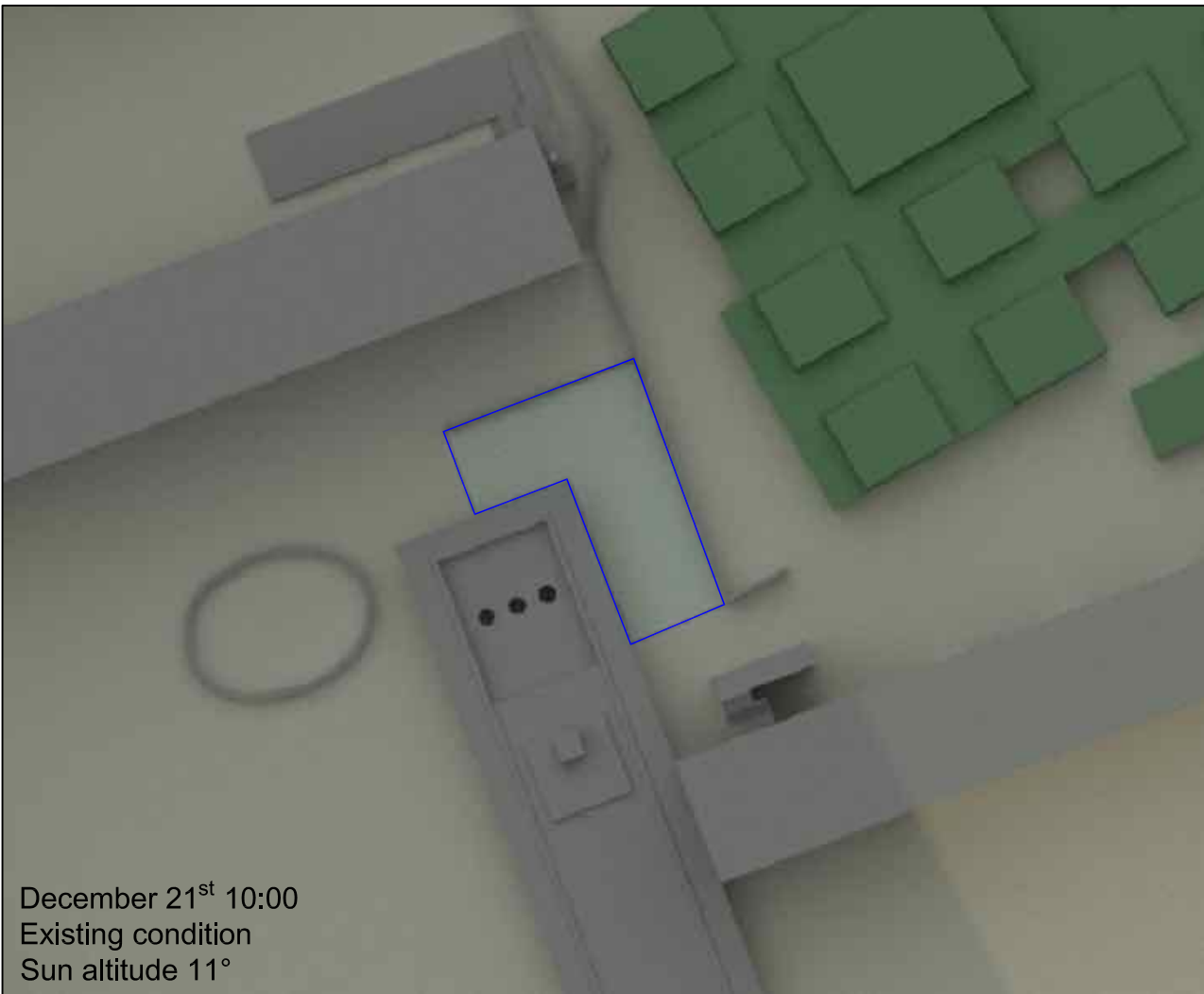


PROPOSED

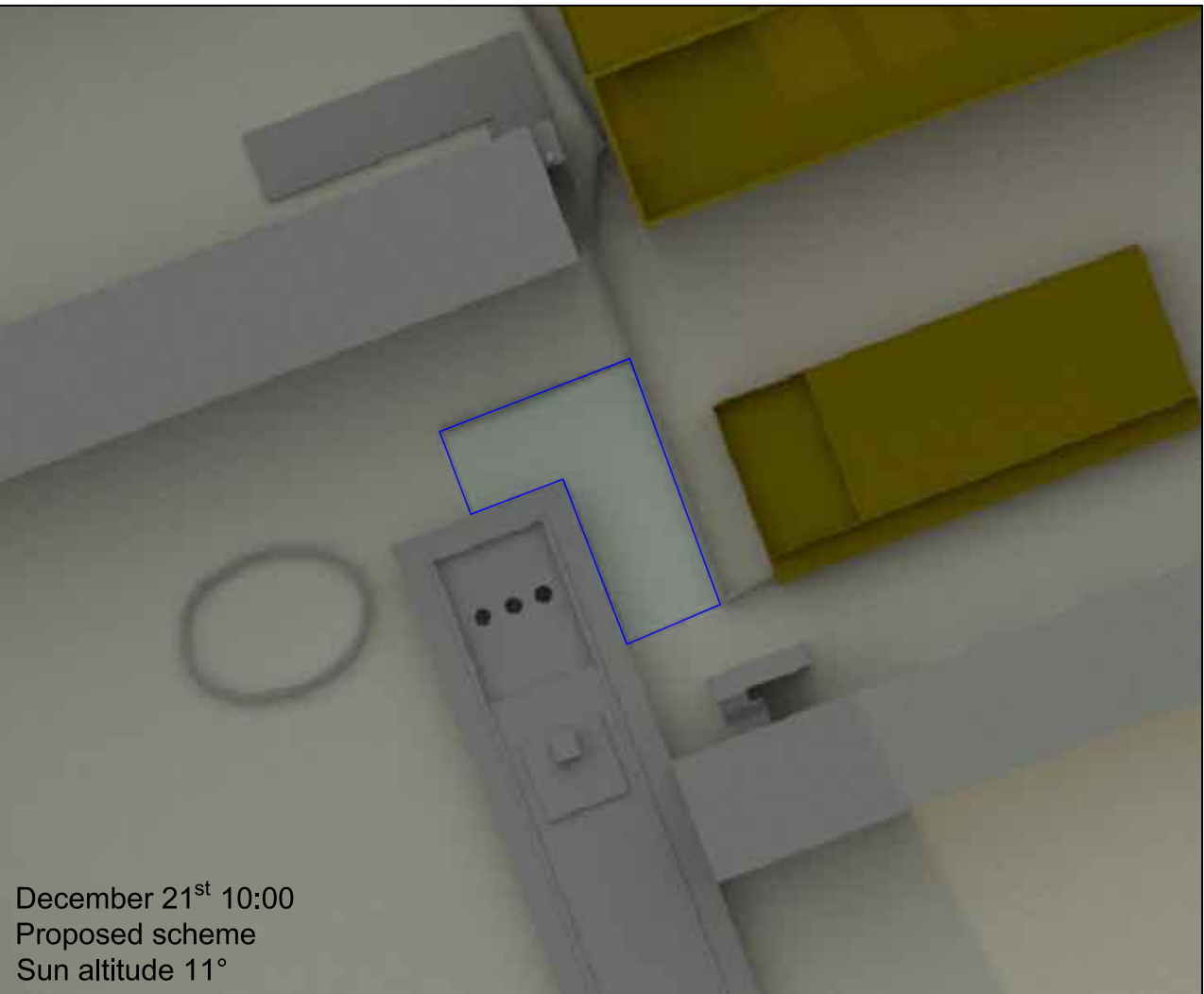


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CLIENT:	CITY OF LONDON CORPORATION	
PROJECT TITLE:	CITY OF LONDON PRIMARY ACADEMY ISLINGTON EC1	
SCHEME REF:	SCHEME RECEIVED:- 05/06/17	
DRAWING TITLE:	TWO-HOUR SUNLIGHT TEST HATFIELD HOUSE, GOLDEN LANE ESTATE	
MODELLED BY: / DRAWN BY: RP	DATE: 06/06/17	SCALE: 1:100
DRAWING No: ROL7520_06_312		REVISION:
2Hr Sun-On-Ground		

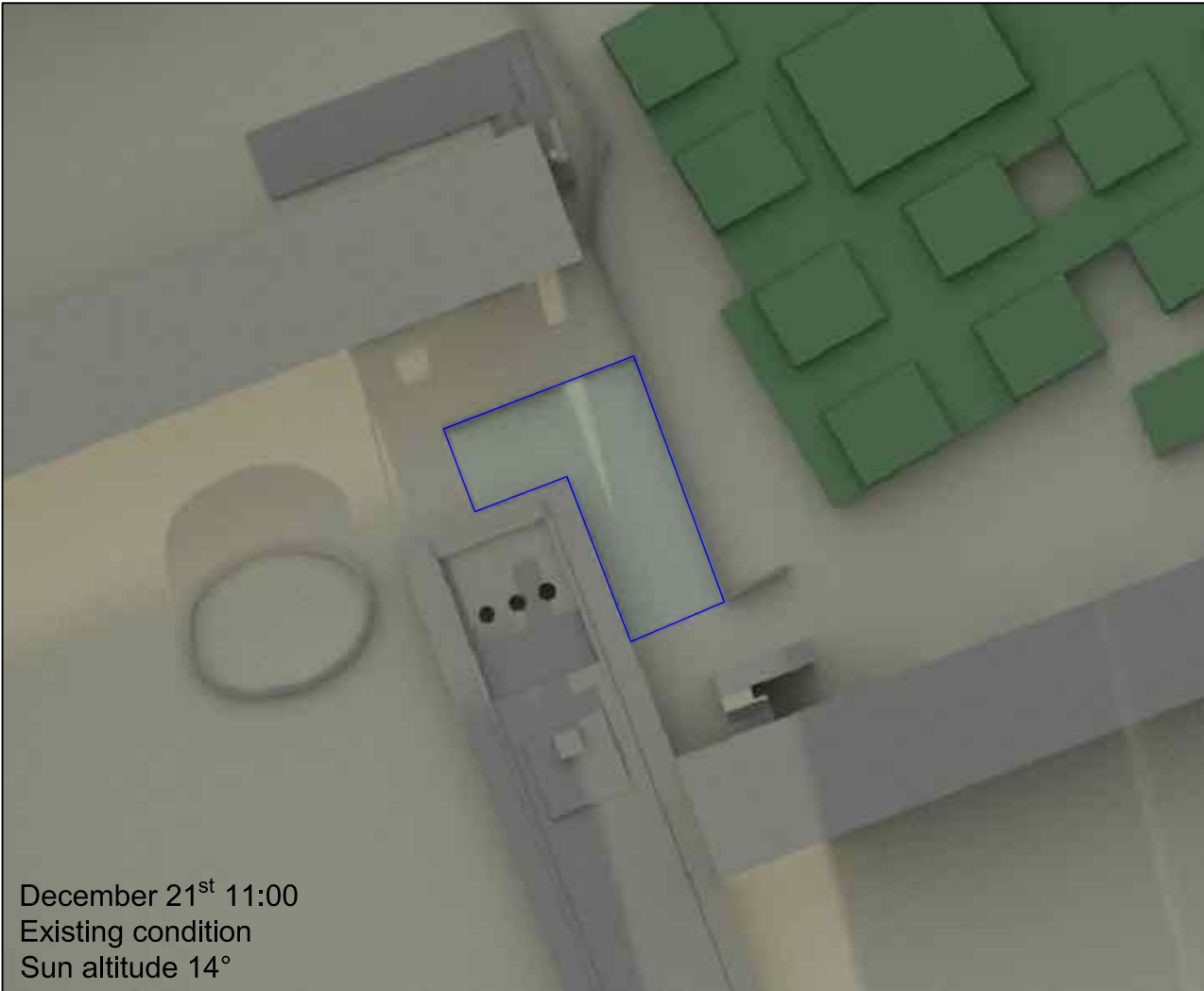
APPENDIX 7
-
BRE TWO-HOUR SUN ON GROUND RESULTS



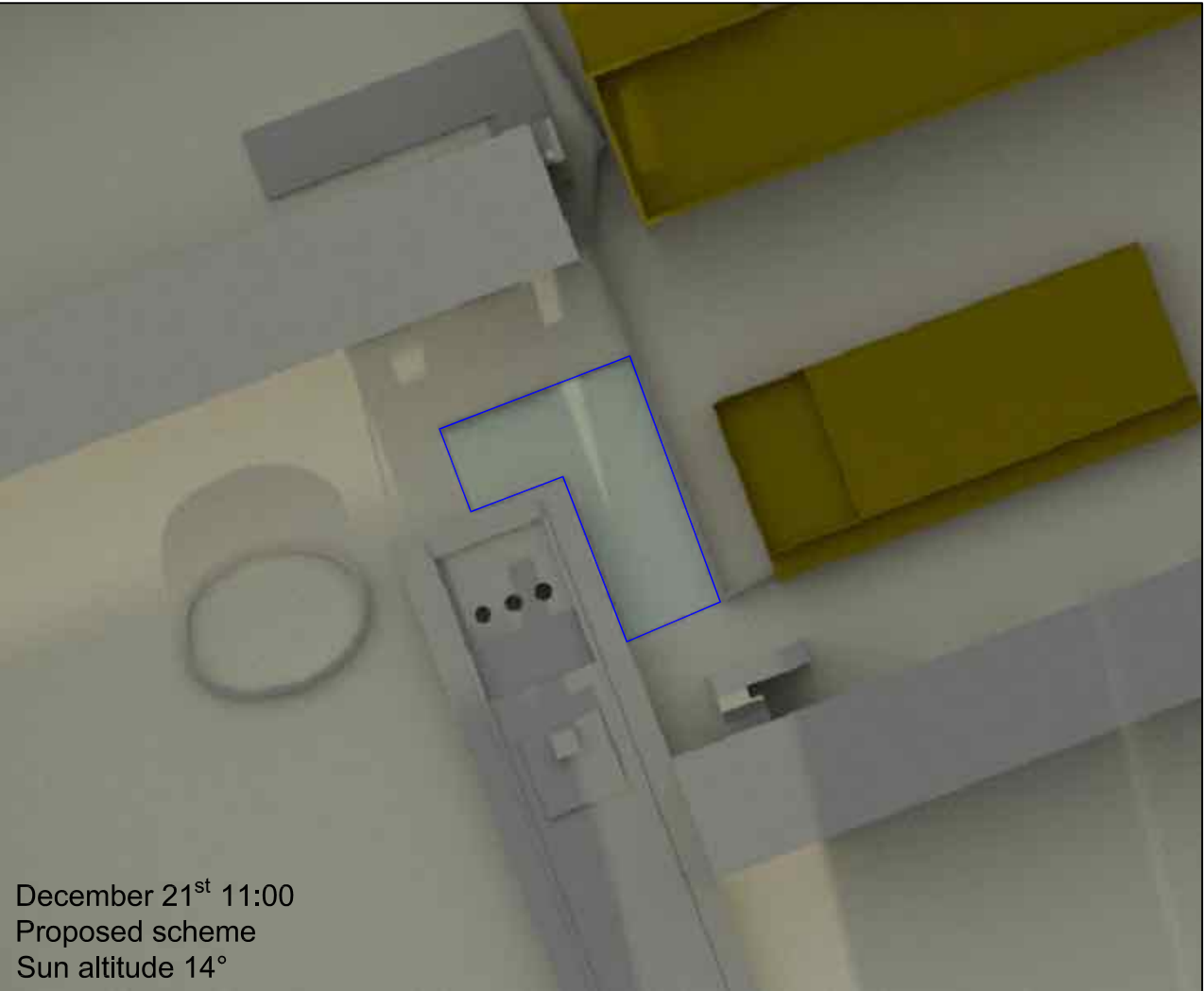
December 21st 10:00
Existing condition
Sun altitude 11°



December 21st 10:00
Proposed scheme
Sun altitude 11°



December 21st 11:00
Existing condition
Sun altitude 14°



December 21st 11:00
Proposed scheme
Sun altitude 14°

LEGEND:

SOURCES OF INFORMATION:

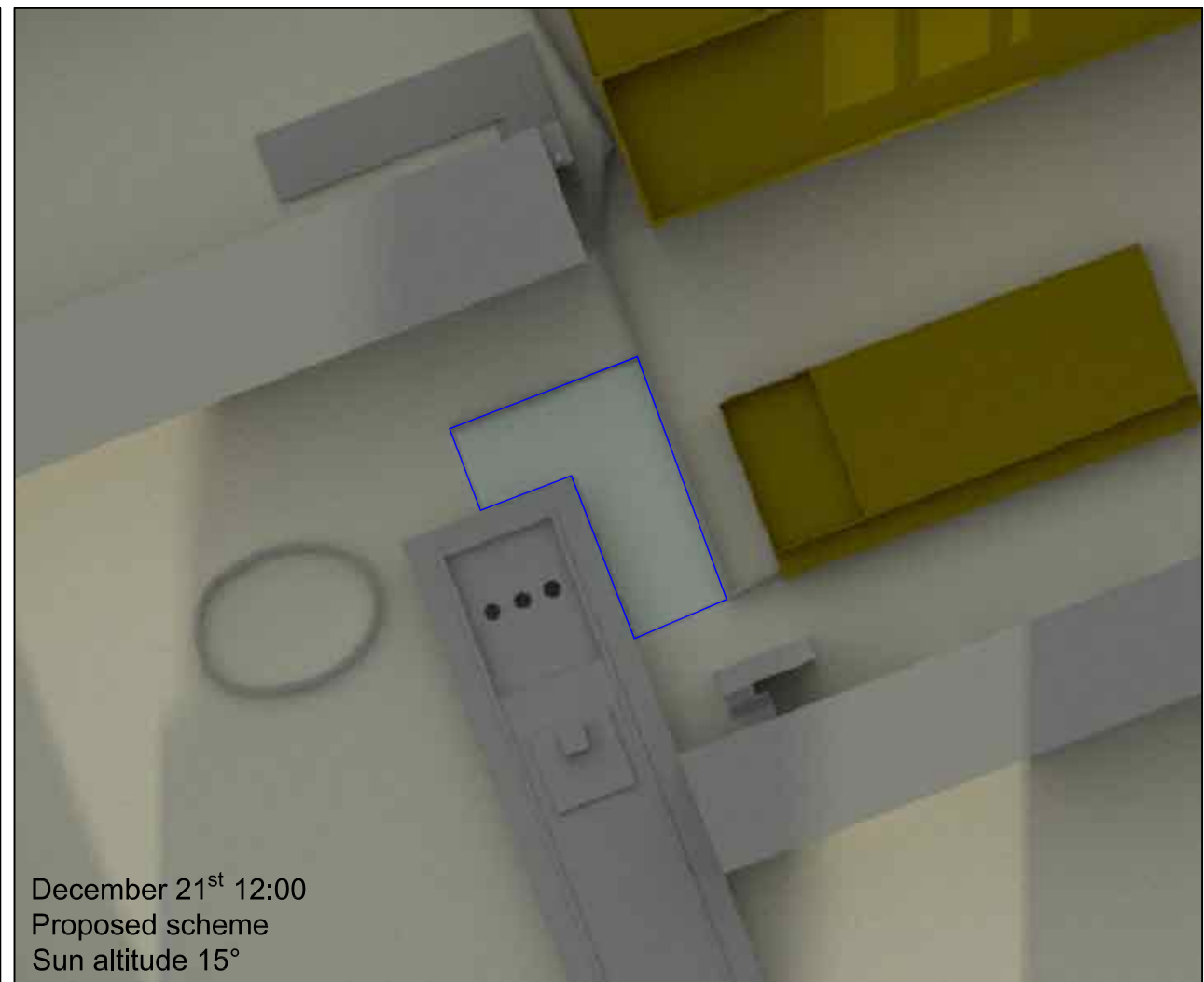
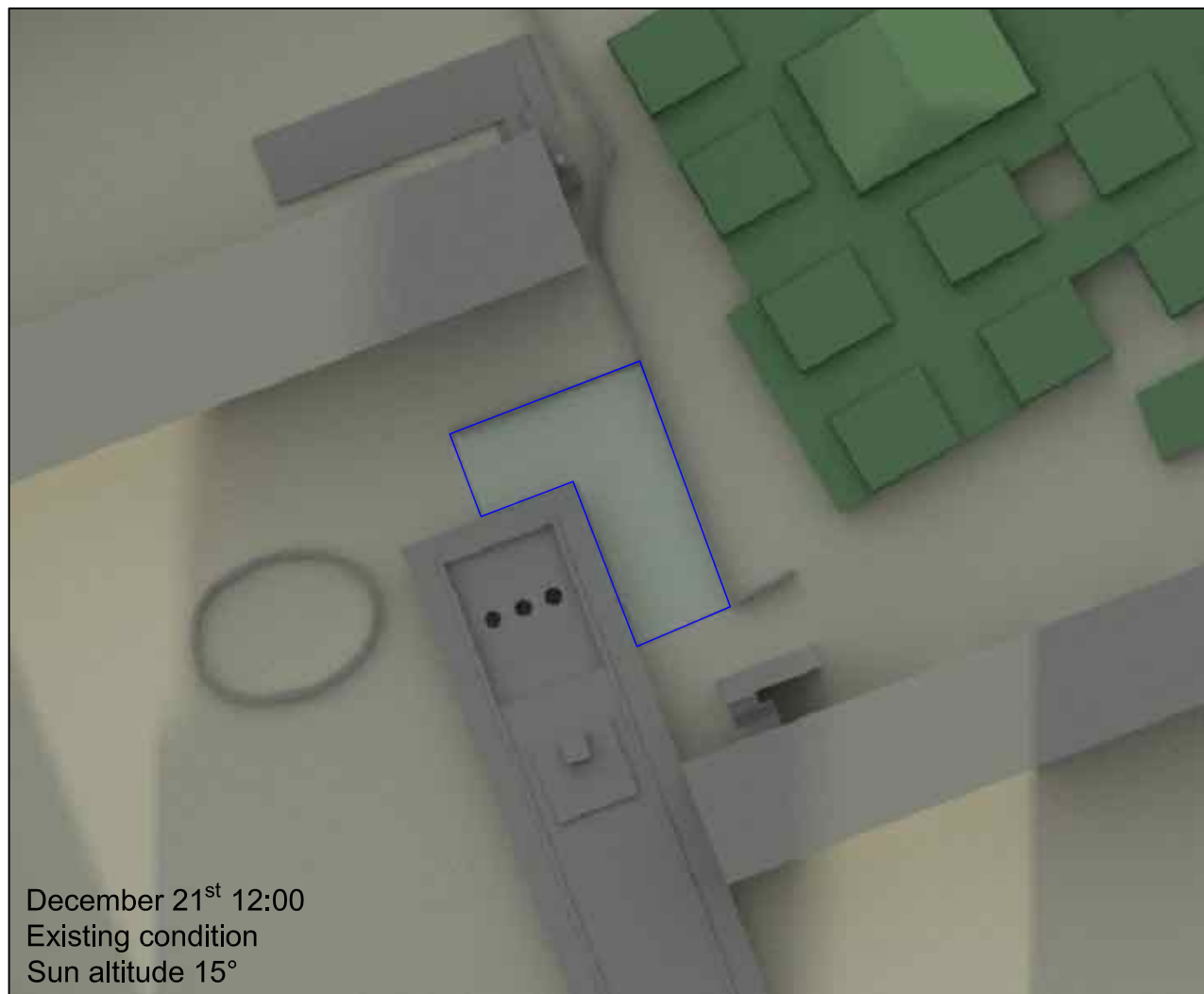
EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH SURVEY DRAWINGS/ 3D MODEL
Received on 16/09/16.

PROPOSED BUILDINGS
HAWKINS BROWN DRAWINGS/ 3D MODEL
Received on 05/06/17

0m 5m 10m 15m 20m 25m

TRANSIENT

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CLIENT: CITY OF LONDON CORPORATION		
PROJECT TITLE: CITY OF LONDON PRIMARY ACADEMY ISLINGTON EC1		
SCHEME REF: SCHEME RECEIVED:- 05/06/17		
DRAWING TITLE: TRANSIENT OVERSHADOWING GOLDEN LANE ALLOTMENTS 21st DECEMBER		
MODELLED BY:/ DRAWN BY: BS	DATE: 19/10/17	SCALE: 1:500
DRAWING No: ROL7520_06_320		REVISION:
OVERSHADOWING		




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Fax: 020 7065 2779
Web: www.ansteyhorne.co.uk

LEGEND:

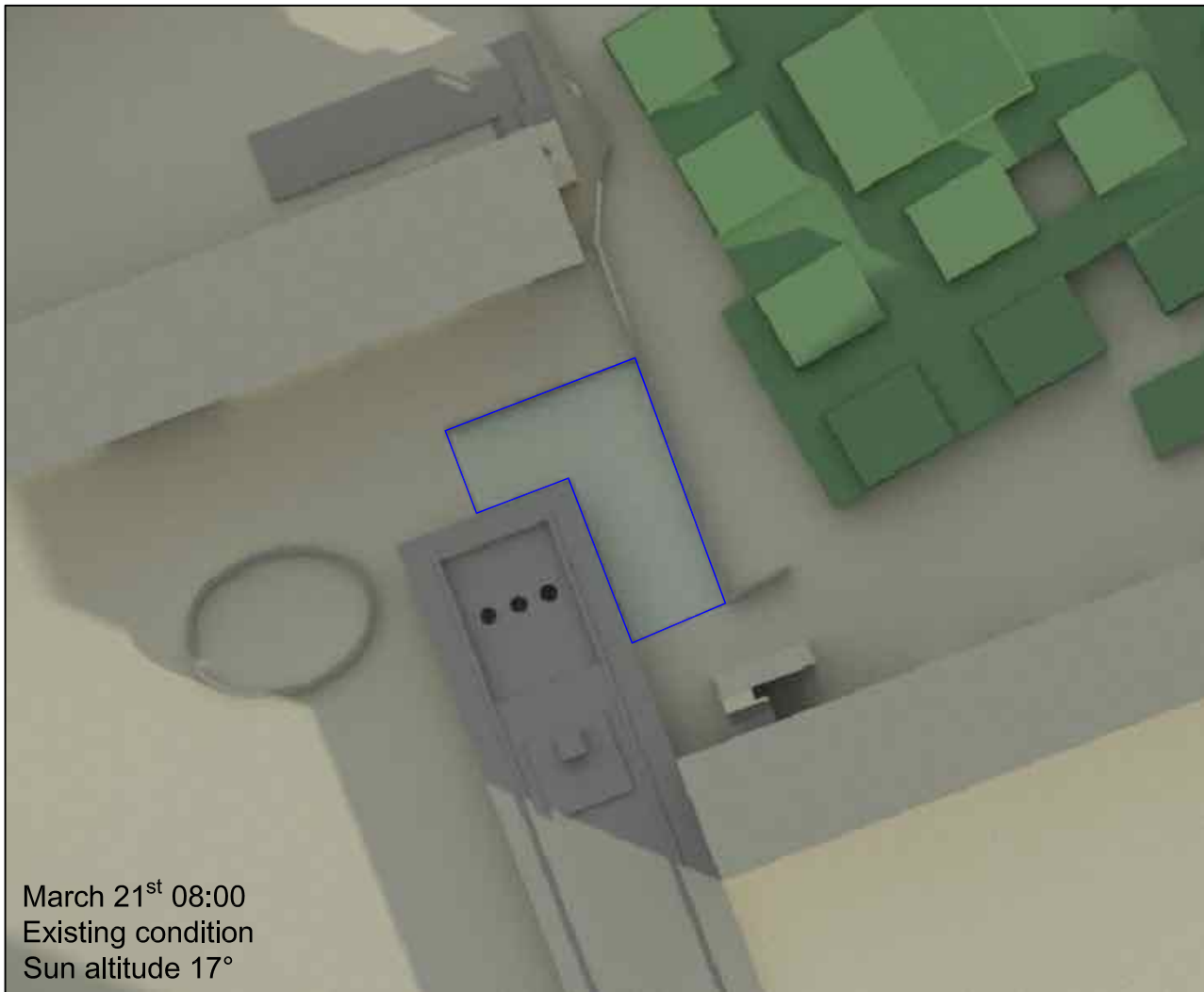
SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH SURVEY DRAWINGS/ 3D MODEL
 Received on 16/09/16.

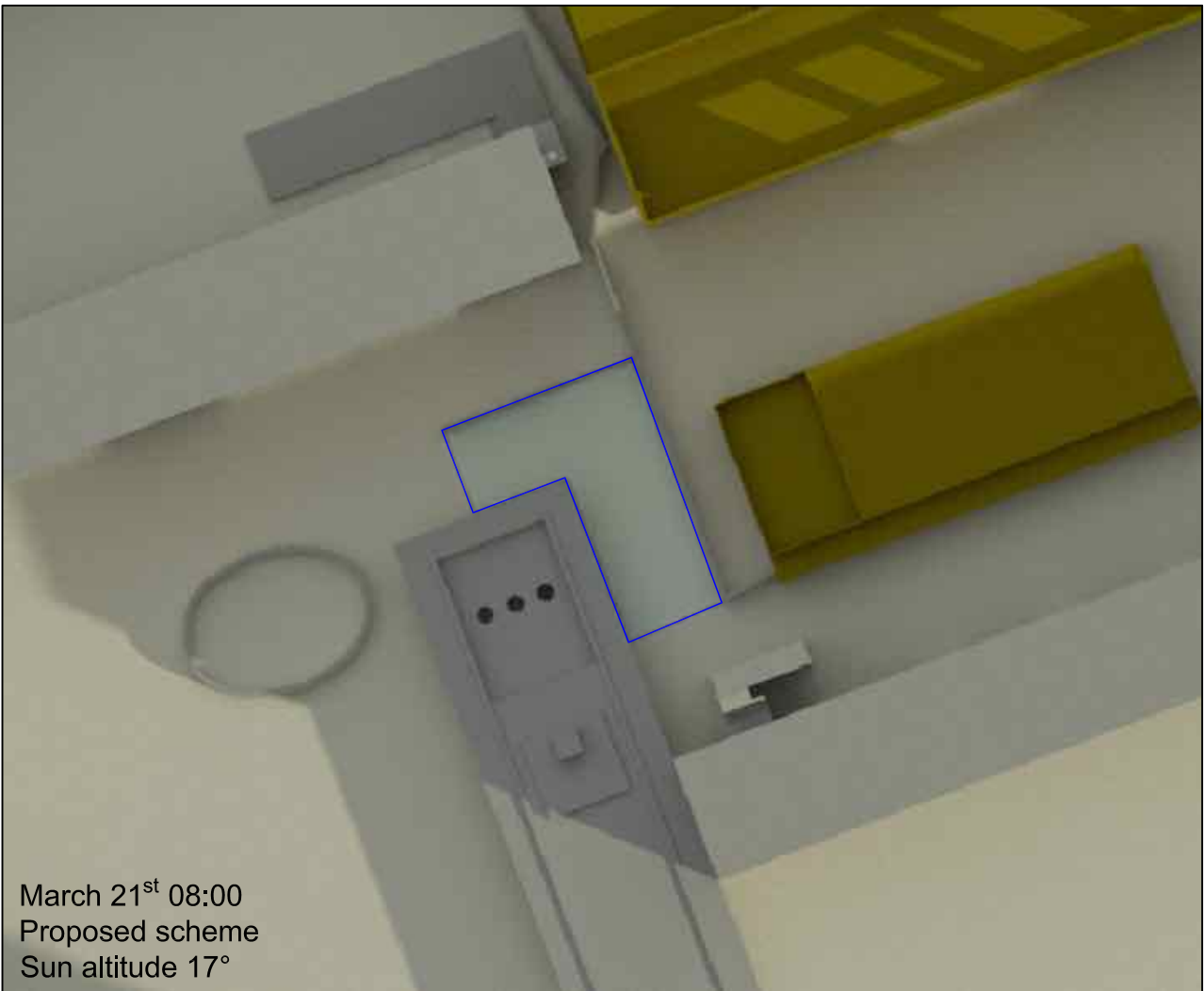
PROPOSED BUILDINGS
HAWKINS BROWN DRAWINGS/ 3D MODEL
 Received on 05/06/17

TRANSIENT

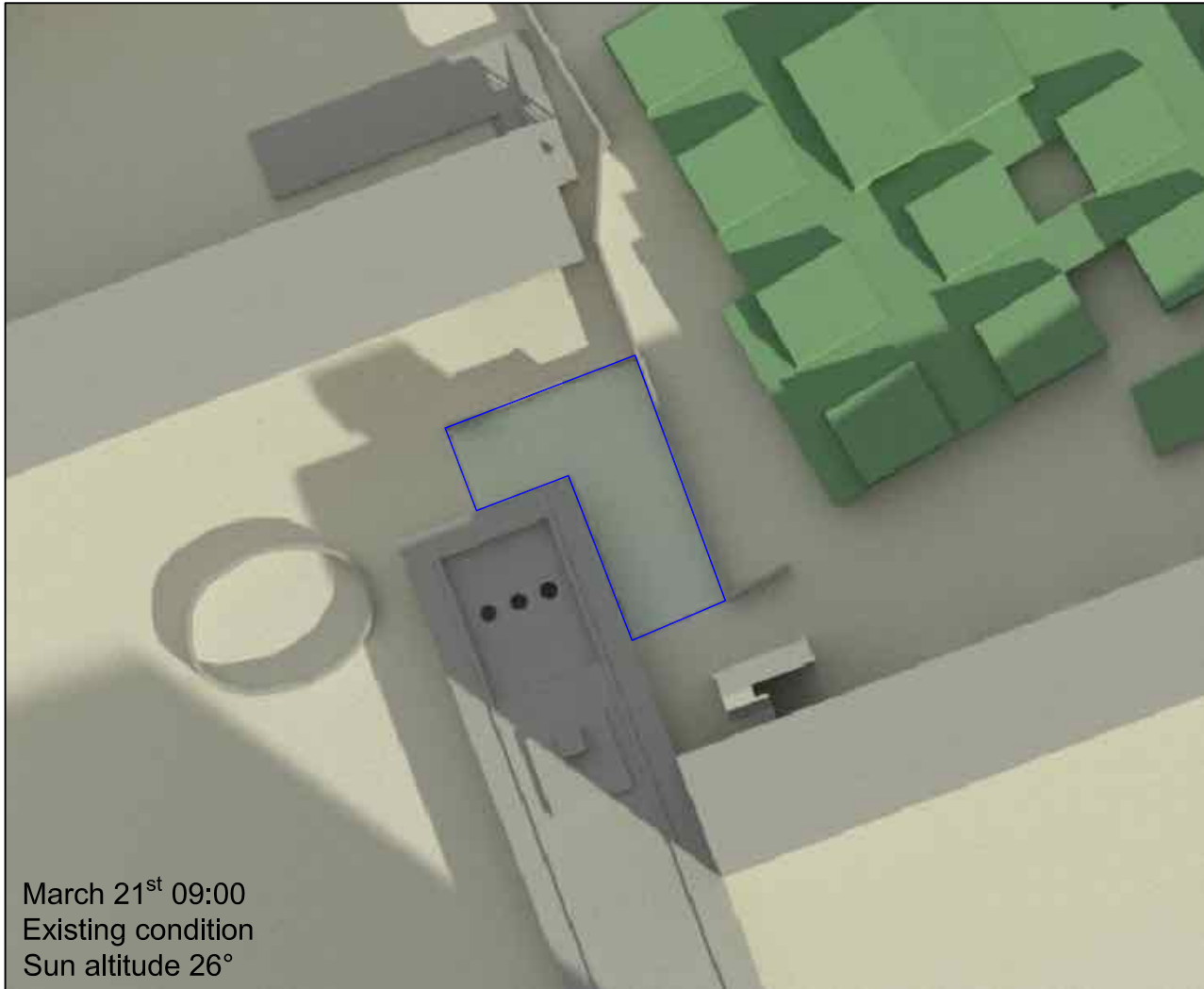
REV	DESCRIPTION			DATE	
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CLIENT:	CITY OF LONDON CORPORATION				
PROJECT TITLE:	CITY OF LONDON PRIMARY ACADEMY ISLINGTON EC1				
SCHEME REF:	SCHEME RECEIVED:- 05/06/17				
DRAWING TITLE:	TRANSIENT OVERSHADOWING GOLDEN LANE ALLOTMENTS 21st DECEMBER				
MODELL BY / DRAWN BY: BS		DATE: 19/10/17	SCALE: 1:500	A3	
DRAWING No: ROL7520_06_321				REVISION:	
OVERSHADOWING					



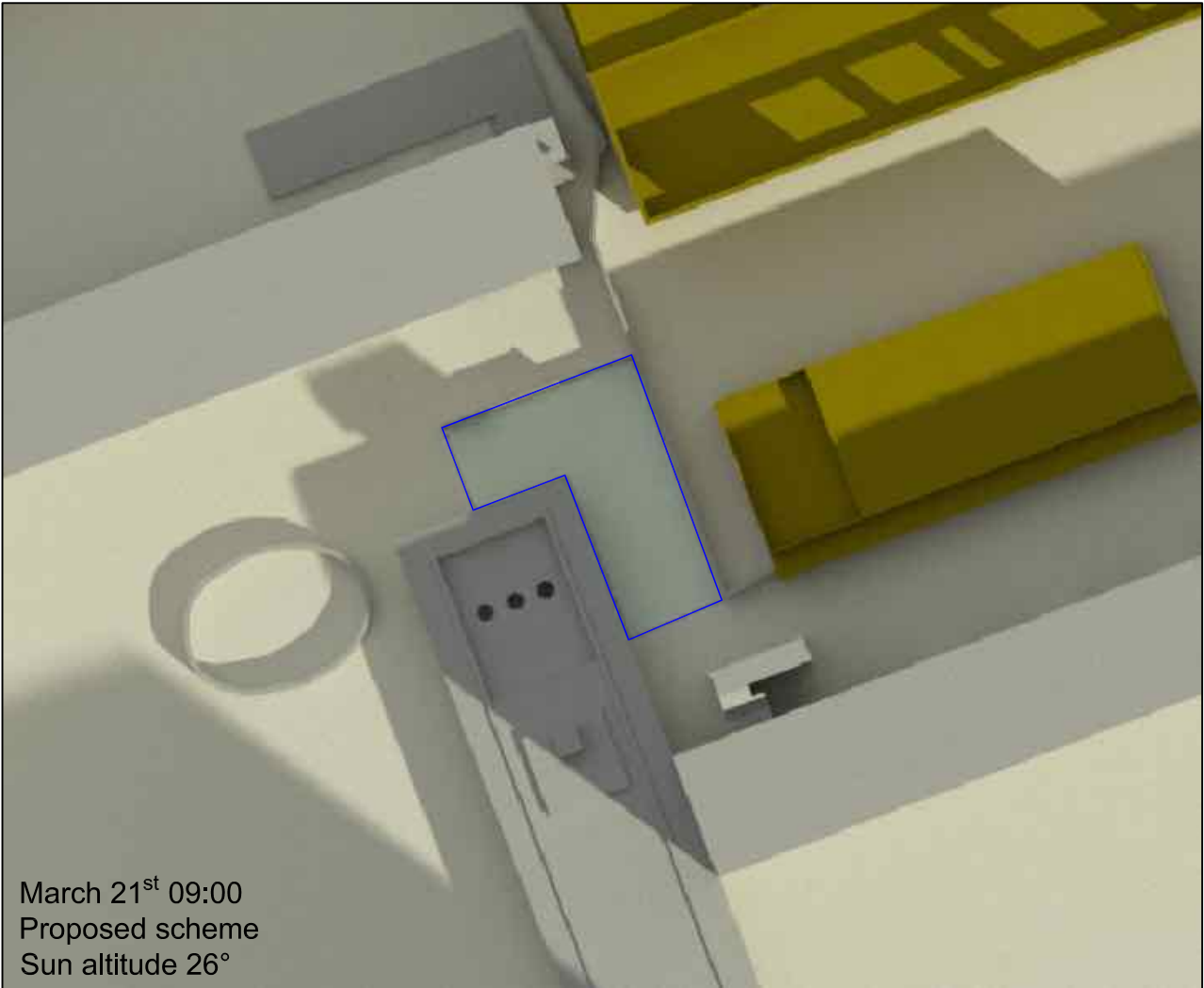
March 21st 08:00
Existing condition
Sun altitude 17°



March 21st 08:00
Proposed scheme
Sun altitude 17°



March 21st 09:00
Existing condition
Sun altitude 26°



March 21st 09:00
Proposed scheme
Sun altitude 26°

LEGEND:

SOURCES OF INFORMATION:

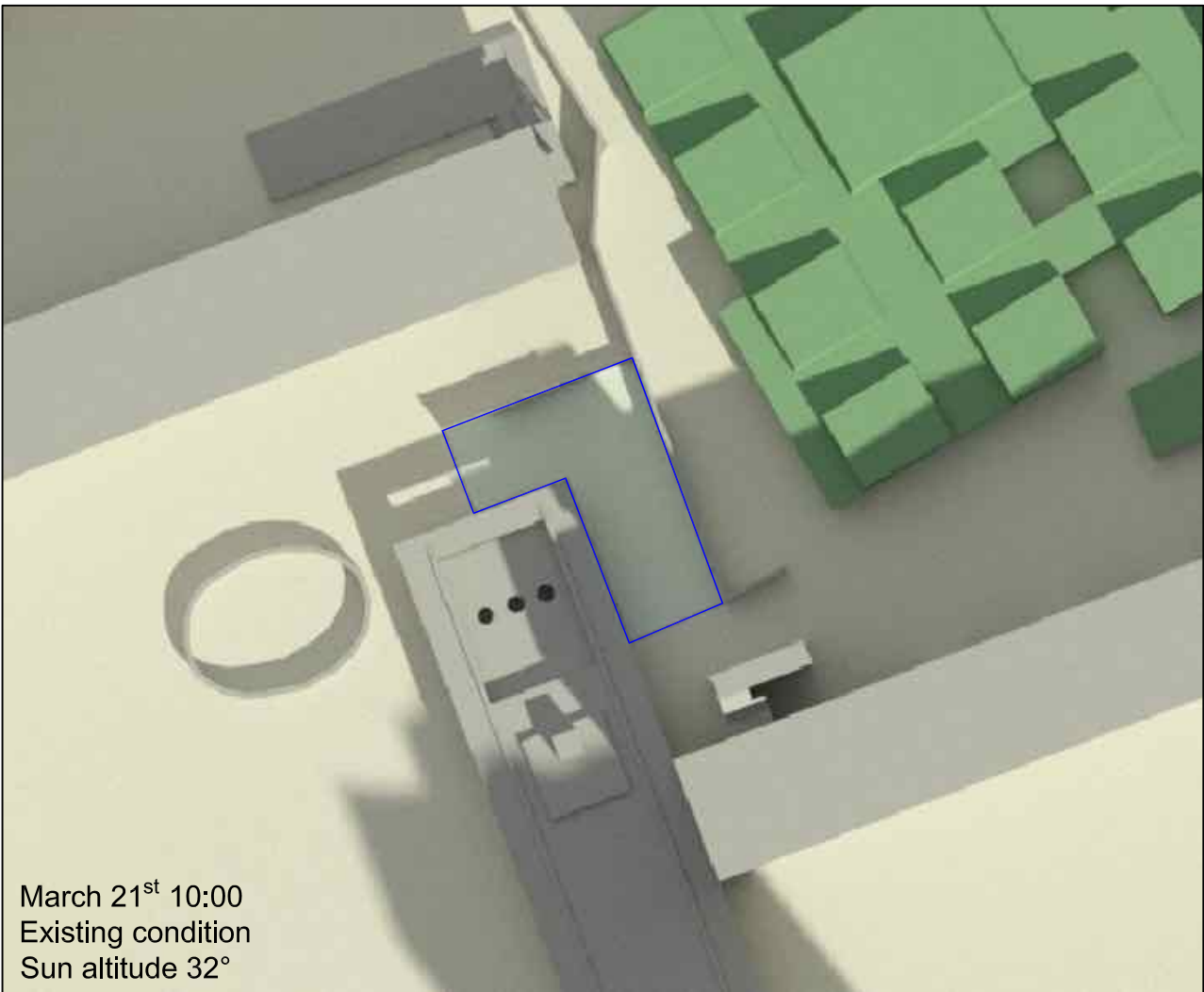
EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH SURVEY DRAWINGS/ 3D MODEL
Received on 16/09/16.

PROPOSED BUILDINGS
HAWKINS BROWN DRAWINGS/ 3D MODEL
Received on 05/06/17

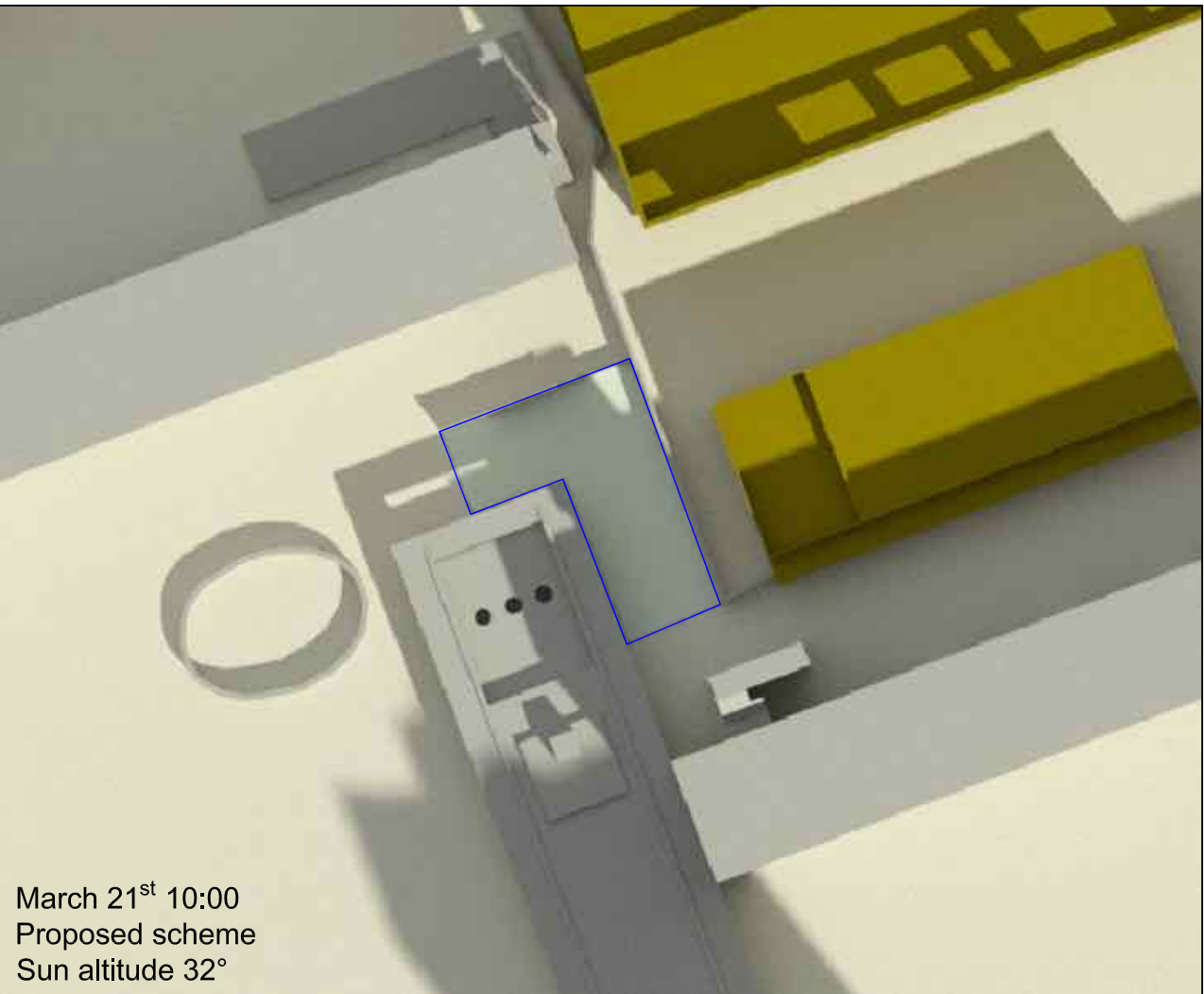
0m 5m 10m 15m 20m 25m

TRANSIENT

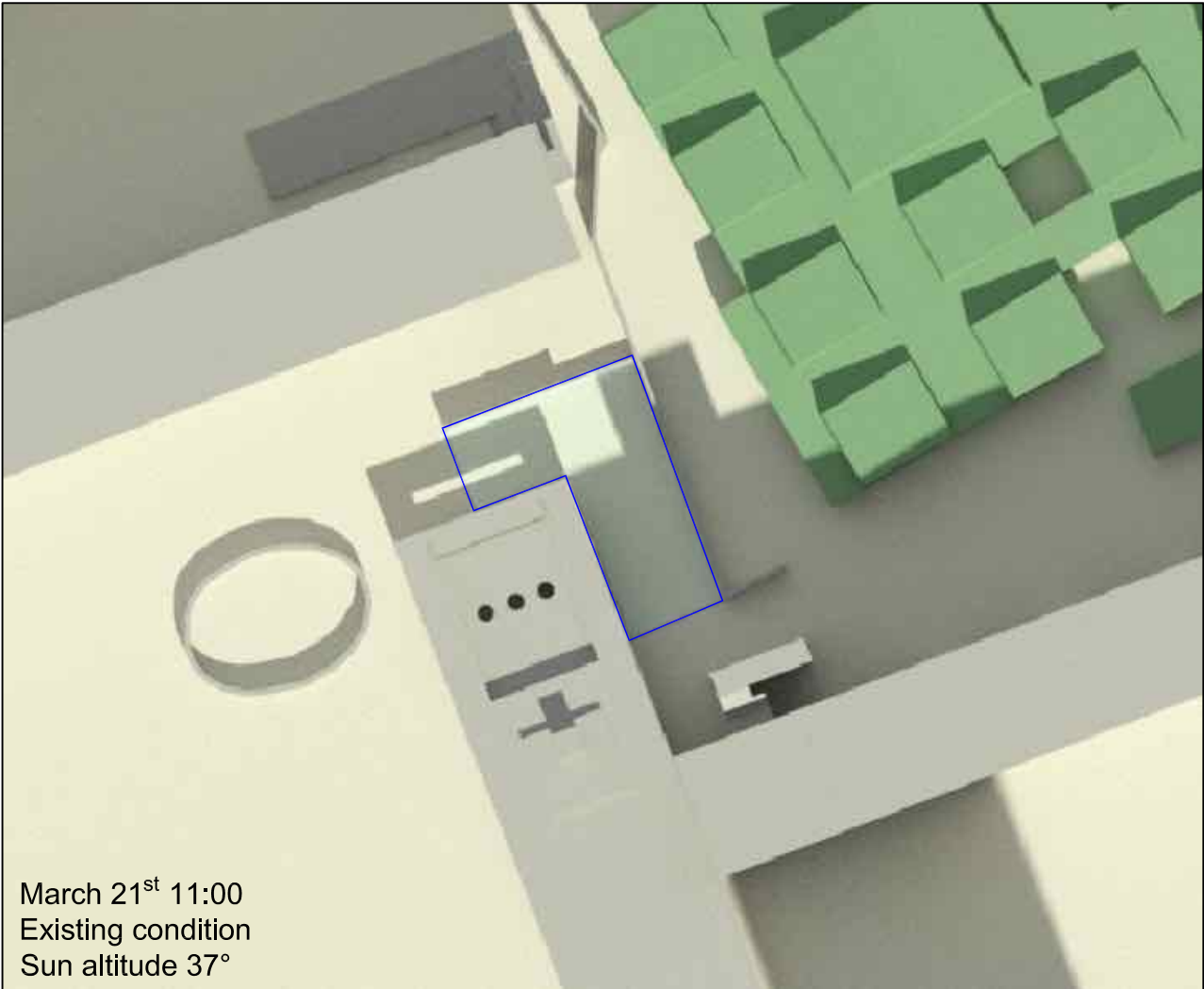
REV	DESCRIPTION	DATE
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CLIENT: CITY OF LONDON CORPORATION		
PROJECT TITLE: CITY OF LONDON PRIMARY ACADEMY ISLINGTON EC1		
SCHEME REF: SCHEME RECEIVED:- 05/06/17		
DRAWING TITLE: TRANSIENT OVERSHADOWING GOLDEN LANE ALLOTMENTS 21st MARCH		
MODELLED BY:/ DRAWN BY: BS	DATE: 19/10/17	SCALE: 1:500
DRAWING No: ROL7520_06_322		REVISION:
OVERSHADOWING		



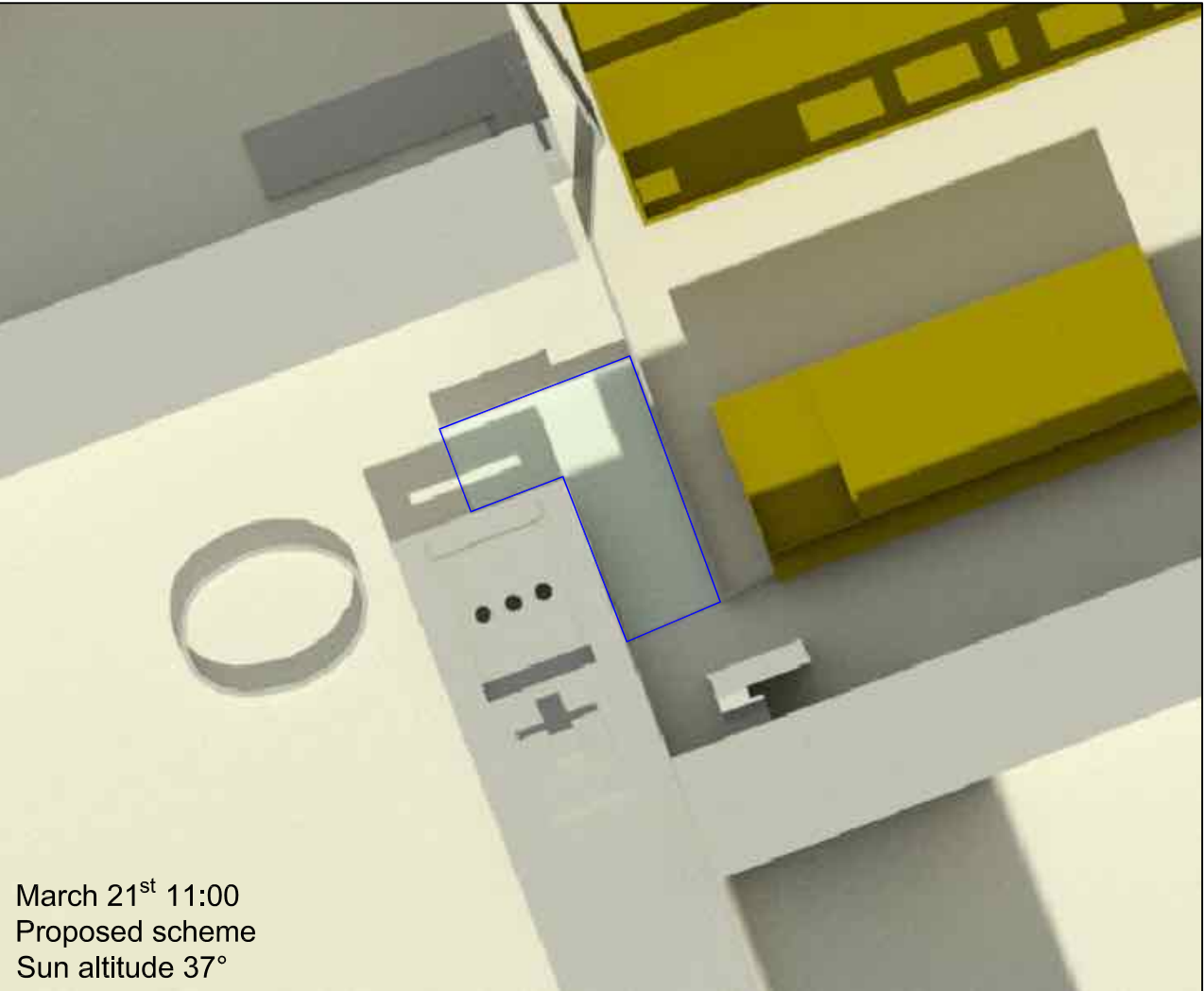
March 21st 10:00
Existing condition
Sun altitude 32°



March 21st 10:00
Proposed scheme
Sun altitude 32°



March 21st 11:00
Existing condition
Sun altitude 37°



March 21st 11:00
Proposed scheme
Sun altitude 37°

LEGEND:

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH SURVEY DRAWINGS/ 3D MODEL
Received on 16/09/16.

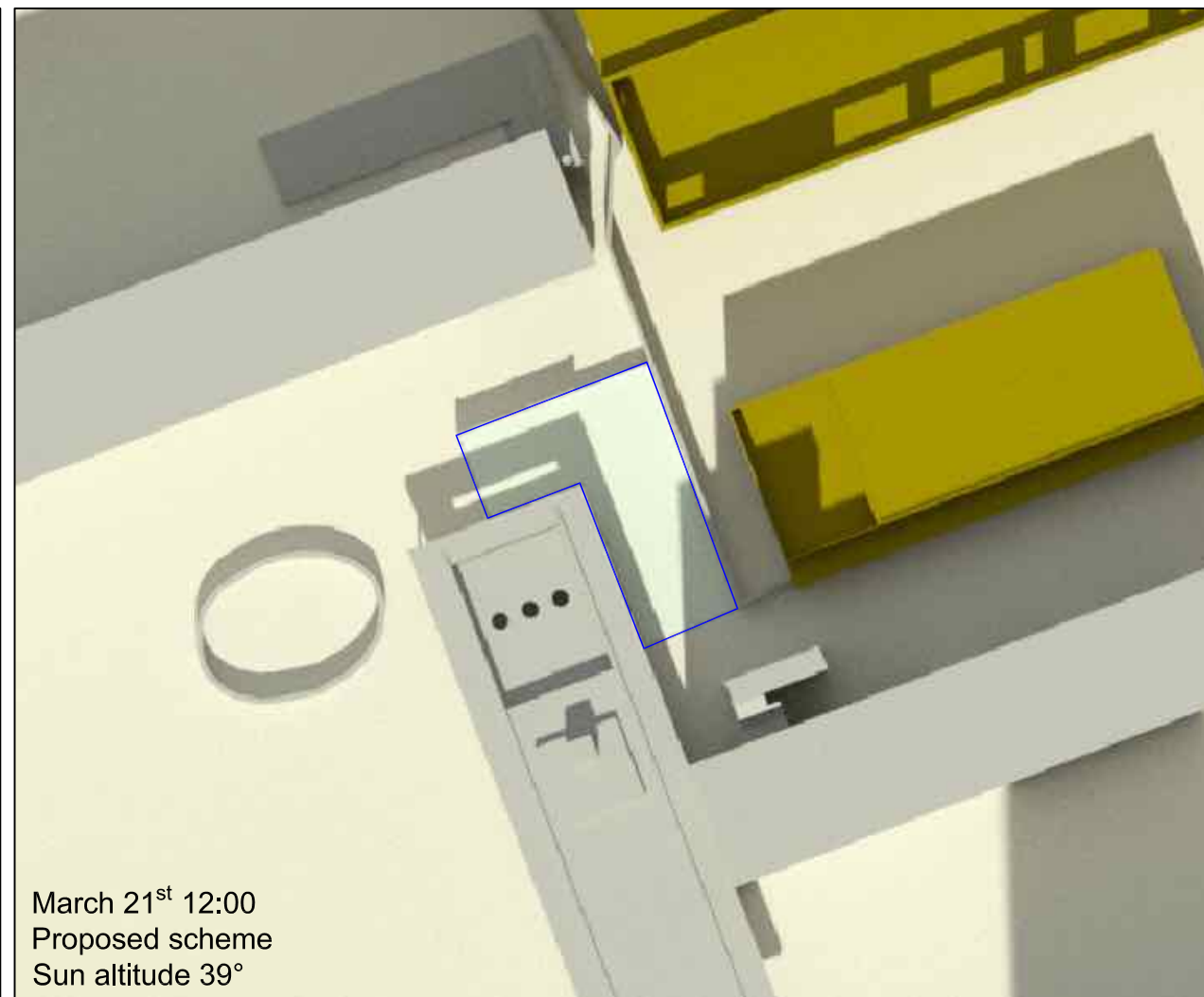
PROPOSED BUILDINGS
HAWKINS BROWN DRAWINGS/ 3D MODEL
Received on 05/06/17

0m 5m 10m 15m 20m 25m

TRANSIENT

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	PROJECT TITLE: CITY OF LONDON PRIMARY ACADEMY ISLINGTON EC1	
	SCHEME REF: SCHEME RECEIVED:- 05/06/17	
	DRAWING TITLE: TRANSIENT OVERSHADOWING GOLDEN LANE ALLOTMENTS 21st MARCH	
MODELLED BY: BS	DRAWN BY: BS	DATE: 19/10/17
SCALE: 1:500		A3
DRAWING No: ROL7520_06_323		REVISION:

OVERSHADOWING



AnsteyHorne

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London
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Web: www.ansteyhorne.co.uk

LEGEND:

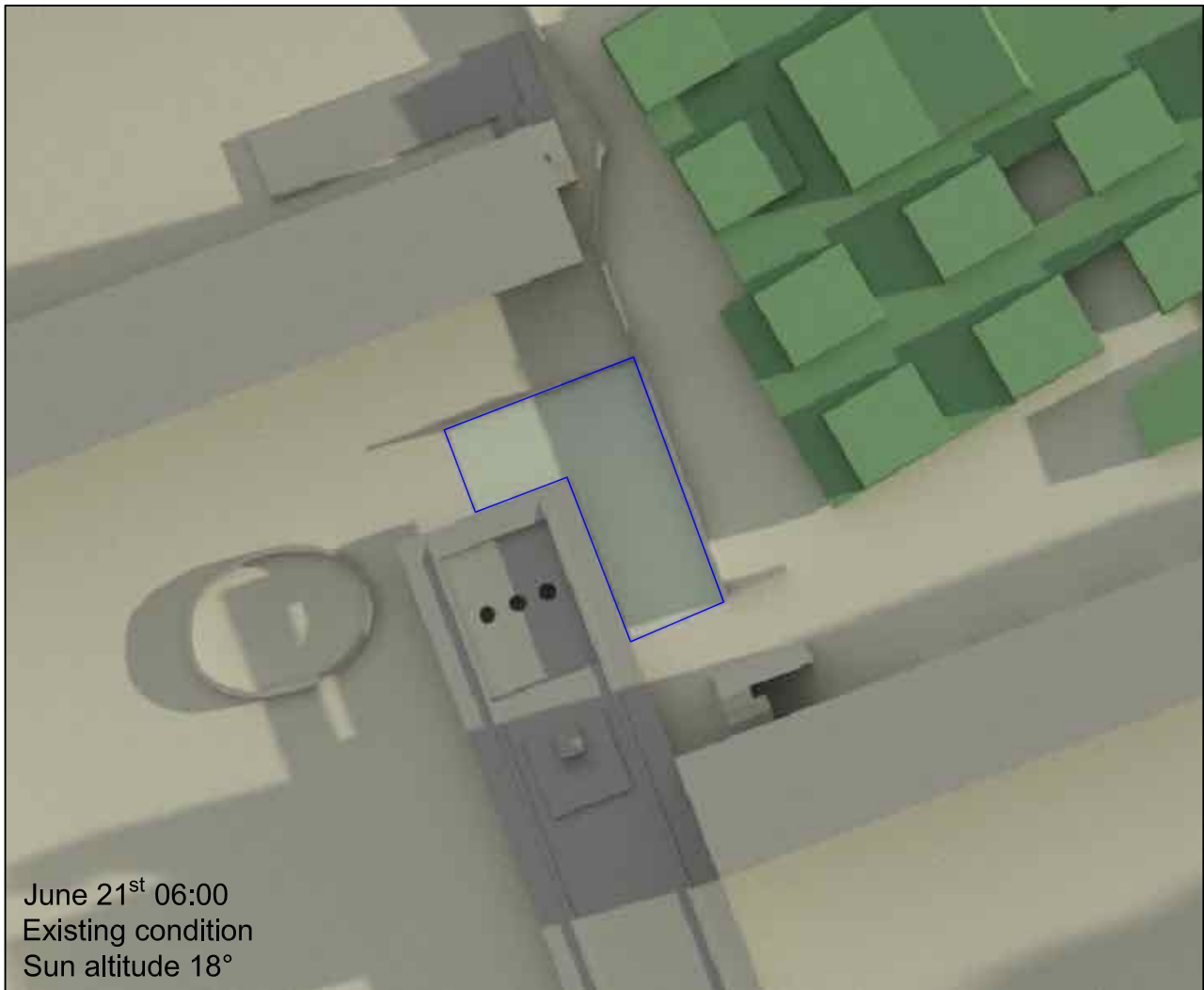
SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH SURVEY DRAWINGS/ 3D MODEL
Received on 16/09/16.

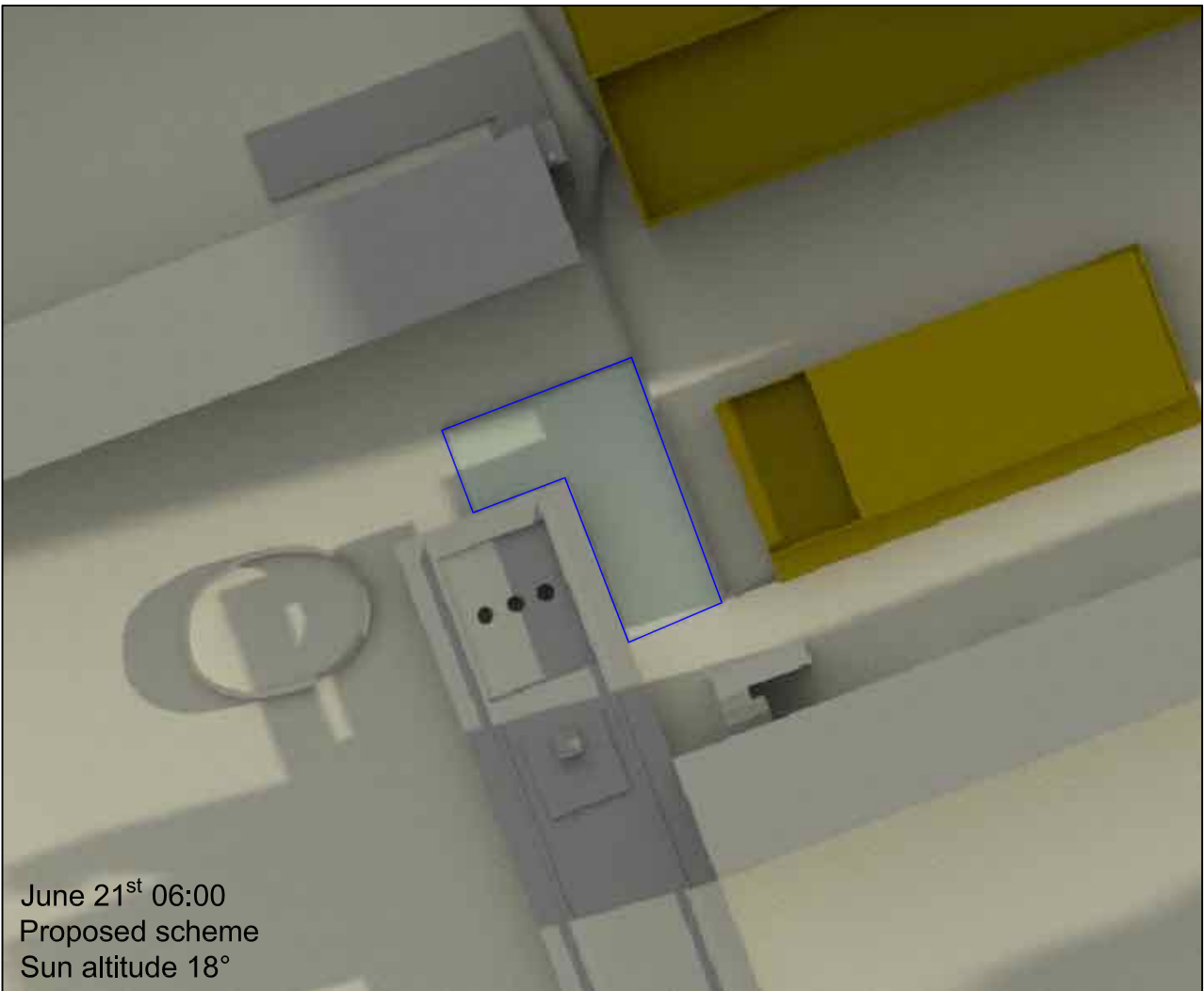
PROPOSED BUILDINGS
HAWKINS BROWN DRAWINGS/ 3D MODEL
Received on 05/06/17

TRANSIENT

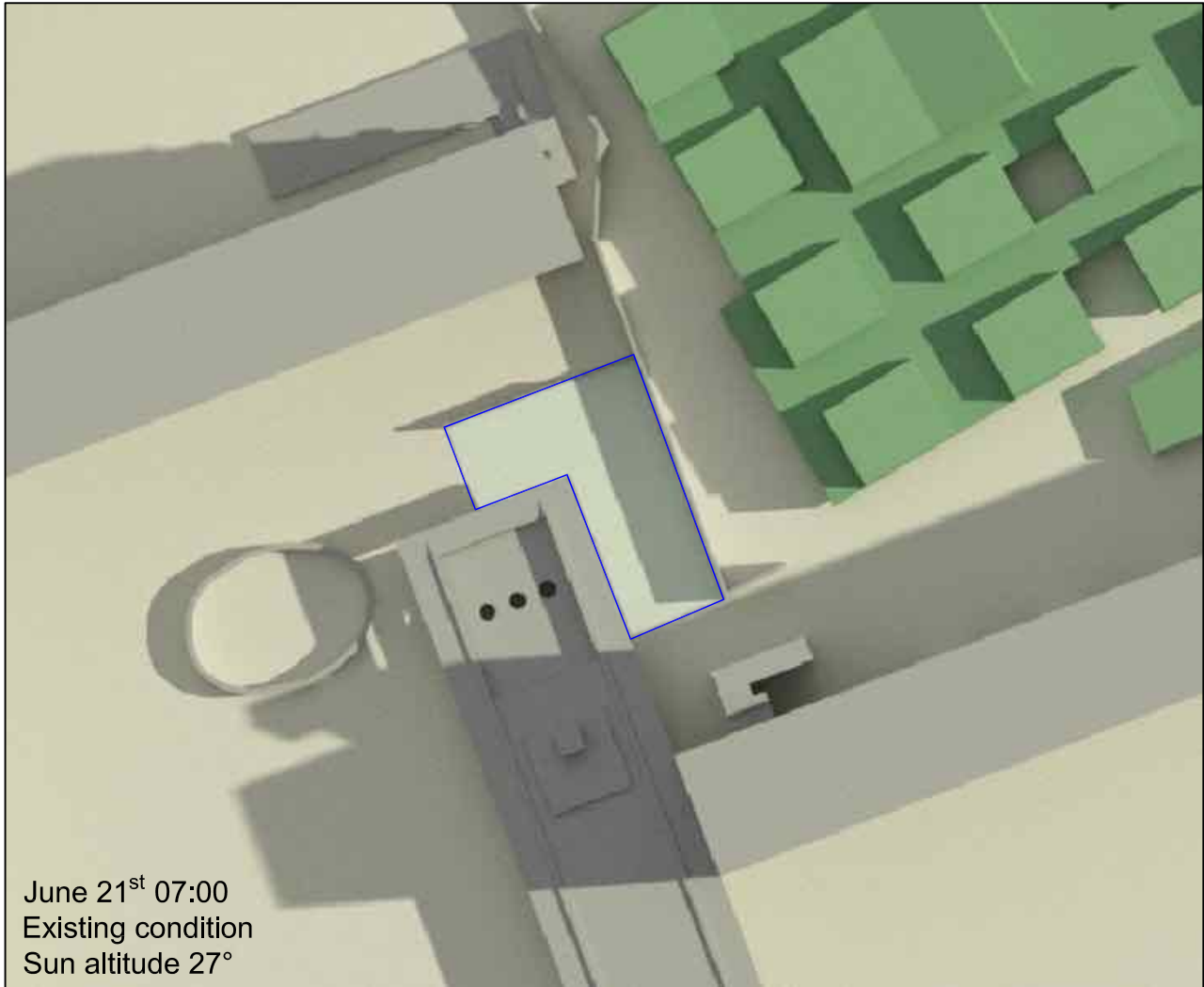
REV	DESCRIPTION			DATE	
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CLIENT: CITY OF LONDON CORPORATION					
PROJECT TITLE: CITY OF LONDON PRIMARY ACADEMY ISLINGTON EC1					
SCHEME REF: SCHEME RECEIVED:- 05/06/17					
DRAWING TITLE: TRANSIENT OVERSHADOWING GOLDEN LANE ALLOTMENTS 21st MARCH					
MODELLED BY: DRAWN BY: BS		DATE: 19/10/17	SCALE: 1:500	A3	
DRAWING No: ROL7520_06_324				REVISION:	
OVERSHADOWING					



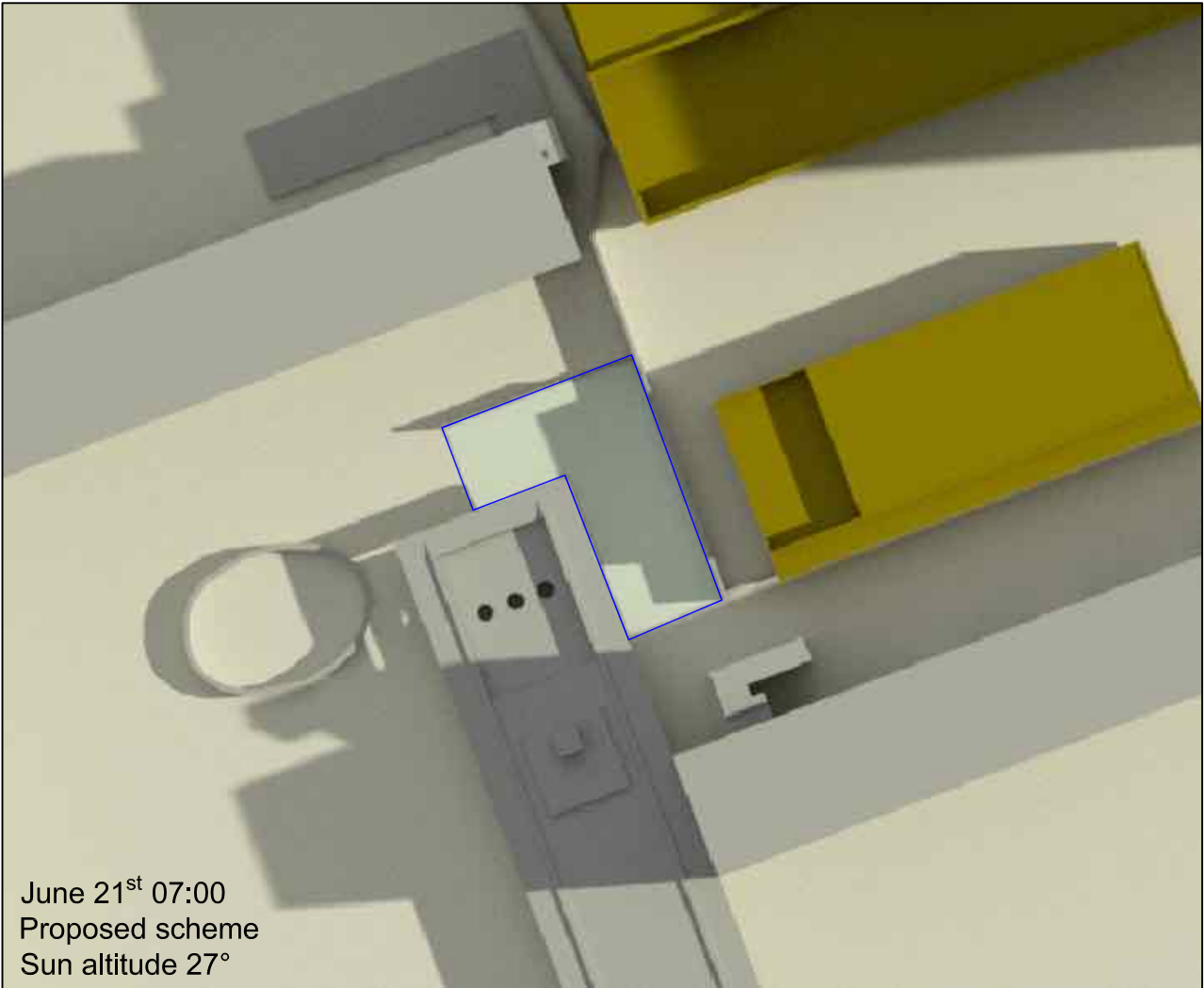
June 21st 06:00
Existing condition
Sun altitude 18°



June 21st 06:00
Proposed scheme
Sun altitude 18°



June 21st 07:00
Existing condition
Sun altitude 27°



June 21st 07:00
Proposed scheme
Sun altitude 27°

LEGEND:

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH SURVEY DRAWINGS/ 3D MODEL
Received on 16/09/16.

PROPOSED BUILDINGS
HAWKINS BROWN DRAWINGS/ 3D MODEL
Received on 05/06/17



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CLIENT: CITY OF LONDON CORPORATION

PROJECT TITLE: CITY OF LONDON PRIMARY ACADEMY
ISLINGTON EC1

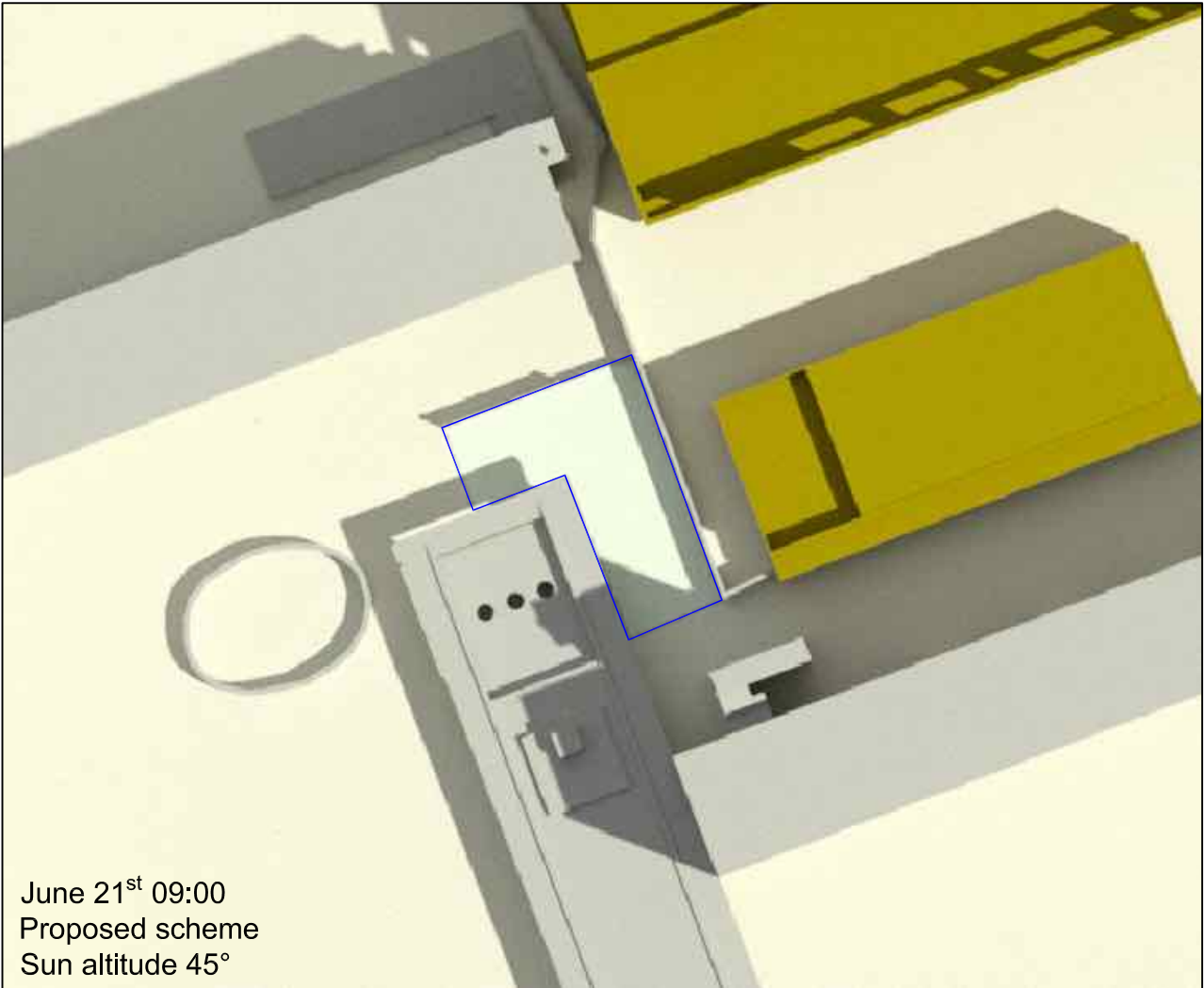
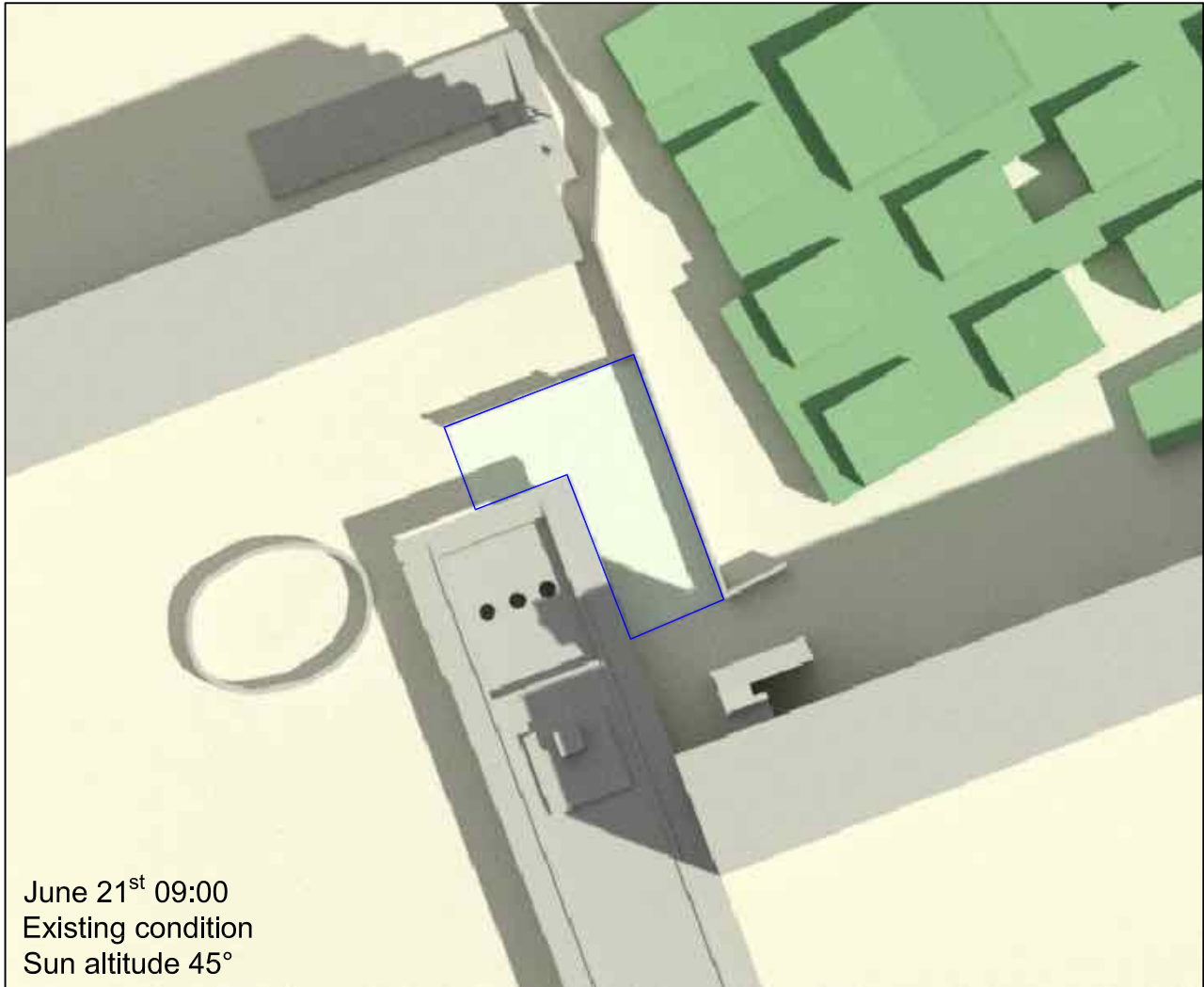
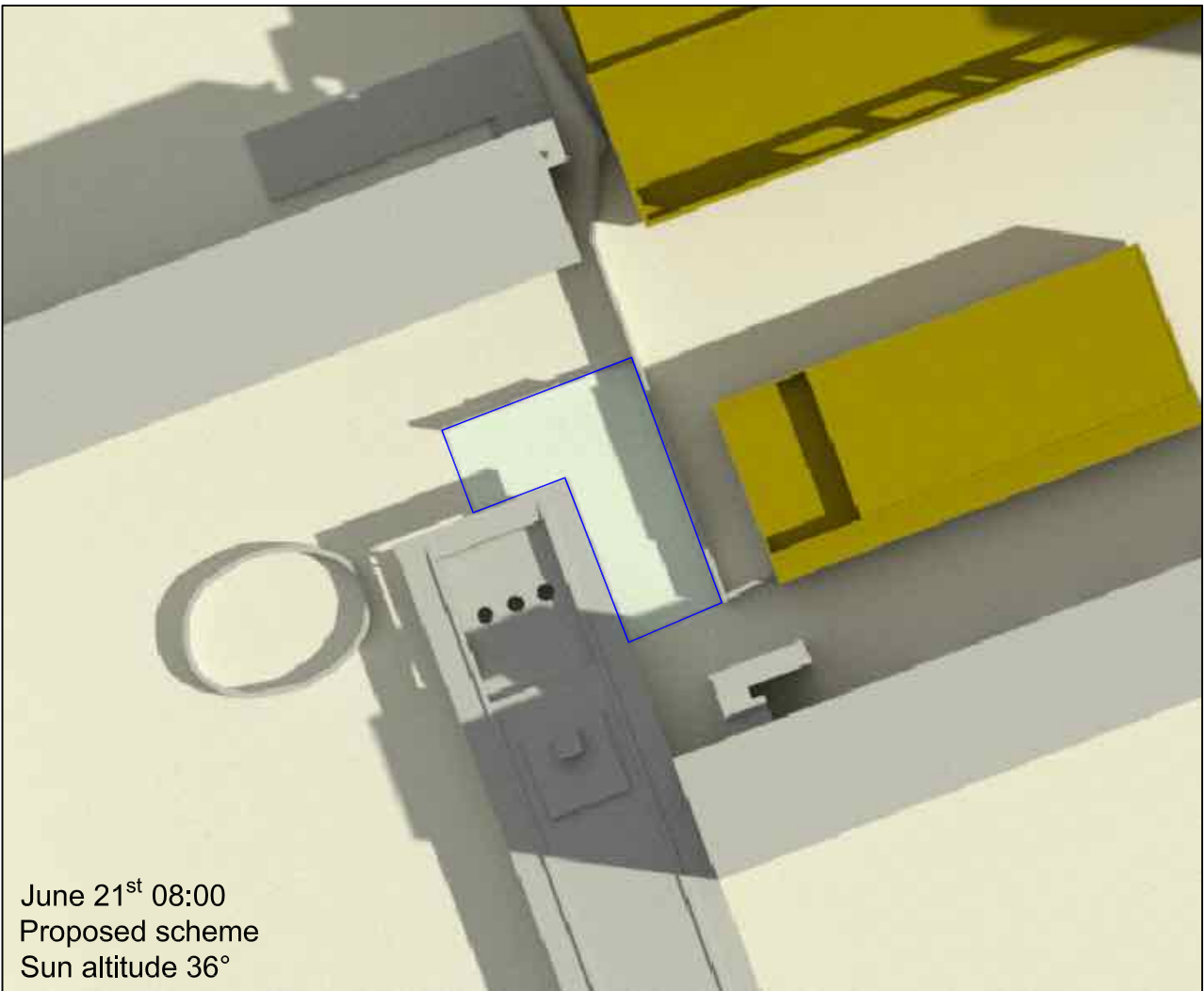
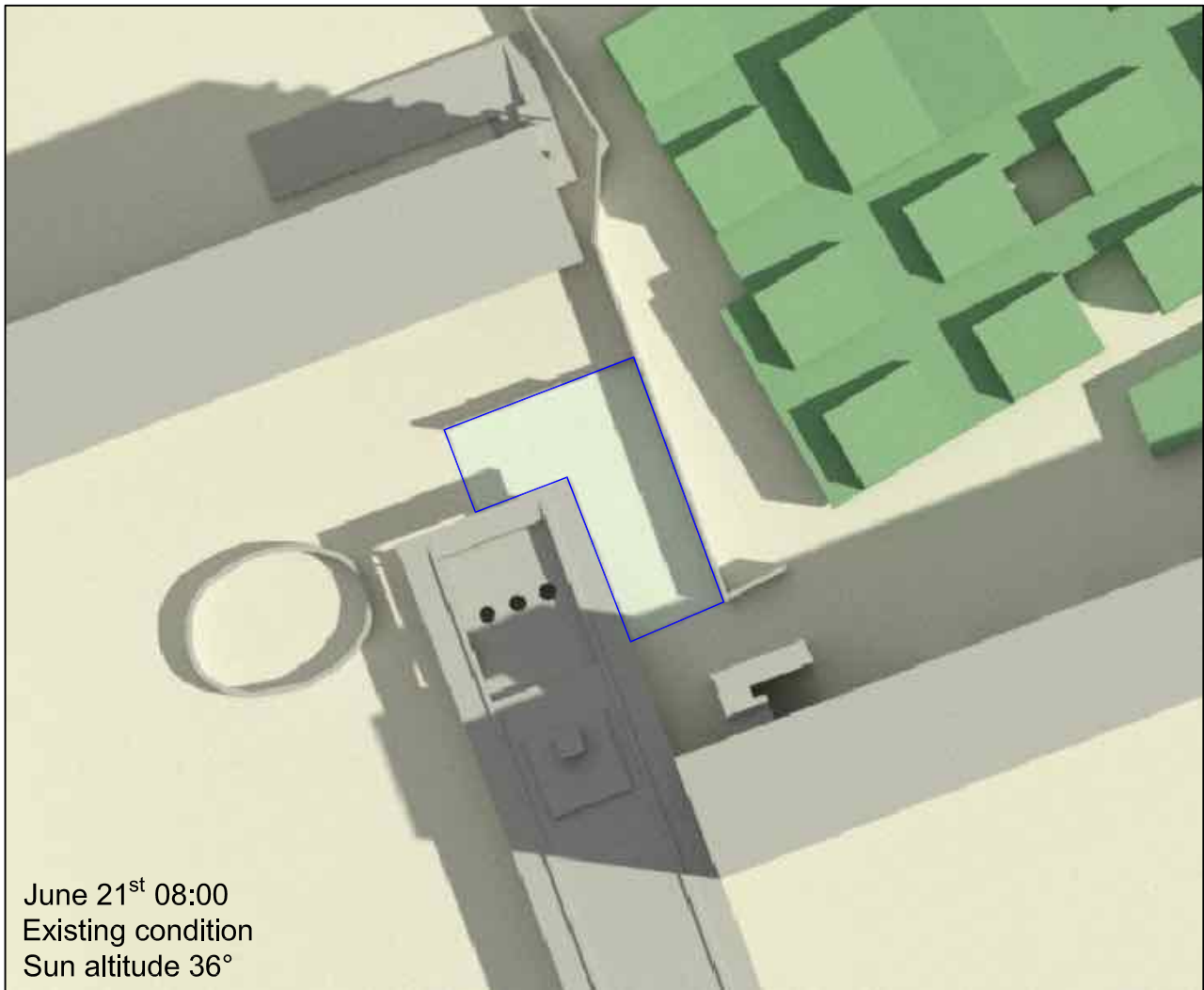
SCHEME REF: SCHEME RECEIVED:- 05/06/17


DRAWING TITLE: TRANSIENT OVERSHADOWING
GOLDEN LANE ALLOTMENTS
21st JUNE

MODELLED BY:/ DRAWN BY: BS DATE: 19/10/17 SCALE: 1:500 A3

DRAWING No: ROL7520_06_325 REVISION:

OVERSHADOWING





CHARTERED SURVEYORS
4 Chiswell Street,
London
EC1Y 4UP

Tel: 020 7065 2770
Fax: 020 7065 2779
Web: www.ansteyhorne.co.uk

LEGEND:

SOURCES OF INFORMATION:

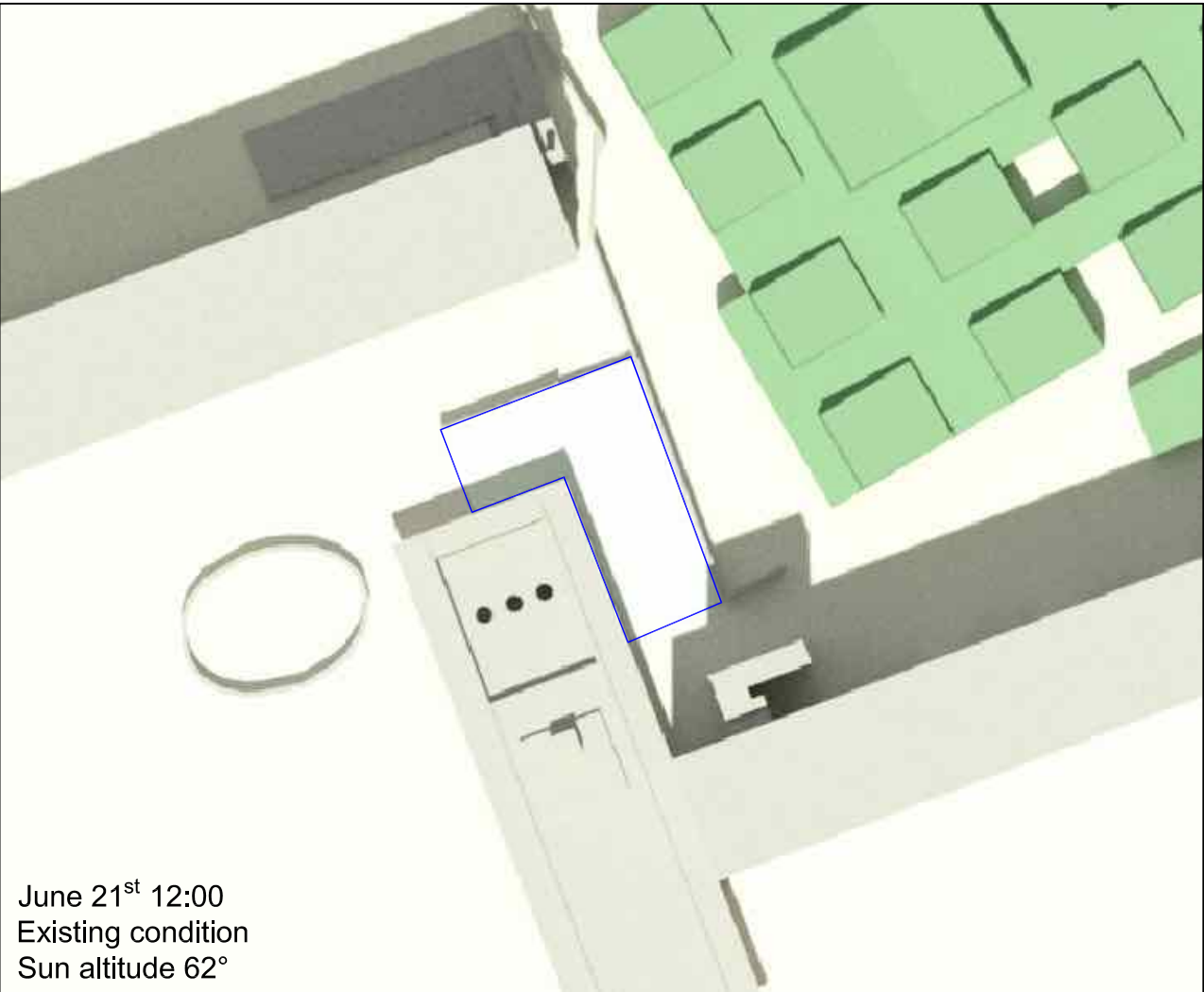
EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH SURVEY DRAWINGS/ 3D MODEL
Received on 16/09/16.

PROPOSED BUILDINGS
HAWKINS BROWN DRAWINGS/ 3D MODEL
Received on 05/06/17

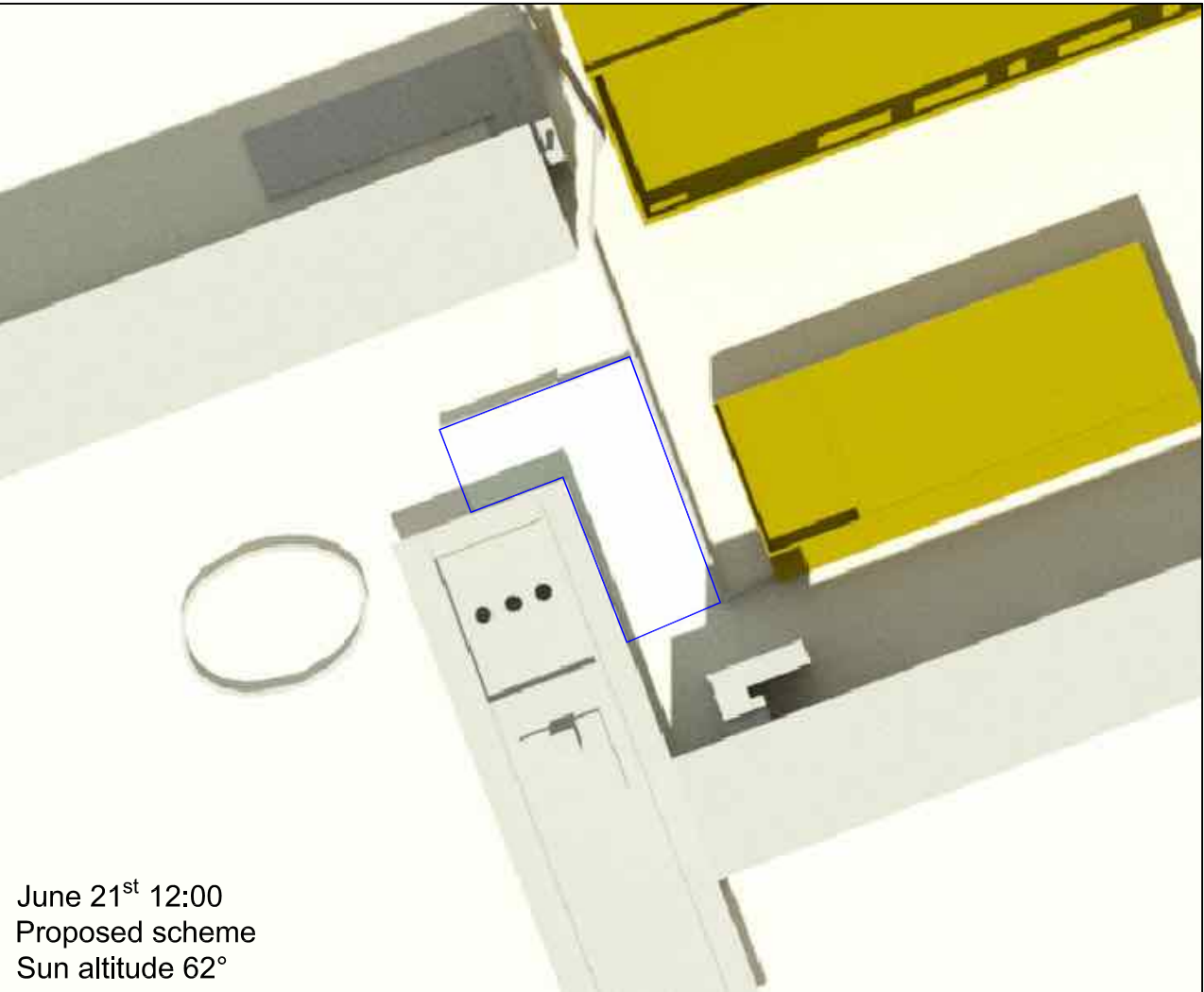
0m 5m 10m 15m 20m 25m

TRANSIENT

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	CLIENT: CITY OF LONDON CORPORATION	
	PROJECT TITLE: CITY OF LONDON PRIMARY ACADEMY ISLINGTON EC1	
	SCHEME REF: SCHEME RECEIVED:- 05/06/17	
	DRAWING TITLE: TRANSIENT OVERSHADOWING GOLDEN LANE ALLOTMENTS 21st JUNE	
MODELLED BY: BS	DRAWN BY: BS	DATE: 19/10/17
SCALE: 1:500	A3	
DRAWING No: ROL7520_06_326		REVISION:
OVERSHADOWING		



June 21st 12:00
Existing condition
Sun altitude 62°



June 21st 12:00
Proposed scheme
Sun altitude 62°

LEGEND:

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
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Received on 16/09/16.

PROPOSED BUILDINGS
HAWKINS BROWN DRAWINGS/ 3D MODEL
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CLIENT:	CITY OF LONDON CORPORATION	
PROJECT TITLE:	CITY OF LONDON PRIMARY ACADEMY ISLINGTON EC1	
SCHEME REF:	SCHEME RECEIVED:- 05/06/17	
DRAWING TITLE:	TRANSIENT OVERSHADOWING GOLDEN LANE ALLOTMENTS 21st JUNE	
MODELLED BY:/ DRAWN BY:	DATE:	SCALE:
BS	19/10/17	1:500
DRAWING No:		REVISION:
ROL7520_06_328		
OVERSHADOWING		

Chartered Surveyors, founded 1795

**Rights of Light and Party Wall
Consultants**
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