

Slough Borough Council
25 Windsor Road
Slough
SL1 2EL

7 May 2024

Re: (ROL01155) – Slough Trading Estate – Daylight and Sunlight

We write in respect of SEGRO's proposed Simplified Planning Zone (SPZ) massing for Slough Trading Estate. Anstey Horne have been commissioned to undertake a review of the daylight and sunlight position in support of the SPZ massing. This technical note therefore provides an overview of the daylight and sunlight assessments in order to understand and advise on the effects of the SPZ massing and, wherever possible, minimise the impact on the light to neighbouring residential properties.

We have carried out our assessments in accordance with the BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022). Our computer model of the surrounding context was compiled from the 3D land survey model provided by AccuCities, GPS data collected during our site visit on 18 October 2023 and aerial photography from Google Earth. We have been through an iterative process with the design team, working closely with SEGRO's architects to inform the design from a daylight and sunlight perspective.

In the first round of assessment, we modelled the SPZ massing based on Chetwoods Architects' 2D drawings received on 7 August 2023 and the heights advised by Stantec. We then carried out a Vertical Sky Component (VSC) testing to the façades of the neighbouring residential properties in the immediate vicinity of the site to see what extent their daylight (VSC) will be affected by the proposed envelope for the SPZ massing. In the initial VSC façade testing, detailed elements of the façade of the neighbouring residential properties such as balconies or other projecting overhangs were not considered.

Given the number of neighbouring residential properties that we considered in the assessment, we have distilled these down into property groups. We have tested 27 property groups in total and the results of the VSC façade testing helped us identify six 'pinch points' (property groups that did not satisfy the BRE recommended VSC values). Using these pinch points as the main drivers for further investigation, we created a VSC envelope that represents an SPZ massing to allow the receptors identified better access to daylight.

Further to the initial daylight testing, we also considered the sunlight performance of the gardens and amenity spaces attached to the neighbouring residential properties, as well as the sunlight performance of the façades of the neighbouring residential properties.



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LONDON BIRMINGHAM MANCHESTER BRISTOL PLYMOUTH NORWICH CARDIFF

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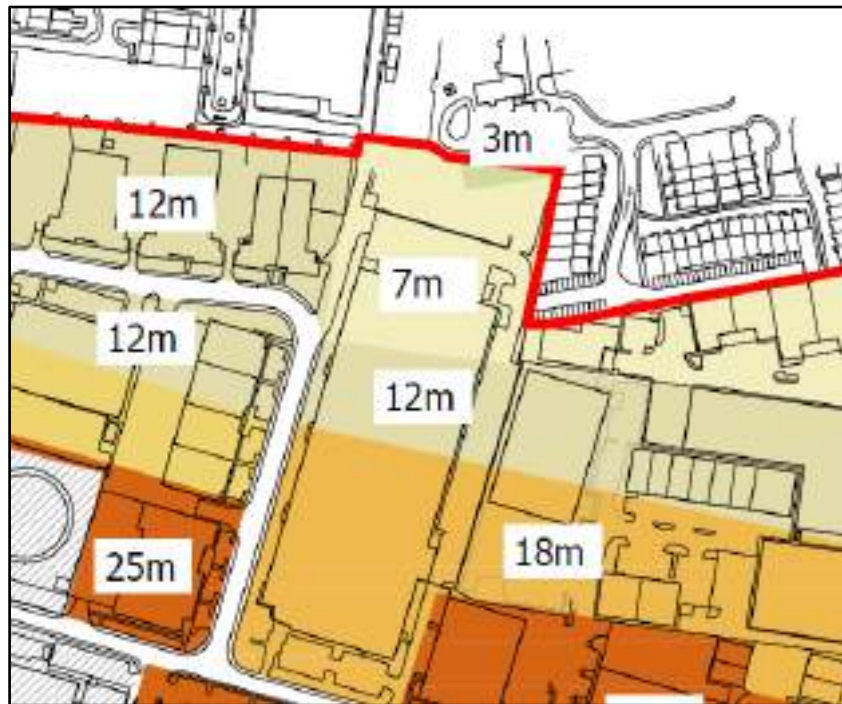
For sunlight availability, we carried out some overshadowing testing to around 110 gardens of neighbouring residential properties in the vicinity of the estate to determine if any gardens are likely to be impacted by the SPZ massing. We identified and narrowed down the number of gardens to 30 and we carried out a more detailed overshadowing testing (2-hour sun on ground assessment) to these gardens. Exploring sunlight further, we carried out Annual Probable Sunlight Hour (APSH) testing to the façades of the neighbouring residential properties and used those results to inform an APSH envelope.

The results of the initial daylight and sunlight assessments were reviewed with SEGRO and the design team. We were then instructed to prepare an amalgamated envelope to factor in both daylight and sunlight considerations.

In relation to the six pinch points identified, it was possible to make reasonable adjustments to the envelope for four of these using the façade-based analysis. This leaves two remaining pinch points. One of these pinch points relates to the effects on the neighbouring properties along Rowan Way and Furnival Avenue..

To understand the reduction of the SPZ heights parameters and the distance from the boundary required to ensure that the daylight and sunlight impact to Furnival Avenue properties is 'acceptable', we carried out the BRE recommended 25 degree line test. Informed by the results of the 25 degree line test, SEGRO have reduced the building heights parameters in this part of the SPZ scheme boundary to include a 3m development height zone adjacent to the Furnival Avenue properties and positioned the proposed 7m building height parameter 11.65m from the southern boundary and 9.63m from the southwestern boundary (see below SPZ building heights plans) as a result of these changes the daylight and sunlight impact to Furnival Avenue properties is considered 'acceptable'.

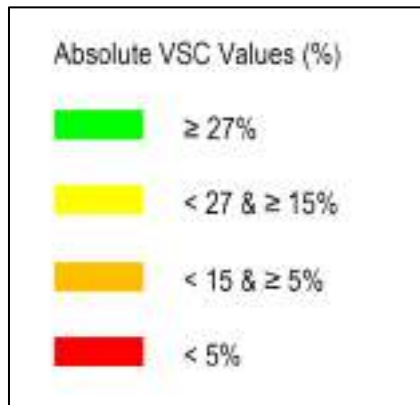




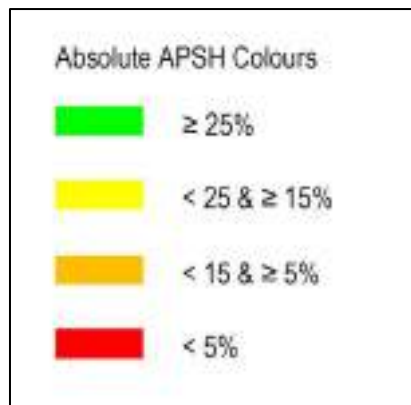
In relation to the other pinch point, Priory Heights, we felt the results of the initial assessment warranted a more detailed study therefore we modelled and assessed this property in more detail.

To improve the source information on which the amalgamated envelope was based, our technical team visited site to collect survey data on Priory Heights (one of the pinch points referred to as Group 26 in the appended results tables). We then updated the amalgamated envelope and shared this with the design team. The SPZ massing was then modified further to improve the daylight and sunlight adherence levels of this receptor relative to the BRE guidelines.

The design team provided us with the refined parameter plan for the SPZ massing on 14 November 2023. We updated our model and reran the façade assessments for all neighbouring residential properties around the site. The model used for our assessment can be found Appendix A. The results of the daylight façade testing shown by property group can be found at Appendix B and those images can be read in conjunction with the following legends for daylight (VSC).



The results of the sunlight façade testing can be found at Appendix C and those images can be read in conjunction with the following legends for sunlight (APSH).



We have also carried out a detailed daylight and sunlight assessment to Priory Heights. We tested all windows facing the estate using the VSC and APSH tests. In terms of daylight availability, 97 (89%) of the 109 windows tested will satisfy the guideline values for VSC by achieving the 27% target or retaining 0.8 times their former value. Of the 12 windows which do not meet the guideline values, five windows would achieve VSC figures between 0.70 to 0.79 times their former values and are therefore marginally below the BRE guidelines. The remaining windows that would receive lower daylight levels are primarily located on the lower floors. In terms of sunlight availability, the results show all tested windows will achieve the guideline values for sunlight. The tabulated results can be found at Appendix D.

Overall, the design process and assessments carried out for the SPZ massing demonstrates that SEGRO have carefully considered the heights and position of the proposals to minimise the impact on the light to neighbouring residential properties. Where our initial assessments had identified reductions in daylight and sunlight availability to neighbouring residential properties, we prepared an amalgamated daylight and sunlight envelop that the design team utilised to refine the SPZ massing. The results of the façade testing and detailed analysis confirm that any reductions in daylight or sunlight to existing neighbouring residential properties has



been minimised. In conclusion, the proposed SPZ massing follows the BRE guidelines and will not significantly reduce sunlight or daylight to existing surrounding properties.

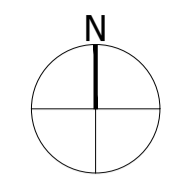
We trust this is a clear and helpful summary of the position. We are happy to discuss any of the above further if needed.

Yours sincerely

A handwritten signature in black ink that reads "Anstey Horne". The signature is written in a cursive, flowing style.

Anstey Horne
7 May 2024

Appendix A



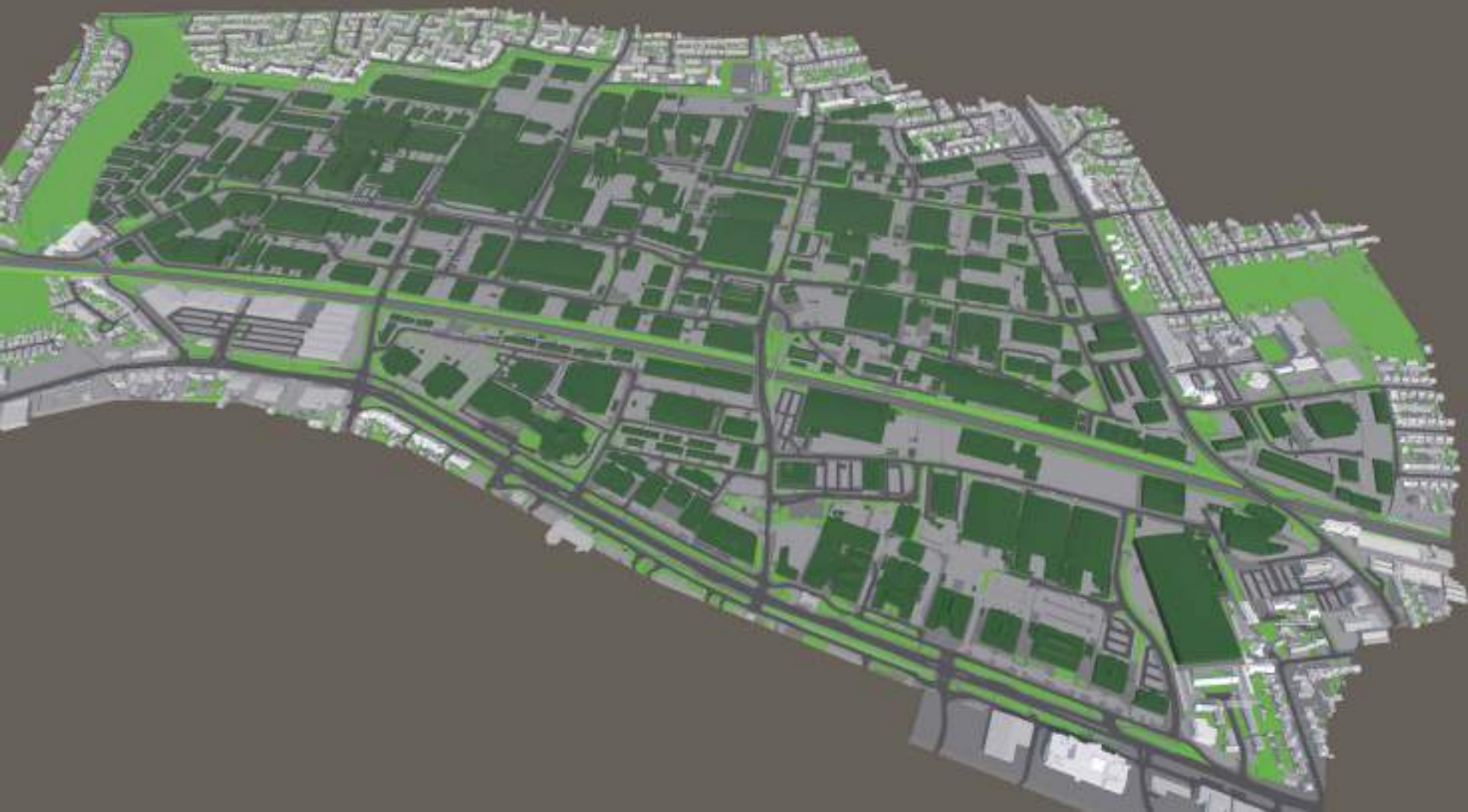
LEGEND

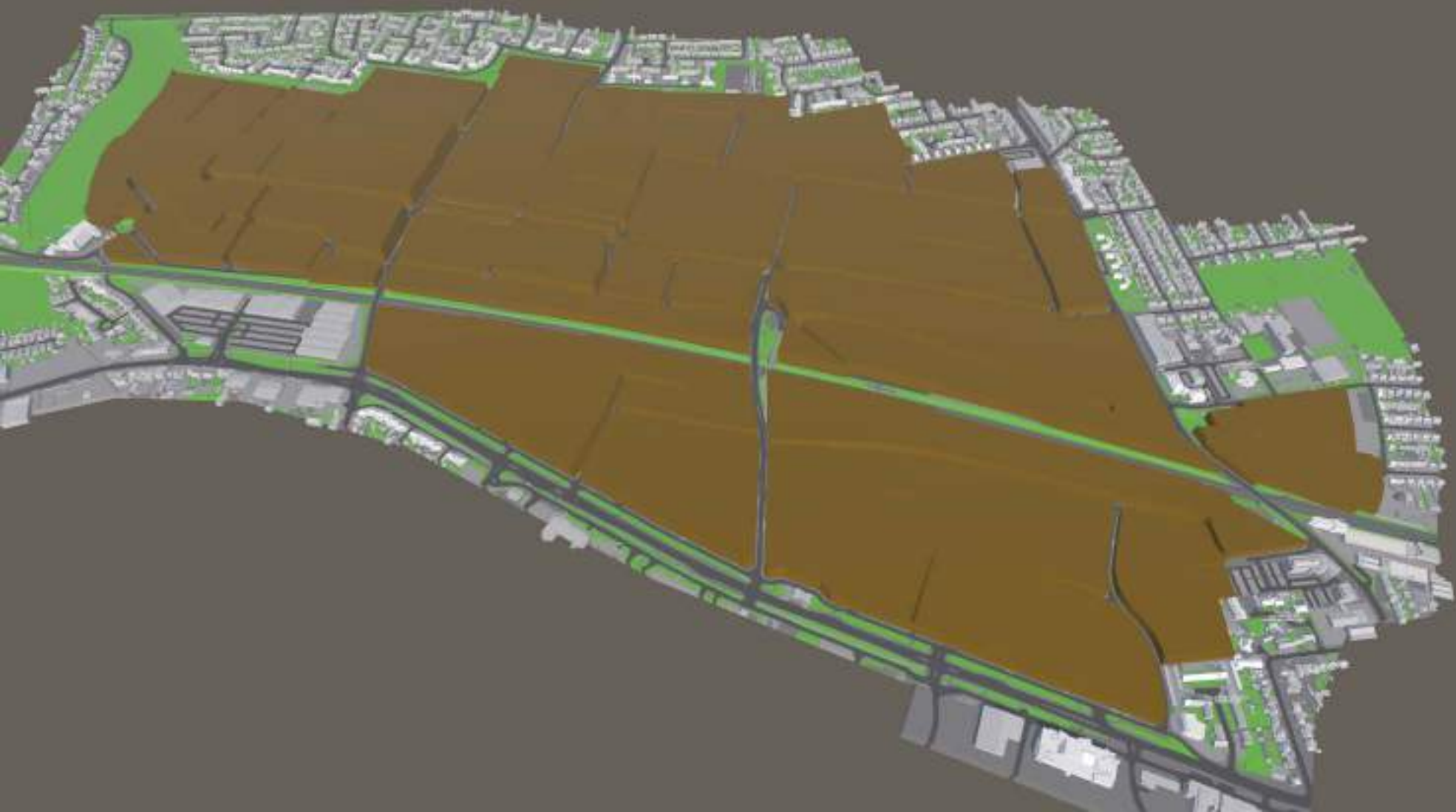
- Site Boundary
 - Excluded Zone
(Power Station sub-zone)
Approximate existing heights:
Chimney Stack - 105m
CHP cooling towers - 49m
CHP plant - 48m
- Maximum Building Heights Permitted
- Development Height 36m
 - Development Height 31m
 - Development Height 25m
 - Development Height 20m
 - Development Height 18m
 - Development Height 15m
 - Development Height 12m
 - Development Height 7m
 - Development Height 3m



Project: Slough Simplified Planning Zone Renewal
 Drawing Title: Plan 3 - Building Heights Plan
 Date: 26.09.2023 Scale: 1:3250 @A1 Drawn by: ML Check by: DD
 Project No: 20712 Drawing No: LN-LP-12 Revision: K

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A 3D architectural rendering of a residential development. The scene shows a cluster of buildings, including several large, white, rectangular structures with flat roofs, and smaller, more varied houses. A winding road or path cuts through the center of the development. The foreground features a row of white houses with green accents on their roofs and walls. The background shows more buildings and green spaces. The overall style is clean and modern.

46 to 62
Amberley Road

A 3D architectural rendering of a residential street scene. The buildings are shown in a light grey color, and the ground is a mix of green and grey. A large, long building in the foreground is highlighted with a bright green glow. The text "68,70,74,76 & 67-109 (odd) Greystoke Road" is overlaid on the image, indicating the specific addresses and the street name.

68,70,74,76 & 67-109 (odd)
Greystoke Road

A 3D aerial view of a residential street grid. Buildings are shown in light grey, and green areas represent lawns or parks. A road runs horizontally across the top of the image. A road runs vertically through the center. A road runs horizontally across the bottom. Buildings along the top road are highlighted in green. Buildings along the bottom road are highlighted in green and yellow. Text labels are overlaid on the image.

1 to 25 (odd)
Sandown Road

33 to 65 (odd)
Greystoke Road &
12 to 22 (even)
Sandown Road



33 to 65 (odd)
Greystoke Road &
12 to 22 (even)
Sandown Road

This is a 3D architectural rendering of a residential street layout. The scene shows a network of streets including Greystoke Road, Sandown Road, and an unnamed road that curves through the center. Buildings are represented as grey 3D blocks. A specific set of buildings is highlighted in bright green, indicating a project area. The highlighted buildings are located along Sandown Road, between Greystoke Road and the unnamed curved road. The rendering is viewed from an elevated perspective, showing the layout of the streets and the relative positions of the buildings.

1 to 25 (odd)
Sandown Road

A 3D architectural rendering of a residential development. The scene shows a cluster of buildings, some of which are highlighted in a bright green color. The buildings are rendered in a simplified, blocky style. The surrounding area includes roads, green spaces, and other buildings, all in a muted color palette. The text is overlaid on the central part of the image.

250, 256 to 270, 200
to 224
Scafell Road & 1
Teesdale Road



27 to 63 (odd)
Pevensey Road

77 to 87 Pevensey Road
&
9 to 47 Newchurch Road

A 3D architectural rendering of a residential development. The scene shows a cluster of buildings, some with white roofs and others with grey roofs. A prominent feature is a long, white, rectangular structure in the foreground, which is highlighted with a bright green base. To its left, there are two smaller white buildings, also highlighted with green bases. The surrounding area includes various other buildings, some with green roofs, and a network of streets. The overall style is a clean, modern architectural visualization.

77 to 87 Pevensey Road
&
9 to 47 Newchurch Road

27 to 63 (odd)
Pevensey Road

A 3D architectural rendering of a residential development. The scene shows a cluster of buildings, including houses and larger structures, set against a dark grey background. A road curves through the middle of the development. In the foreground, a large, long building with a white roof and green base is prominent. Several other buildings are highlighted with a bright green glow, indicating specific areas of interest. The overall style is clean and modern, typical of architectural visualization software.

2 to 26 Pentland Rd &
1 to 13 Pennine Road

A 3D architectural rendering of a residential development. The scene shows several buildings of varying sizes and shapes, some with white roofs and others with grey roofs. The ground is a mix of green grass and grey paved areas. Two buildings are highlighted with a bright green glow: one is a long, low building with a white roof and a green base, and the other is a taller, more complex building with a white roof and a green base. The text "2 to 14 Pennine Road & 38 Chaifield" is overlaid in the center of the image.

2 to 14 Pennine Road
& 38 Chaifield

A 3D architectural rendering of a residential development. The scene shows a street, Bondmin Avenue, with several multi-story apartment buildings. The buildings are rendered in shades of grey and white. Some buildings have bright green highlights on their roofs and sides, indicating specific units or areas of interest. The surrounding area includes green lawns and a road on the left. The overall style is a clean, modern architectural visualization.

1 to 5, 6, 18 to 22, 27
Bondmin Avenue

An aerial 3D architectural rendering of a residential development. The scene shows a grid of streets with various house models. Several buildings are highlighted with a bright green glow, indicating they are the focus of the image. The highlighted buildings are located along a central street, with one large building on the left and two smaller ones on the right. The surrounding area includes other residential structures, green spaces, and a road in the foreground.


28 to 32, 35, 37 to 41 &
96 Bondmin Avenue

157 to 161 Furnival Ave &
2 to 20 Roman Way




A 3D architectural rendering of a residential development. The scene shows several multi-story apartment buildings with grey facades and green roofs. A winding road or path is visible. In the foreground, a large, solid brown area represents a foreground or a different terrain level. Several units in the buildings are highlighted with a bright green and yellow glow, indicating they are the focus of the information provided in the text.

1 to 12 Rose Walk
19 Aspen Close,
25 to 33 (odds) Birch Grove

A 3D architectural rendering of a residential neighborhood. The buildings are shown in a light grey color, and the ground is a mix of green and brown. Several buildings are highlighted with a bright green glow, indicating they are the focus of the image. The text "rd Earnburn Ave, 5 to 38 Montrose Avenue" is overlaid on the scene.

rd Earnburn Ave,
5 to 38 Montrose Avenue

A 3D architectural rendering of a residential development. The scene shows a dense cluster of grey, box-like houses with pitched roofs. In the foreground, a long, low-rise building with a flat roof is highlighted with a green-to-yellow gradient. A dark grey road, Farnham Road, runs horizontally across the middle of the image. A semi-transparent grey circle highlights a specific area on the road. The background features more houses and green lawn areas. The overall style is a clean, modern architectural visualization.


216 to 254 Farnham
Road

A 3D architectural rendering of a residential development. The scene shows a grid of streets with numerous houses. In the foreground, a road is labeled "120 to 184 Farnham Road". Along this road, there are several large, white, modern-looking houses with gabled roofs and green lawns. The houses are arranged in a row, with some having multiple units. The background shows a dense residential area with smaller, more uniform houses. The overall style is clean and modern, with a focus on green spaces and well-defined structures.

120 to 184 Farnham
Road

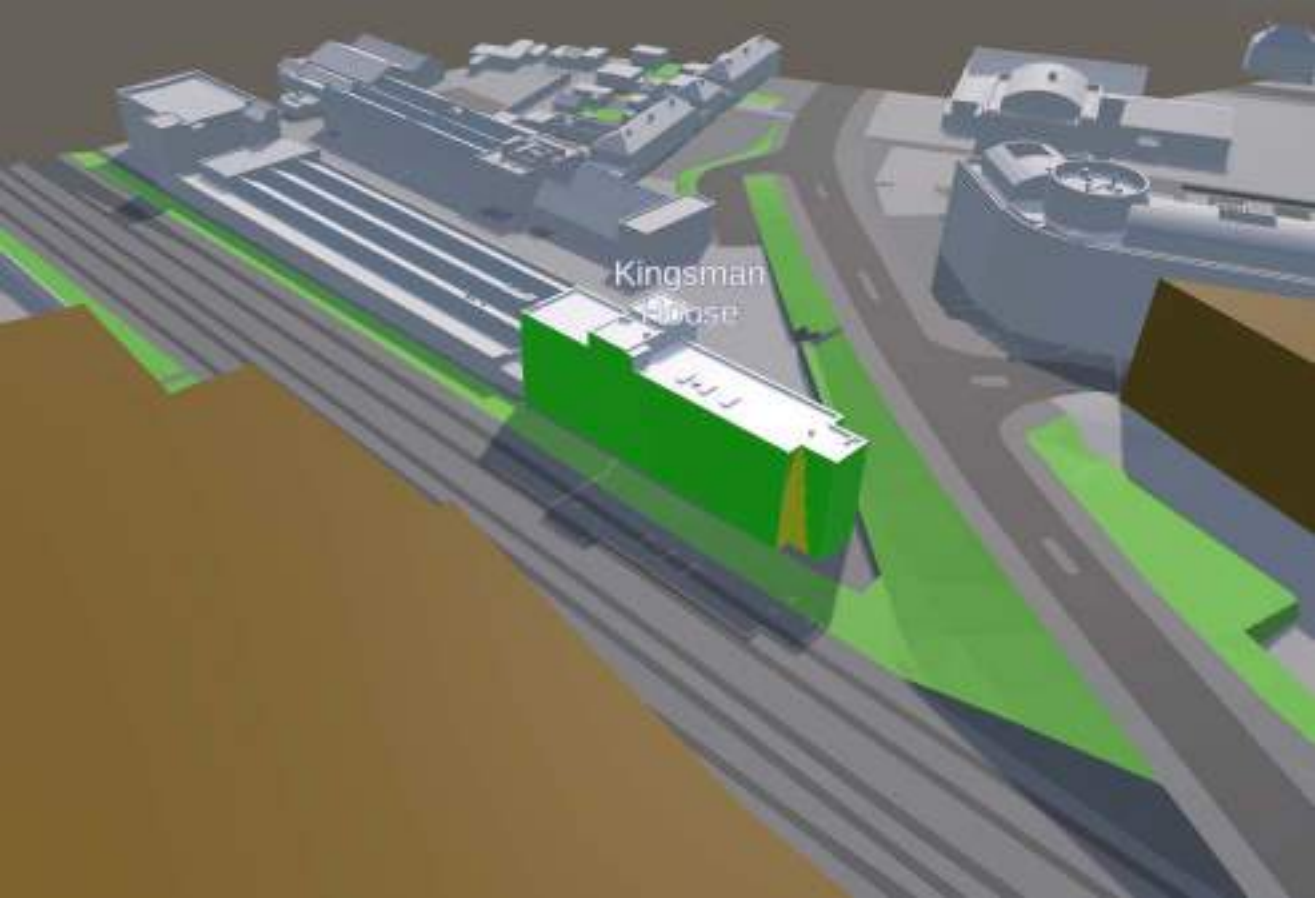
A 3D architectural rendering of a school campus. The scene is viewed from an elevated perspective. In the foreground, there are several large, white, angular buildings with green and yellow highlights on their lower levels. A road with a double yellow line runs through the middle of the campus. To the right, a circular rotunda with a white top and green base is situated on a green lawn. Further back, there are more school buildings, a large rectangular building, and a parking lot. In the background, a residential neighborhood with many small houses is visible, along with a large green field. The text "Astoria Heights, Rotunda Stadium & Herschel Grammar School" is overlaid in the center-right area of the image.

Astoria Heights,
Rotunda Stadium &
Herschel Grammar School



61 Whitby Rd,
48 & 53 Carlisle Rd,
78 & 69 Lake Ave

This is a 3D architectural rendering of a residential development. The scene shows a grid of streets with various building footprints and green spaces. The buildings are rendered in shades of grey and white, with some green areas representing lawns or parks. The text is overlaid in the center of the image, listing three addresses: 61 Whitby Rd, 48 & 53 Carlisle Rd, and 78 & 69 Lake Ave. The background is a plain grey color.



Kingsman
House

A 3D architectural rendering of a residential development. The scene shows a cluster of buildings, some of which are highlighted in green and yellow. The buildings are arranged around a central area with green spaces and a winding path. The overall style is a simplified, blocky 3D model. The text is overlaid on the central part of the image.

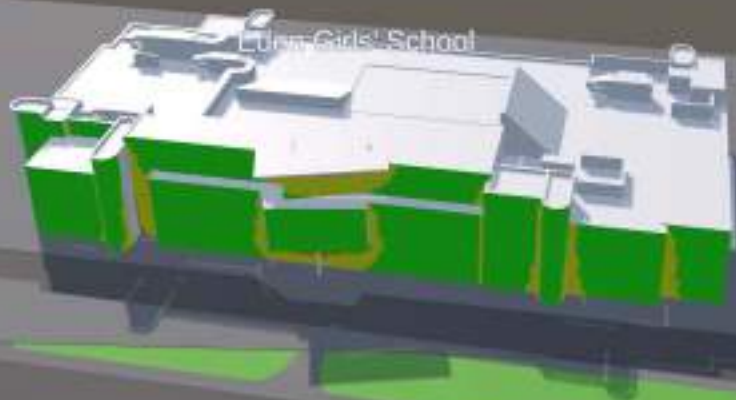
20-24, 28-36,
13-21 Hadlow Court &
19-21 Pits Rd & Shiloh Church



20-24, 28-36,
3-21 Hadlow Court &
L Pits Rd & Shiloh Church

19a to 36b & 55 Thirkfeby Close,
172-184 Bath road

Umm Girls' School




229 to 251
Clippenham



A 3D architectural rendering of a residential development. The scene shows a cluster of houses with grey roofs and light-colored walls, arranged around a central green lawn. The houses are connected by a network of paths or roads. In the foreground, there is a grey road and a green grassy area. The background is a plain grey sky.

1 Clippenham Lane &
253 to 271 Clippenham

A 3D architectural rendering of a residential development. The scene shows a cluster of buildings, with a specific row of four houses highlighted in white with green horizontal stripes. The surrounding area includes other grey buildings, green lawn, and a road. The text '39 to 53 Burnham Lane' is overlaid on the image.

39 to 53 Burnham
Lane

Priory Heights



Appendix C

A 3D architectural rendering of a residential street layout. The scene shows a street with several buildings on either side. The buildings are rendered in a simplified, blocky style with light gray walls and dark gray roofs. The ground is a mix of green and brown, representing grass and pavement. A road runs along the bottom edge of the scene. In the center of the image, there is a text overlay that reads "46 to 62 Amberley Road". The buildings along the road are highlighted with a bright green glow, indicating the specific area of interest.

46 to 62
Amberley Road

A 3D architectural rendering of a residential street scene. The buildings are shown in a light grey color, and the surrounding areas, including lawns and some building bases, are highlighted in a bright green color. The street is a dark grey color. The text is overlaid on the scene, centered horizontally and slightly above the middle vertically.

68,70,74,76 & 67-109 (odd)
Greystoke Road

A 3D architectural rendering of a residential street layout. The scene shows several streets and buildings. A road at the top right is highlighted in green, with a label '1 to 25 (odd) Sandown Road'. A road in the center is highlighted in green, with a label '33 to 65 (odd) Greystoke Road & 12 to 22 (even) Sandown Road'. Buildings are shown in white and grey, with some highlighted in green. The ground is green, representing grass or lawns.

1 to 25 (odd)
Sandown Road

33 to 65 (odd)
Greystoke Road &
12 to 22 (even)
Sandown Road

A 3D aerial rendering of a residential street grid. The buildings are shown in white and grey, with some highlighted in bright green. The streets are dark grey. The terrain is green. The highlighted buildings are located along Sandown Road, Greystoke Road, and Sandown Road. The highlighted buildings are located along Sandown Road, Greystoke Road, and Sandown Road.

33 to 65 (odd)
Greystoke Road &
12 to 22 (even)
Sandown Road

1 to 25 (odd)
Sandown Road

A 3D architectural rendering of a residential development. The scene shows a cluster of buildings, some of which are highlighted in a bright green color. The buildings are arranged in a somewhat rectangular layout, with a central area that appears to be a courtyard or a common area. The surrounding area is filled with other buildings, suggesting a dense urban or suburban setting. The rendering is done in a clean, modern style with a limited color palette of greys, greens, and whites.

250, 256 to 270, 200
to 224

Scafell Road & 1
Teesdale Road




27 to 63 (add)
Pevensey Road

77 to 87 Pevensey Road
&
9 to 47 Newchurch Road

A 3D architectural rendering of a residential development. The scene shows a cluster of buildings with various rooflines and colors (white, grey, blue). A road, Pevensy Road, runs through the center. Several areas are highlighted in green, indicating specific plots or buildings. The overall style is a clean, modern architectural visualization.

77 to 87 Pevensy Road
&
9 to 47 Newchurch Road


27 to 63 (odd)
Pevensy Road

A 3D architectural rendering of a residential development. The scene shows several buildings of varying sizes and shapes, some with green highlights on their roofs and walls. The buildings are arranged in a cluster, with some larger structures and some smaller, more uniform ones. The ground is a mix of grey and green, representing paved areas and lawns. The overall style is a simplified, blocky 3D model.

2 to 26 Pentland Rd &
1 to 13 Fenmore Road

A 3D architectural rendering of a residential development. The scene shows a cluster of buildings, some of which are highlighted in a bright green color. The buildings are rendered in a simplified, blocky style. The ground is a mix of green and grey, representing grass and paved areas. The overall scene is set against a dark grey background.

2 to 14 Pennine Road
& 38 Chartfield

A 3D architectural rendering of a residential development. The scene shows a grid of streets with several multi-story apartment buildings. The buildings are rendered in shades of grey and white, with some greenery interspersed. A prominent road, Bondmin Avenue, runs diagonally across the middle of the image. The text '1 to 5, 6, 18 to 22, 27 Bondmin Avenue' is overlaid on the image, indicating the specific units or lots being highlighted. The overall style is clean and modern, typical of architectural visualization software.

1 to 5, 6, 18 to 22, 27
Bondmin Avenue

A 3D architectural rendering of a residential development. The scene shows a street grid with various building footprints. The buildings are rendered in shades of grey and white, with some greenery interspersed. A prominent road runs horizontally across the middle of the image. In the foreground, there are several large, modern-looking buildings with white facades and dark roofs. The overall style is clean and minimalist, typical of a conceptual architectural visualization.

28 to 32, 36, 37 to 41 &
96 Bondmin Avenue


157 to 161 Fumival Ave &
2 to 20 Roman Way






2 to 12 Rose Walk,
19 Asper Close,
25 to 33 (odds) Birch Grove

Way
Way

A 3D architectural rendering of a residential neighborhood. The buildings are shown in a light grey color, and the ground is a dark brown. Several buildings are highlighted with a bright green glow, indicating they are the focus of the image. The text "Farnburn Ave. 5 to 38 Montross Avenue" is overlaid on the scene, with a small downward-pointing arrow above the street name. The scene is viewed from an elevated perspective, showing the layout of the streets and the arrangement of the buildings.


↓ Farnburn Ave.
5 to 38 Montross Avenue

A 3D architectural rendering of a residential development. The scene shows a street labeled '216 to 254 Farnham Road' with a large, multi-unit building complex in the foreground. The building has a white facade and a green base. The surrounding area includes other residential buildings, green spaces, and a road network. The rendering is viewed from an elevated perspective.

216 to 254 Farnham
Road

120 to 184 Farnham
Road





Astoria Heights,
Rotunda Stadium &
Herschel Grammar School

This is a 3D architectural rendering of a school campus. The scene is viewed from an elevated perspective. In the foreground, there are several large, white, multi-story buildings with flat roofs, some of which have a bright green base. To the right, a large, circular, white structure with a central tower, identified as the Rotunda Stadium, sits on a green lawn. Adjacent to it is a long, white, rectangular building with a green base, identified as Herschel Grammar School. The background shows a dense residential area with many smaller, white houses. The overall color palette is dominated by white, grey, and green, with a brownish ground plane at the bottom.



69 Whitby Rd,
48363 Carlisle Rd,
78369 Lake Ave

Appendix D

TABLE P1
 VERTICAL SKY COMPONENT (VSC)
 SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
GROUP_26							
Ground Floor							
R1	RESIDENTIAL		UNKNOWN	W1	30.46	28.29	N/A
R1	RESIDENTIAL		UNKNOWN	W2	35.65	33.46	N/A
R1	RESIDENTIAL		UNKNOWN	W3	36.30	34.06	N/A
R1	RESIDENTIAL		UNKNOWN	W4	35.82	33.58	N/A
R1	RESIDENTIAL		UNKNOWN	W5	34.96	32.75	N/A
R1	RESIDENTIAL		UNKNOWN	W6	27.96	25.75	0.92
R1	RESIDENTIAL		UNKNOWN	W7	24.03	22.20	0.92
R1	RESIDENTIAL		UNKNOWN	W8	24.29	22.83	0.94
R1	RESIDENTIAL		UNKNOWN	W9	20.95	19.74	0.94
R1	RESIDENTIAL		UNKNOWN	W10	30.66	25.90	0.84
R1	RESIDENTIAL		UNKNOWN	W11	35.57	30.91	N/A
R1	RESIDENTIAL		UNKNOWN	W12	35.75	25.09	0.70
R1	RESIDENTIAL		UNKNOWN	W13	34.98	24.27	0.69
R1	RESIDENTIAL		UNKNOWN	W14	34.72	23.13	0.67
R1	RESIDENTIAL		UNKNOWN	W15	32.98	21.64	0.66
R1	RESIDENTIAL		UNKNOWN	W16	22.96	12.96	0.56
R1	RESIDENTIAL		UNKNOWN	W17	34.31	16.64	0.48
R1	RESIDENTIAL		UNKNOWN	W18	31.06	20.49	0.66
1st Floor							
R1	RESIDENTIAL		UNKNOWN	W1	31.29	29.46	N/A
R1	RESIDENTIAL		UNKNOWN	W2	36.36	34.51	N/A
R1	RESIDENTIAL		UNKNOWN	W3	37.06	35.16	N/A
R1	RESIDENTIAL		UNKNOWN	W4	36.65	34.74	N/A
R1	RESIDENTIAL		UNKNOWN	W5	35.75	33.86	N/A
R1	RESIDENTIAL		UNKNOWN	W6	29.05	27.16	N/A
R1	RESIDENTIAL		UNKNOWN	W7	24.73	23.19	0.94
R1	RESIDENTIAL		UNKNOWN	W8	25.04	23.86	0.95
R1	RESIDENTIAL		UNKNOWN	W9	21.42	20.45	0.95
R1	RESIDENTIAL		UNKNOWN	W10	31.76	27.35	N/A
R1	RESIDENTIAL		UNKNOWN	W11	36.60	32.46	N/A
R1	RESIDENTIAL		UNKNOWN	W12	37.10	28.21	N/A
R1	RESIDENTIAL		UNKNOWN	W13	36.36	27.49	N/A
R1	RESIDENTIAL		UNKNOWN	W14	36.36	26.90	0.74
R1	RESIDENTIAL		UNKNOWN	W15	34.69	25.33	0.73
R1	RESIDENTIAL		UNKNOWN	W16	24.39	15.99	0.66
R1	RESIDENTIAL		UNKNOWN	W17	36.59	25.97	0.71
R1	RESIDENTIAL		UNKNOWN	W18	32.02	27.27	N/A
2nd Floor							
R1	RESIDENTIAL		UNKNOWN	W1	31.61	30.15	N/A
R1	RESIDENTIAL		UNKNOWN	W2	36.89	35.42	N/A
R1	RESIDENTIAL		UNKNOWN	W3	37.67	36.17	N/A
R1	RESIDENTIAL		UNKNOWN	W4	37.35	35.84	N/A
R1	RESIDENTIAL		UNKNOWN	W5	36.27	34.78	N/A
R1	RESIDENTIAL		UNKNOWN	W6	29.77	28.27	N/A
R1	RESIDENTIAL		UNKNOWN	W7	25.22	24.04	0.95
R1	RESIDENTIAL		UNKNOWN	W8	25.88	25.05	0.97
R1	RESIDENTIAL		UNKNOWN	W9	21.81	21.16	0.97
R1	RESIDENTIAL		UNKNOWN	W10	32.27	28.75	N/A
R1	RESIDENTIAL		UNKNOWN	W11	37.13	33.84	N/A
R1	RESIDENTIAL		UNKNOWN	W12	38.21	30.88	N/A
R1	RESIDENTIAL		UNKNOWN	W13	37.51	30.23	N/A

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight. A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A. Table P1 (VSC)Page 1 of 3

TABLE P1
 VERTICAL SKY COMPONENT (VSC)
 SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R1	RESIDENTIAL		UNKNOWN	W14	37.76	30.27	N/A
R1	RESIDENTIAL		UNKNOWN	W15	36.17	28.71	N/A
R1	RESIDENTIAL		UNKNOWN	W16	25.59	18.90	0.74
R1	RESIDENTIAL		UNKNOWN	W17	38.47	30.54	N/A
R1	RESIDENTIAL		UNKNOWN	W18	32.80	31.45	N/A
3rd Floor							
R1	RESIDENTIAL		UNKNOWN	W1	32.13	31.01	N/A
R1	RESIDENTIAL		UNKNOWN	W2	37.31	36.20	N/A
R1	RESIDENTIAL		UNKNOWN	W3	38.22	37.10	N/A
R1	RESIDENTIAL		UNKNOWN	W4	38.00	36.90	N/A
R1	RESIDENTIAL		UNKNOWN	W5	36.81	35.74	N/A
R1	RESIDENTIAL		UNKNOWN	W6	30.83	29.75	N/A
R1	RESIDENTIAL		UNKNOWN	W7	26.47	25.68	0.97
R1	RESIDENTIAL		UNKNOWN	W8	27.26	26.79	0.98
R1	RESIDENTIAL		UNKNOWN	W9	22.38	22.09	0.99
R1	RESIDENTIAL		UNKNOWN	W10	32.61	29.99	N/A
R1	RESIDENTIAL		UNKNOWN	W11	37.44	35.02	N/A
R1	RESIDENTIAL		UNKNOWN	W12	38.92	32.80	N/A
R1	RESIDENTIAL		UNKNOWN	W13	38.27	32.21	N/A
R1	RESIDENTIAL		UNKNOWN	W14	38.57	32.54	N/A
R1	RESIDENTIAL		UNKNOWN	W15	36.96	31.01	N/A
R1	RESIDENTIAL		UNKNOWN	W16	26.19	20.83	0.80
R1	RESIDENTIAL		UNKNOWN	W17	39.24	33.40	N/A
R1	RESIDENTIAL		UNKNOWN	W18	33.44	32.50	N/A
4th Floor							
R1	RESIDENTIAL		UNKNOWN	W1	32.50	31.59	N/A
R1	RESIDENTIAL		UNKNOWN	W2	38.01	37.11	N/A
R1	RESIDENTIAL		UNKNOWN	W3	38.78	37.89	N/A
R1	RESIDENTIAL		UNKNOWN	W4	38.63	37.77	N/A
R1	RESIDENTIAL		UNKNOWN	W5	37.75	36.93	N/A
R1	RESIDENTIAL		UNKNOWN	W6	31.77	30.99	N/A
R1	RESIDENTIAL		UNKNOWN	W7	28.63	28.14	N/A
R1	RESIDENTIAL		UNKNOWN	W8	30.37	30.14	N/A
R1	RESIDENTIAL		UNKNOWN	W9	23.95	23.88	1.00
R1	RESIDENTIAL		UNKNOWN	W10	32.94	31.10	N/A
R1	RESIDENTIAL		UNKNOWN	W11	37.85	36.12	N/A
R1	RESIDENTIAL		UNKNOWN	W12	39.23	34.44	N/A
R1	RESIDENTIAL		UNKNOWN	W13	38.73	34.01	N/A
R1	RESIDENTIAL		UNKNOWN	W14	38.94	34.33	N/A
R1	RESIDENTIAL		UNKNOWN	W15	37.50	32.98	N/A
R1	RESIDENTIAL		UNKNOWN	W16	26.13	21.77	0.83
R1	RESIDENTIAL		UNKNOWN	W17	39.41	35.10	N/A
R1	RESIDENTIAL		UNKNOWN	W18	33.36	32.92	N/A
5th Floor							
R1	RESIDENTIAL		UNKNOWN	W1	39.32	38.43	N/A
R1	RESIDENTIAL		UNKNOWN	W2	39.31	38.42	N/A
R1	RESIDENTIAL		UNKNOWN	W3	39.27	38.38	N/A
R1	RESIDENTIAL		UNKNOWN	W4	39.20	38.34	N/A
R1	RESIDENTIAL		UNKNOWN	W5	39.11	38.29	N/A
R1	RESIDENTIAL		UNKNOWN	W6	38.84	38.13	N/A
R1	RESIDENTIAL		UNKNOWN	W7	37.63	37.20	N/A
R1	RESIDENTIAL		UNKNOWN	W8	36.43	36.23	N/A
R1	RESIDENTIAL		UNKNOWN	W9	31.31	31.24	N/A

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight. A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A. Table P1 (VSC)Page 2 of 3

TABLE P1
 VERTICAL SKY COMPONENT (VSC)
 SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R1	RESIDENTIAL		UNKNOWN	W10	38.68	37.14	N/A
R1	RESIDENTIAL		UNKNOWN	W11	38.66	37.21	N/A
R1	RESIDENTIAL		UNKNOWN	W12	38.63	37.03	N/A
R1	RESIDENTIAL		UNKNOWN	W13	39.42	35.57	N/A
R1	RESIDENTIAL		UNKNOWN	W14	39.33	35.54	N/A
R1	RESIDENTIAL		UNKNOWN	W15	39.28	35.58	N/A
R1	RESIDENTIAL		UNKNOWN	W16	38.58	34.96	N/A
R1	RESIDENTIAL		UNKNOWN	W17	31.18	27.57	N/A
R1	RESIDENTIAL		UNKNOWN	W18	39.48	36.05	N/A
R1	RESIDENTIAL		UNKNOWN	W19	38.90	38.66	N/A

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight. A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.
 Table P1 (VSC)Page 3 of 3

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
GROUP 26																
Ground Floor																
R1	RESIDENTIAL		W1	UNKNOWN	51	49	N/A	18	17	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	54	51	N/A	17	15	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	60	57	N/A	20	18	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	59	56	N/A	20	18	N/A						
R1	RESIDENTIAL		W5	UNKNOWN	58	56	N/A	19	18	N/A						
R1	RESIDENTIAL		W6	UNKNOWN	52	49	N/A	20	18	N/A						
R1	RESIDENTIAL		W7	UNKNOWN	48	46	N/A	20	18	N/A						
R1	RESIDENTIAL		W8	UNKNOWN	45	43	N/A	17	15	N/A						
R1	RESIDENTIAL		W9	UNKNOWN	46	44	N/A	20	18	N/A						
R1	RESIDENTIAL		W10	UNKNOWN	52	49	N/A	19	18	N/A						
R1	RESIDENTIAL		W11	UNKNOWN	60	56	N/A	20	18	N/A						
R1	RESIDENTIAL		W12	UNKNOWN	11	9	0.82	0	0	-						
R1	RESIDENTIAL		W13	UNKNOWN	11	9	0.82	0	0	-						
R1	RESIDENTIAL		W14	UNKNOWN	11	9	0.82	0	0	-						
R1	RESIDENTIAL		W15	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W16	UNKNOWN	12	10	0.83	0	0	-						
R1	RESIDENTIAL		W17	UNKNOWN	10	6	0.60	0	0	-						
R1	RESIDENTIAL		W18	UNKNOWN	30	30	N/A	6	6	N/A	90	88	N/A	26	25	N/A
1st Floor																
R1	RESIDENTIAL		W1	UNKNOWN	51	50	N/A	18	18	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	54	52	N/A	17	16	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	60	58	N/A	20	19	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	59	58	N/A	20	19	N/A						
R1	RESIDENTIAL		W5	UNKNOWN	59	57	N/A	20	18	N/A						
R1	RESIDENTIAL		W6	UNKNOWN	52	50	N/A	20	18	N/A						
R1	RESIDENTIAL		W7	UNKNOWN	48	46	N/A	20	18	N/A						
R1	RESIDENTIAL		W8	UNKNOWN	45	44	N/A	17	16	N/A						
R1	RESIDENTIAL		W9	UNKNOWN	46	45	N/A	20	19	N/A						
R1	RESIDENTIAL		W10	UNKNOWN	53	49	N/A	20	18	N/A						
R1	RESIDENTIAL		W11	UNKNOWN	60	56	N/A	20	18	N/A						
R1	RESIDENTIAL		W12	UNKNOWN	11	9	0.82	0	0	-						
R1	RESIDENTIAL		W13	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W14	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W15	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W16	UNKNOWN	13	12	0.92	0	0	-						
R1	RESIDENTIAL		W17	UNKNOWN	11	8	0.73	0	0	-						
R1	RESIDENTIAL		W18	UNKNOWN	29	29	N/A	6	6	N/A	89	88	N/A	26	26	N/A
2nd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	51	50	N/A	18	18	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	54	53	N/A	17	17	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W5	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W6	UNKNOWN	52	52	N/A	20	20	N/A						
R1	RESIDENTIAL		W7	UNKNOWN	48	47	N/A	20	19	N/A						
R1	RESIDENTIAL		W8	UNKNOWN	45	44	N/A	17	16	N/A						
R1	RESIDENTIAL		W9	UNKNOWN	46	45	N/A	20	19	N/A						
R1	RESIDENTIAL		W10	UNKNOWN	53	51	N/A	20	19	N/A						
R1	RESIDENTIAL		W11	UNKNOWN	60	58	N/A	20	19	N/A						

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

TABLE P3
 ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
 SURROUNDING BUILDINGS



PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL		W12	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W13	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W14	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W15	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W16	UNKNOWN	13	12	0.92	0	0	-						
R1	RESIDENTIAL		W17	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W18	UNKNOWN	29	29	N/A	6	6	N/A	89	88	N/A	26	26	N/A
3rd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	51	50	N/A	18	18	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	54	53	N/A	17	17	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W5	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W6	UNKNOWN	52	52	N/A	20	20	N/A						
R1	RESIDENTIAL		W7	UNKNOWN	48	48	N/A	20	20	N/A						
R1	RESIDENTIAL		W8	UNKNOWN	44	44	N/A	17	17	N/A						
R1	RESIDENTIAL		W9	UNKNOWN	45	45	N/A	20	20	N/A						
R1	RESIDENTIAL		W10	UNKNOWN	53	52	N/A	20	20	N/A						
R1	RESIDENTIAL		W11	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W12	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W13	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W14	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W15	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W16	UNKNOWN	13	12	0.92	0	0	-						
R1	RESIDENTIAL		W17	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W18	UNKNOWN	31	31	N/A	7	7	N/A	91	90	N/A	27	27	N/A
4th Floor																
R1	RESIDENTIAL		W1	UNKNOWN	51	50	N/A	18	18	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	56	55	N/A	17	17	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W5	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W6	UNKNOWN	52	52	N/A	20	20	N/A						
R1	RESIDENTIAL		W7	UNKNOWN	48	48	N/A	20	20	N/A						
R1	RESIDENTIAL		W8	UNKNOWN	49	49	N/A	17	17	N/A						
R1	RESIDENTIAL		W9	UNKNOWN	48	48	N/A	20	20	N/A						
R1	RESIDENTIAL		W10	UNKNOWN	53	52	N/A	20	20	N/A						
R1	RESIDENTIAL		W11	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W12	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W13	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W14	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W15	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W16	UNKNOWN	13	12	0.92	0	0	-						
R1	RESIDENTIAL		W17	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W18	UNKNOWN	30	30	N/A	7	7	N/A	90	89	N/A	27	27	N/A
5th Floor																
R1	RESIDENTIAL		W1	UNKNOWN	60	60	N/A	20	20	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	59	59	N/A	20	20	N/A						

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

TABLE P3
 ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
 SURROUNDING BUILDINGS

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL		W5	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W6	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W7	UNKNOWN	58	58	N/A	20	20	N/A						
R1	RESIDENTIAL		W8	UNKNOWN	58	58	N/A	20	20	N/A						
R1	RESIDENTIAL		W9	UNKNOWN	55	55	N/A	20	20	N/A						
R1	RESIDENTIAL		W10	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W11	UNKNOWN	59	58	N/A	20	20	N/A						
R1	RESIDENTIAL		W12	UNKNOWN	59	58	N/A	20	20	N/A						
R1	RESIDENTIAL		W13	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W14	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W15	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W16	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W17	UNKNOWN	13	12	0.92	0	0	-						
R1	RESIDENTIAL		W18	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W19	UNKNOWN	30	30	N/A	7	7	N/A	90	90	N/A	27	27	N/A

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