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DAYLIGHT AND SUNLIGHT ASSESSMENT

On the surrounding properties at:

72a, 72b, 72c and 72d Admirals Court
Rose Kiln Lane
Reading
RG1 6SP

Prepared by:

Anderson Wilde and Harris

Date:

26th August 2022

1 EXECUTIVE SUMMARY

This report assesses the levels of daylighting and sunlighting received by surrounding residential properties at 72a, 72b, 72c and 72d Admirals Court, Rose Kiln Lane Reading RG1 6SP.

Analysis was carried out in accordance with the criteria set out for national discretionary guidance in the publication Site Layout Planning for Daylight and Sunlight published by the Building Research Establishment in 2022 (the BRE Report).

RESULTS: SURROUNDING PROPERTIES

N° of Properties Assessed	% of Windows Assessed Which Pass Vertical Sky Component	% of Rooms Assessed Which Pass Average Daylight Factor	% of Rooms Assessed Which Pass No Sky Line
1	100	100	100
Overall there is a: Negligible Effect			

SURROUNDING PROPERTIES

Daylighting and sunlighting has been assessed in one (1) of the neighbouring residential properties.

Daylighting has been assessed in 24 windows using the Vertical Sky Component (VSC) of which all 24 windows meet the levels detailed in the BRE. The pass rate for VSC is 100%.

Internal daylighting has been assessed in 15 rooms using the Average Daylight Factor (ADF) and No Sky Line (NSL) tests. All 15 rooms meet the BRE recommended levels for both tests. This equates to a 100% pass rate.

Although ADF results are not recommended by the BRE for assessment on surrounding properties, we have included these to further demonstrate the proposed development's potential impact to surrounding properties.

Overall, this development is suitable in terms of daylight and sunlighting.

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2 LOCATION



2.1 EXISTING SITE

The existing site is a three-storey residential building consisting of flats.

2.2 LOCALITY

Immediate neighbouring properties are two to four storeys high.

The development site is located approximately 1.1 miles from Reading Train Station and Reading West Train Station.

3 INTRODUCTION

Anderson Wilde and Harris has been instructed to assess the Daylighting and Sunlighting of the properties surrounding the proposed development at 72a, 72b, 72c and 72d Admirals Court, Rose Kiln Lane, Reading RG1 6SP.

Analysis was carried out in accordance with the criteria set out for national discretionary guidance in the publication: Site Layout Planning for Daylight and Sunlight published by the Building Research Establishment in 2022 (the BRE Report). Although it gives numerical guidelines, these should be interpreted flexibly because natural light is only one of the many factors in site layout design. It is noted that the guidelines are national guidelines; therefore, they should be applied flexibly having regard to site specific context. In certain circumstances, the planning authority may wish to use alternative target values.

Anderson Wilde and Harris has not been able to inspect inside any of the neighbouring properties. Internal floor plans have been modelled using floor plans readily available on the internet. In the absence of floor plans, we have assumed the properties to be similar to the neighbouring properties and made adjustments where appropriate.

This assessment does not consider Rights of Light, as it is not a material planning consideration and therefore not required in this report.

4 SCOPE OF THE REPORT

In accordance with the BRE report, assessment of Daylight and Sunlighting should only be carried out on windows which serve living rooms, diners, kitchens and bedrooms. Windows to all other room types, for instance bathrooms, toilets, store rooms, circulation areas and garages, do not require assessment.

When assessing Daylighting and Sunlighting, the quantitative analysis should always be considered in conjunction with the layout of the development site and any existing constraints it may impose. It is also important to look at adjoining buildings and whether it is a good neighbour and stands a reasonable distance from the boundary so as not to take more than its fair share of light.

Daylight and sunlight received by non-residential units are not generally considered as they are not typical town-planning issues. Therefore, surrounding non-residential properties have not been assessed or included in this report.

The analyses used in this chapter are:

For daylight: The principles set out in Section 2 of the BRE Report – Light from the sky. i.e. the combined impacts of all direct sunlight and indirect skylight during the daytime

For internal daylighting: The principles set out in Appendix C of the BRE Report – Interior Daylighting Recommendations.

For sunlight: The principles set out in Section 3 of the BRE Report – Sunlighting i.e. the impacts of only the direct sunlight.

Determining significance:

4.1 DAYLIGHT

The BRE Report advises that the diffuse daylighting to a building may be adversely affected by a development if, following that development, either:

- **The Vertical Sky Component (VSC) at the centre of an existing main window is reduced to less than 27% or has been left at less than 80% its former value; or**
- **The area of the working plane in a room that can receive direct skylight is reduced to less than 80% of its former value.**

SCOPE OF THE REPORT

4.2 INTERNAL DAYLIGHTING DISTRIBUTION

The BRE Report advises that for the whole of a room to look adequately daylit, the following three criteria must be met:

(a) AVERAGE DAYLIGHT FACTOR (ADF)

The Average Daylight Factor calculation (ADF) enables a more accurate assessment of daylighting conditions as it assesses the internal illuminance within a room based on the daylight factor, window size, and reflectance of internal surfaces enabling a more accurate assessment of daylight conditions.

The ADF methodology is generally not recommended for use to surrounding buildings; however, in some circumstances this is acceptable. More information on this can be found in the BRE guidance. The BRE Report advises that where supplementary electric lighting is available, the recommended average daylight factor levels for dwellings are 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. Additionally, for non-residential it specifies a minimum of 5% where no supplementary electric lighting is provided and 2% where electric lighting has been provided.

The average daylight factor is calculated using the following formula:

$$df \text{ (ADF)} = \frac{T A_w \Theta}{A (1-R^2)} \quad \%$$

Where	T	is the diffuse visible transmittance of the glazing.
	A_w	is the net glazed area of the window (m ²)
	A	is the total area of room surfaces: ceiling, floor, walls and windows (m ²)
	R	is their average reflectance
	Θ	is the angle of visible sky in degrees

(b) ROOM DEPTH

If a daylit room is lit by windows in one wall only, the depth of the room should not exceed the limiting value given by:

$$\frac{L}{W} + \frac{L}{H} \leq \frac{2}{1 - R_b}$$

Where	L	is the depth of the room.
	W	is the room width
	H	is the window-head height above floor level
	R_b	is the average reflectance of surfaces in the rear half of the room (away from the windows)

SCOPE OF THE REPORT

(c) POSITION OF THE NO-SKY LINE

If a significant area of the working plane lies beyond the no-sky line (i.e. it receives no direct sunlight), then the distribution of daylight in the room will look poor and supplementary electric lighting will be required.

However, if an adjoining building contains rooms that are greater than 5 metres deep and lit only from one side then greater movement of the no sky line is unavoidable.

4.3 SUNLIGHT

The BRE Report advises that the levels of sunlighting to the rooms within a new development will appear reasonably sunlit provided:

- **The windows can receive at least 25% of annual probable sunlight hours (APSH) including 5% during winter months; and**
- **Have at least one main window wall facing within 90° of due south.**

The BRE Report states that all main living rooms within 90° of due south should be assessed. It states that bedrooms are less important, although care should be taken not to block out too much sunlight.

The BRE Report guidelines refer to the method set out in BS 8206-2:1992 as the appropriate method to calculate sunlight.

The BRE Report specifically warns local planning authorities to exercise care when using this method of assessment in the existing building situation particularly when development has been historically undertaken close to the common boundary.

It is important to understand that people like and appreciate sunlight, although it is not an essential requirement of a dwelling, unlike daylight availability or access to a quiet noise environment. Therefore, larger reductions in sunlight may be acceptable if a new development is to match the height and proportion of the existing buildings nearby.

The BRE Report emphasises that the existing building section of the guide is “purely advisory” and that “Planning authorities may wish to use criteria based on the requirements for sunlight in particular types of development in particular areas”.

SCOPE OF THE REPORT

4.4 DETERMINING SIGNIFICANCE

The BRE Report states on Page 1: The advice given here is not mandatory and the guide should not be an instrument of planning policy; its aim is to help rather than constrain the designer.

Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.

The BRE Report states that the numerical values are advisory only and failure to meet the guideline criteria should not be used by Local Councils as an indicator as to whether a development is acceptable.

The BRE Report suggests alternative targets can be used:

- Where the site already has an existing planning permission that the development wants to vary, the VSC and APSH (annual probable sunlight hours) of the permitted scheme may be used as alternative benchmarks.
- In a historic city centre environment, it is often not possible to achieve 27% VSC, therefore it is sensible to use a target value consistent with levels of daylight typically experienced in the street.
- Where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light, to ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a “mirror-image” building of the same height and size, and equal distance away on the other side of the boundary.

The BRE Report provides guidance on a semantic scale which can be used to describe the impact. This is summarised on the next page.

SCOPE OF THE REPORT

CRITERIA	IMPACT MAGNITUDE
Where the decrease in daylight or sunlight fails to meet the guidelines and one or more of the following scenarios applies: - A large number of windows or large area of open space is affected - The loss of light is substantially outside the guidelines - All windows in a particular property are affected - The affected building or outdoor space has a particularly strong requirement for light, e.g. a living room in a dwelling or a children's playground.	Major Adverse
Where the decrease in daylight or sunlight fails to meet the guidelines and a large number of windows or open space are affected. Or Here the decrease in daylight or sunlight fails to meet the guidelines, but one or more of the following scenarios applies: - Only a small number of windows or limited area of open space is affected - The loss of light is only just outside the guidelines - An affected room has other sources of light - The affected building or outdoor space has a low-level requirement for light.	Minor Adverse
Where the increase/ decrease in daylight or sunlight fully meets the guidelines and only a small number of windows are affected	Negligible
Where the increase in daylight or sunlight is small and/or the number of affected windows or area of open space affected is small.	Minor Beneficial
Where the increase in daylight or sunlight is large and/or the number of affected windows or area of open space affected is large.	Major Beneficial

5 SOURCES OF INFORMATION

5.1 PROPOSED SITE

ARCHITECTS DRAWINGS

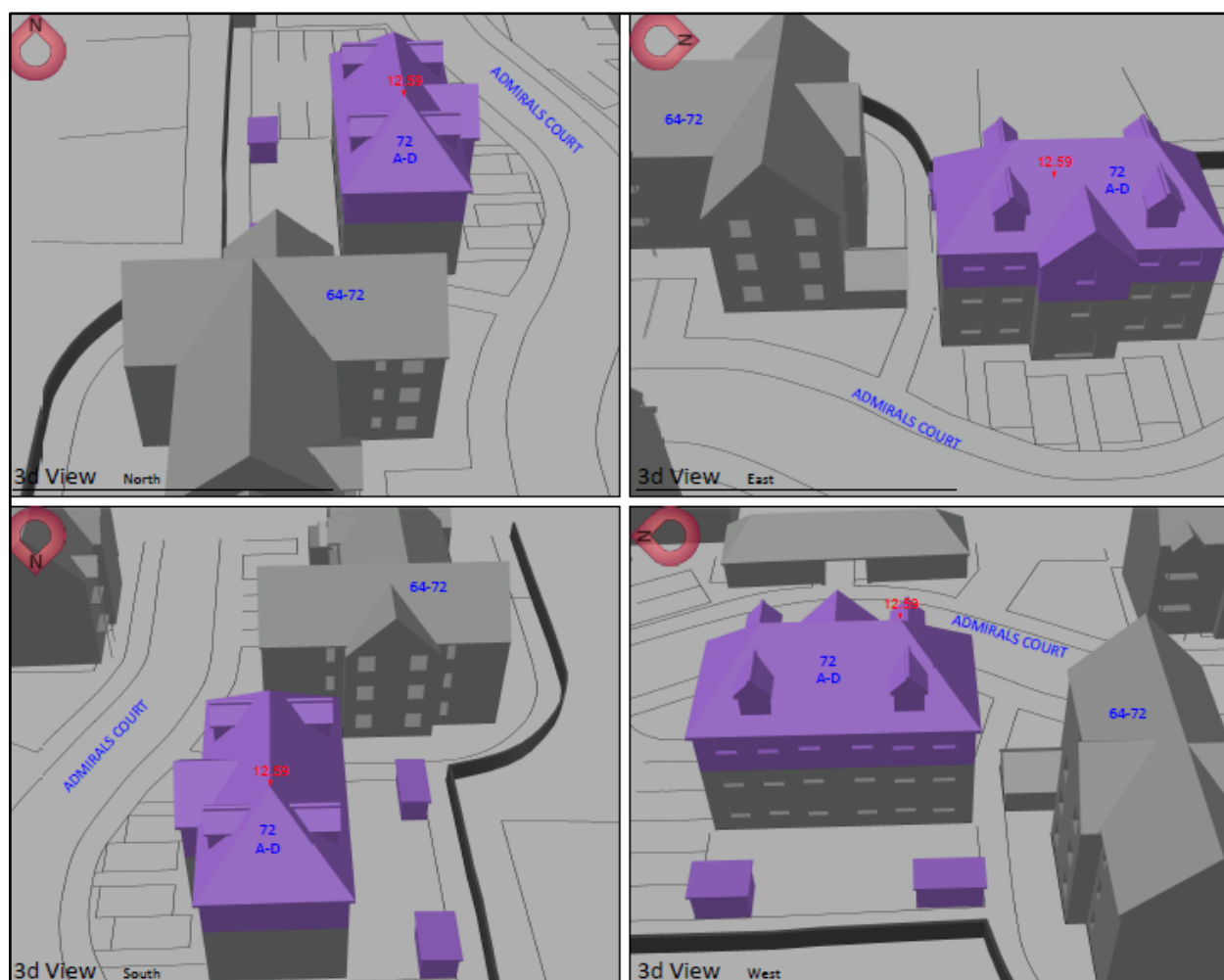
All Architect drawings have been provided by IE Architecture Ltd.

5.2 SURROUNDING SITE

MEASURED SITE SURVEY

A measured site survey of the existing site has been provided by the client.

6 SCHEME



PROPOSED SITE

The proposal comprises of the construction of an additional storey to provide 3 additional flats (7 flats in total)

7 SURROUNDING SITE

64 – 72 ADMIRALS COURT

This property is located south of the proposed development. The property is three storeys high. The analysis has been carried out to 24 windows and 15 rooms.

Daylighting to the windows has been assessed using the Vertical Sky Component (VSC) methodology. The results show that all 24 windows will receive daylighting levels that are higher than recommended levels in the BRE guidance following the development.

Internal daylighting has been assessed using the No Sky Line (NSL) and Average Daylight Factor (ADF) methodologies. Results detail that all 15 rooms will meet the BRE recommended levels for NSL and ADF following the development.

Sunlighting has been considered to six (6) living rooms using the Annual Probable Sunlight Hours (APSH) test, as per the BRE, and the results show all six (6) rooms will meet the BRE recommended levels of sunlight on winter and summer months.

Amenity areas of the surrounding property have been assessed using the BRE recommended 2 Hour Sunlight to Amenity test and the results show that all amenity areas will receive sufficient amount of sunlight following the development.

Overall, this property meets the levels of daylighting and sunlighting detailed in the BRE guidance.

RESULTS

7.1 OUTPUTS

VERTICAL SKY COMPONENT INC. ANNUAL PROBABLE SUNLIGHT HOURS

Vertical Sky Component, APSH results for the surrounding properties are attached in Appendix 2.

AVERAGE DAYLIGHT FACTOR

Average Daylight Factor results for the surrounding properties are attached in Appendix 3.

NO SKY LINE

No Sky Line results for the surrounding properties are attached in Appendix 4.

NO SKY LINE CONTOURS

No Sky Line Contours for the surrounding properties are attached in Appendix 5.

8 CONCLUSION

It is worth reiterating that the national BRE Report states that “care should be taken in applying these guidelines”, for example where the buildings stand very close or when a new development is to match the height and proportion of an existing building.

The BRE Report states that the numerical values are advisory only and failure to meet the guideline criteria should not be used by Local Councils as an indicator as to whether a development is acceptable.

Daylighting and sunlighting have been assessed to one (1) of the surrounding residential properties. In total, 24 windows have been assessed using the Vertical Sky Component of which all 24 windows satisfy the levels detailed in the BRE.

Internal daylighting has been assessed to 15 rooms using the Average Daylight Factor and No Sky Line tests. All 15 rooms satisfy both No Sky Line and ADF tests.

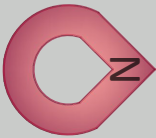
In our opinion, the proposed development is suitable and does not injure any of the surrounding properties for it to be considered inappropriate for the area.



Daniel Keen-Gray
Senior Technical Analyst
Rights of Light

9 APPENDIX

9.1 Appendix 1 – Drawings



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ANALYSIS UNDERTOOK USING MBS SURVEY SOFTWARE FOR DAYLIGHT/SUNLIGHT. RTL.

SOURCES

EXISTING AND SURROUNDING PROPERTIES

3D Model, ZMap/ProMap/Pointcloud based model

xxxxxx.dwg/pdf/skp

Data Received on Day Month Year.

PROPOSED

Architects Proposed Scheme.

Plans and Elevations

Data Received on ??/??/19.

NEIGHBORING PROPERTY INTERNAL LAYOUT

4M for Residential and 6M for Commercial Assumed Layouts.

Key

 Surroundings

 Existing

Site Plan Existing

Client

IE Architecture

Project

72 Admirals Court,
Rose Kiln Lane,
RG1 6SP

Drawing Title

Existing Site Plan

Drawn By

SS

Checked By

HS

Scale

NTS

Date

18/08/2022

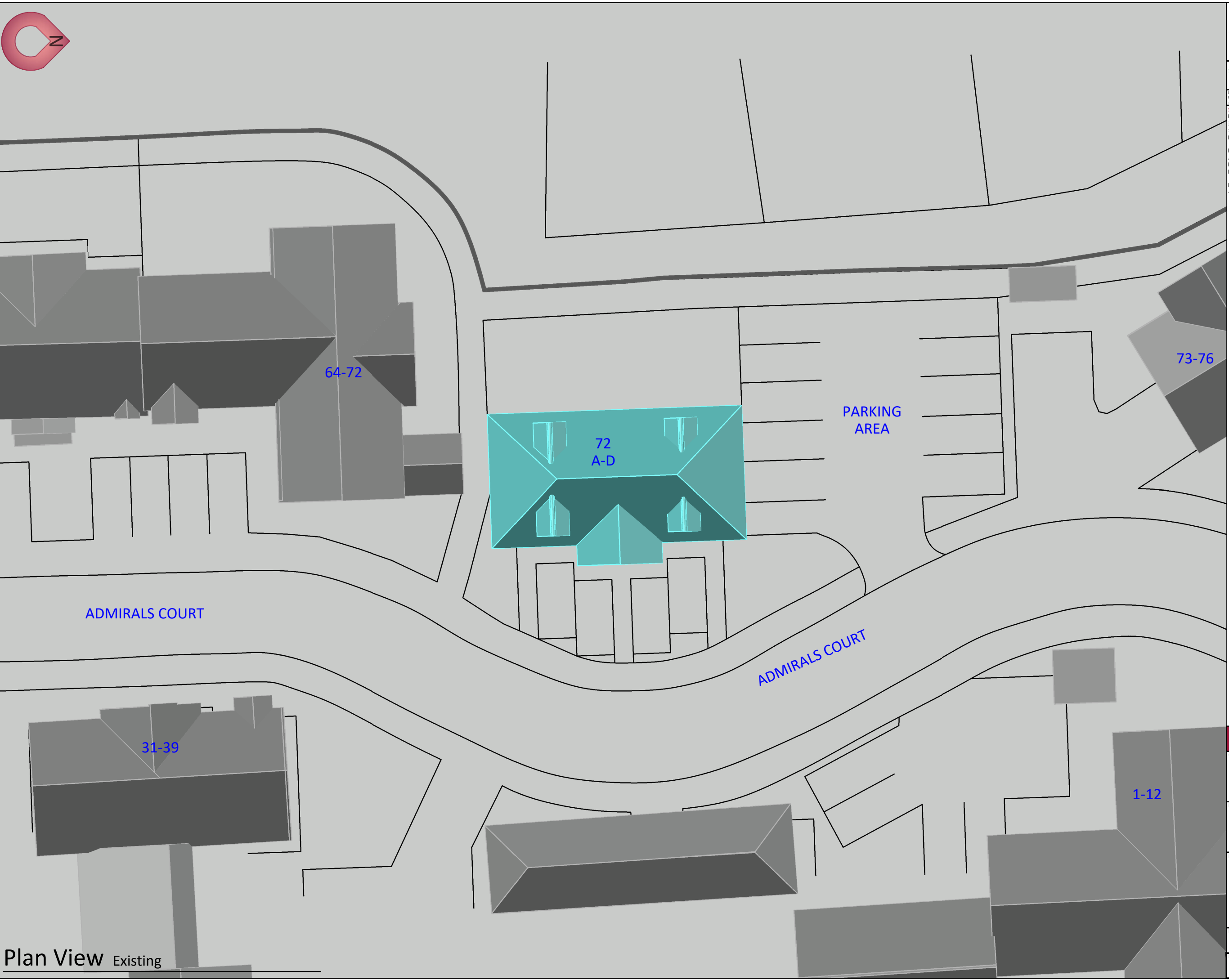
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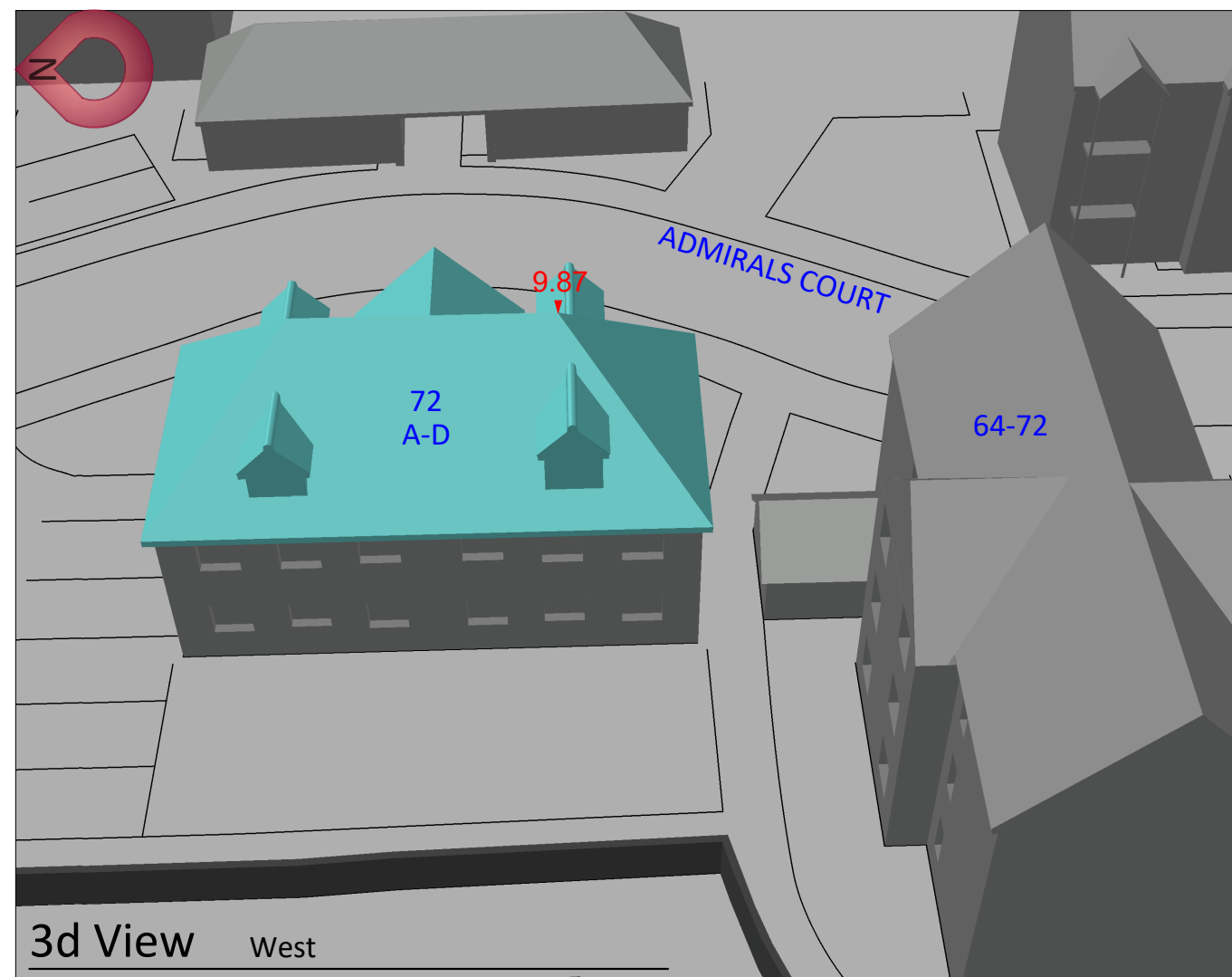
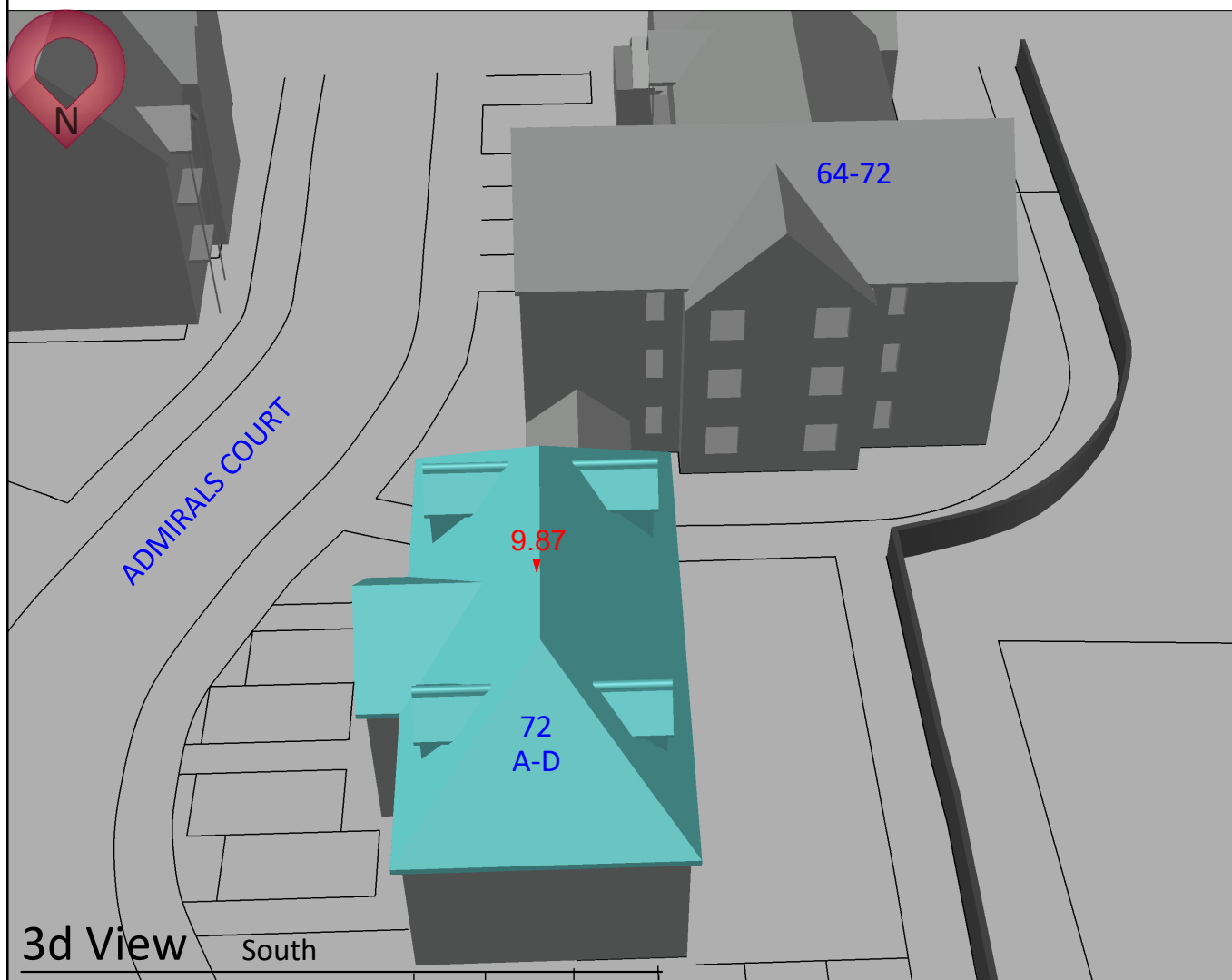
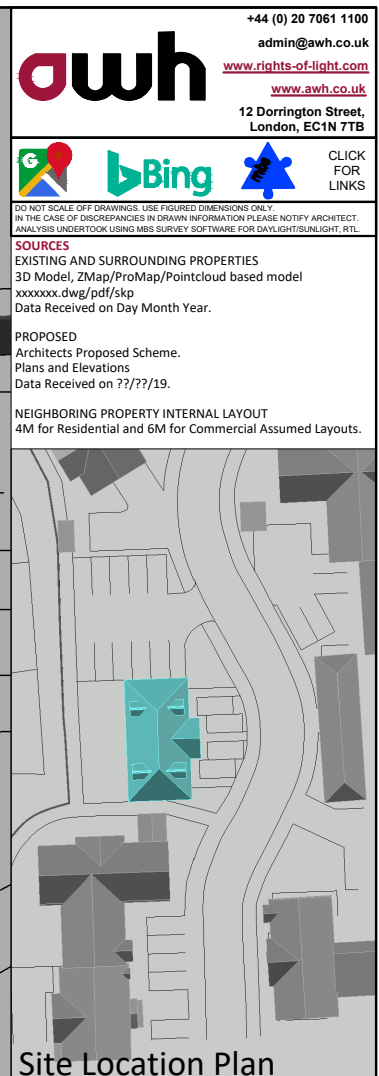
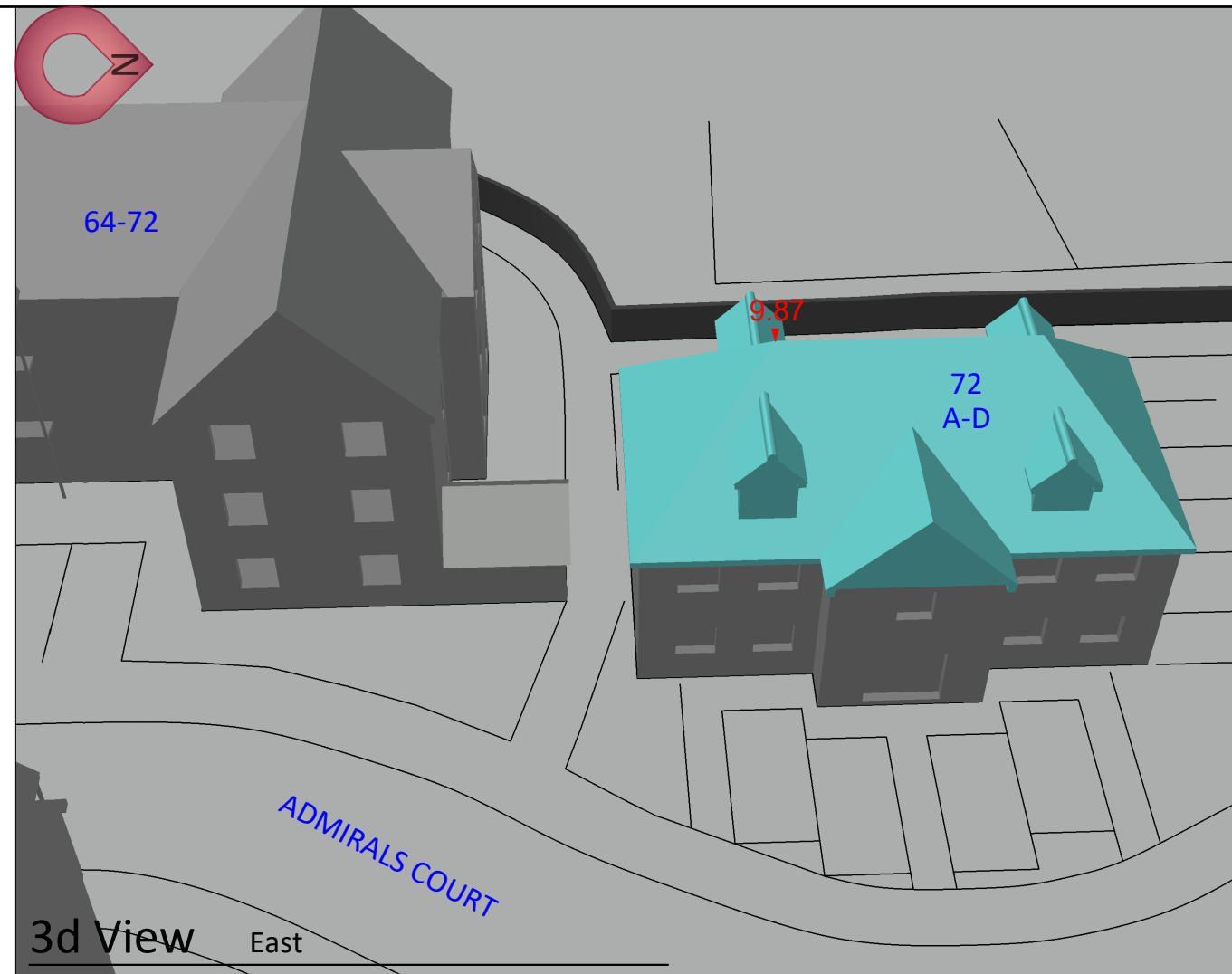
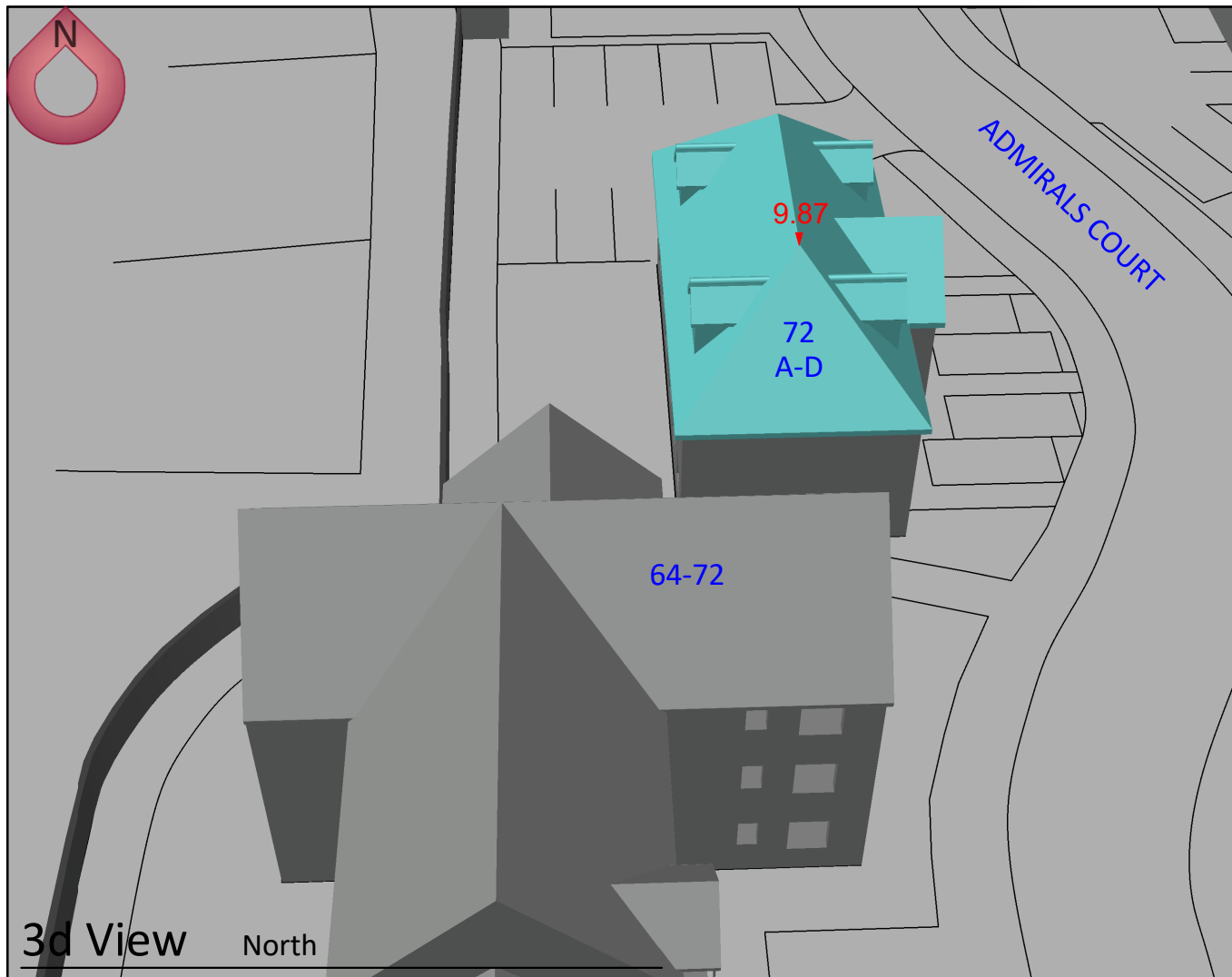
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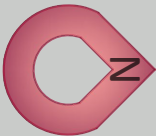
1

Plan View Existing





Key Surroundings Existing			
Height in Meters ▼			
3D View Existing			
Client IE Architecture			
Project 72 Admirals Court, Rose Kiln Lane, RG1 6SP			
Drawing Title 3D Views of Existing Site			
Drawn By	Checked By	Scale	Date
SS	HS	NTS	18/08/2022
Project No./Drawing Type/Drawing No.			Release No.
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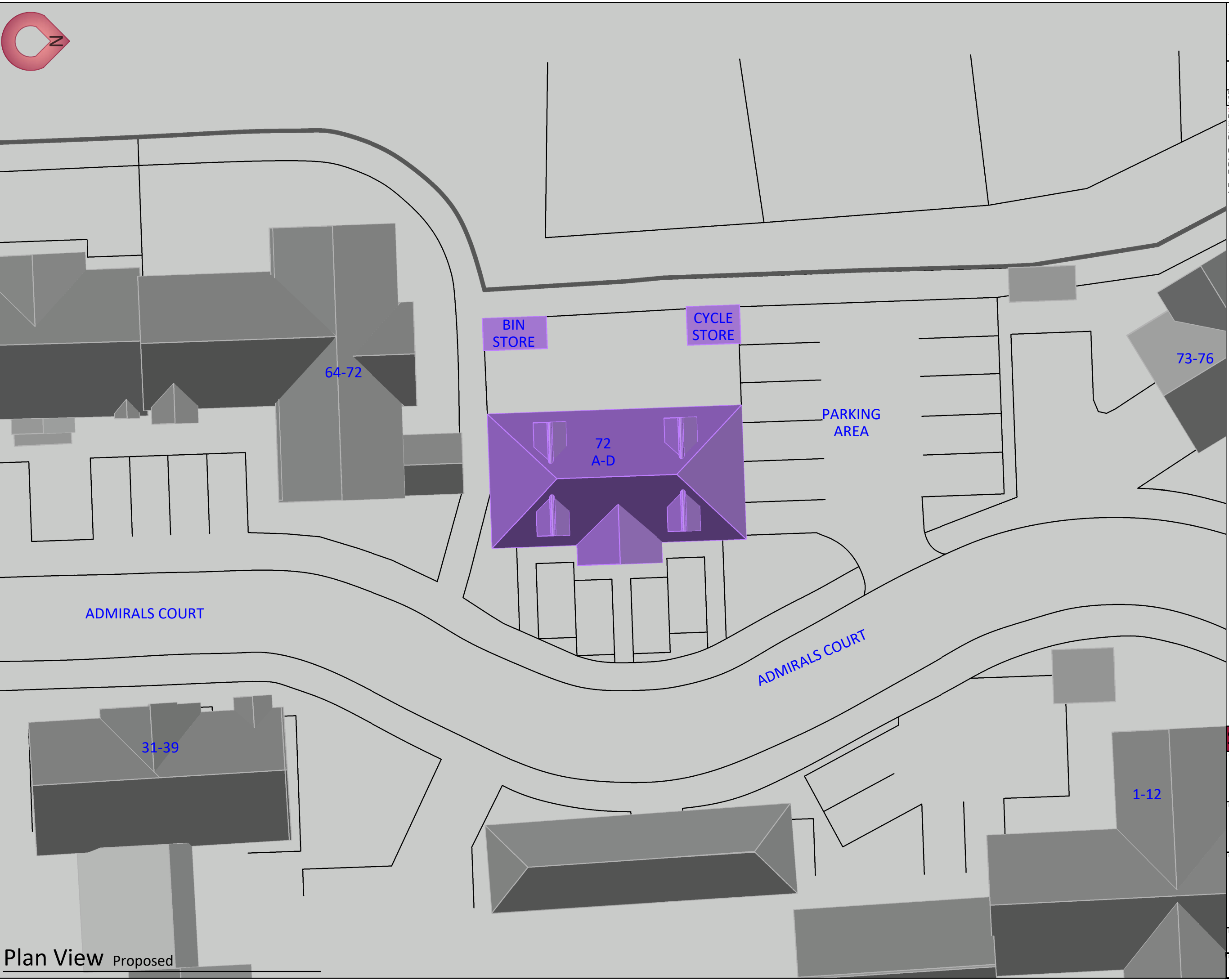
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SOURCES
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Data Received on Day Month Year.

PROPOSED
Architects Proposed Scheme.
Plans and Elevations
Data Received on ??/??/19.

NEIGHBORING PROPERTY INTERNAL LAYOUT
4M for Residential and 6M for Commercial Assumed Layouts.



Key

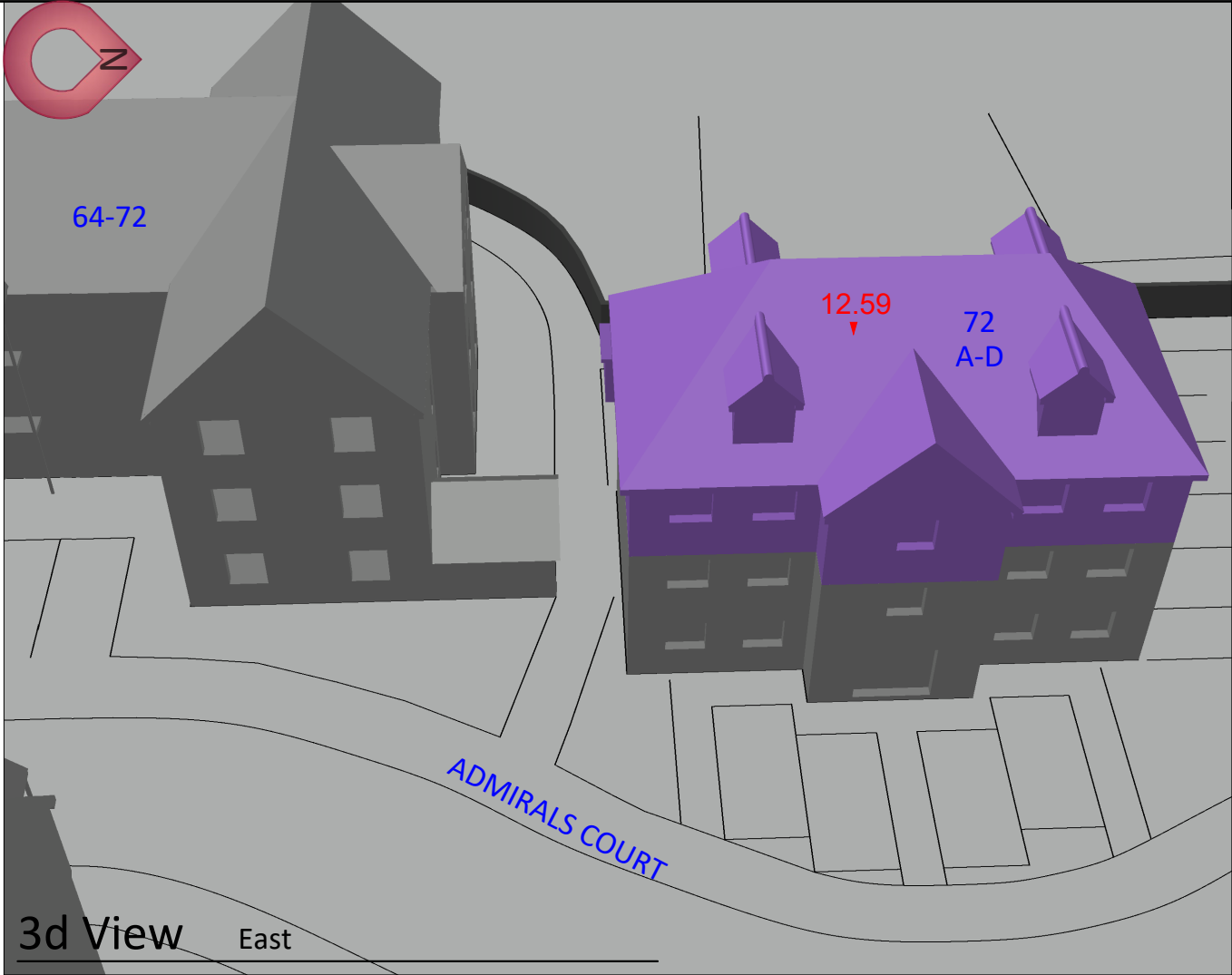
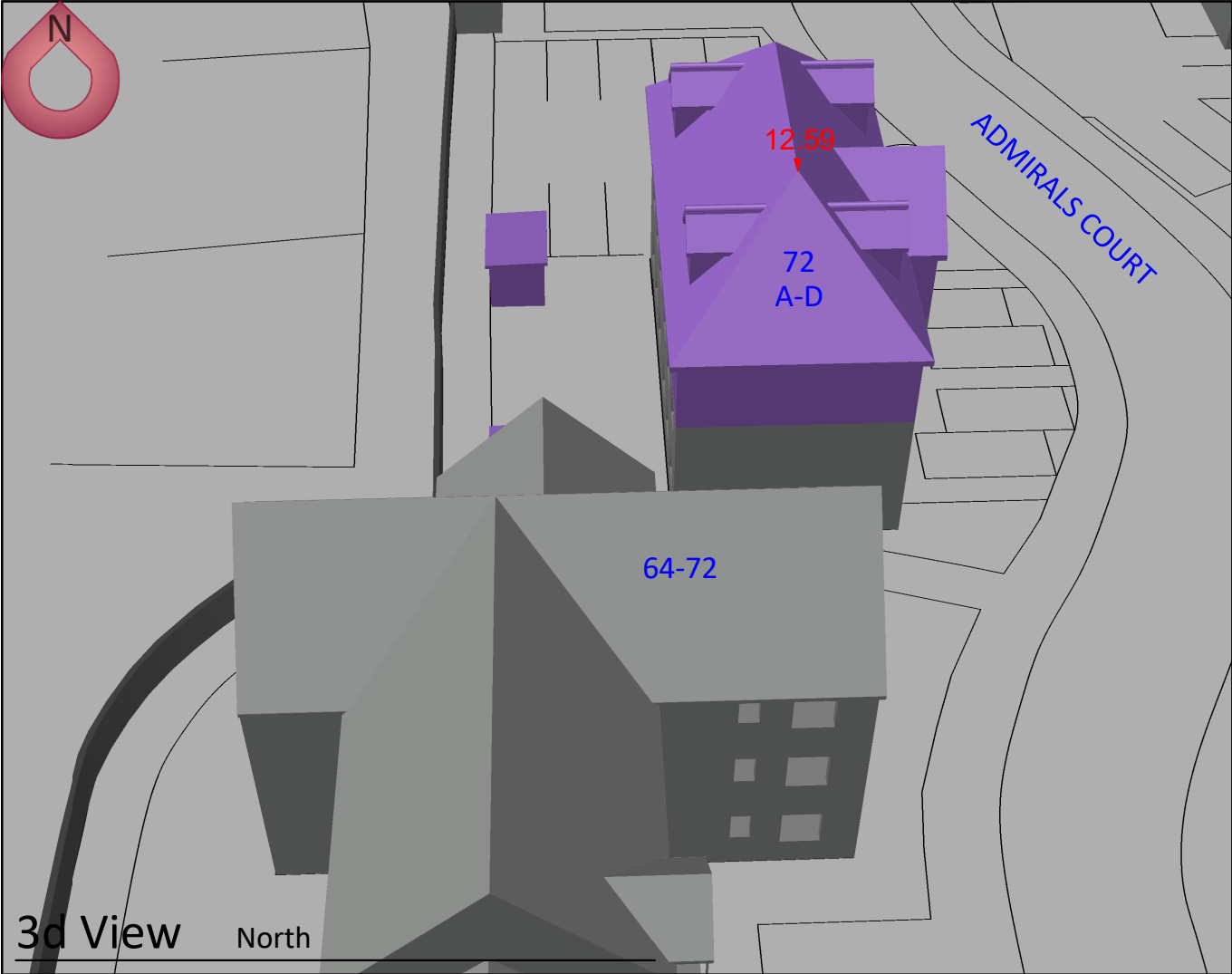
Surroundings

Proposed

Site Plan Proposed

Client IE Architecture			
Project 72 Admirals Court, Rose Kiln Lane, RG1 6SP			
Drawing Title Proposed Scheme Site Plan			
Drawn By SS	Checked By HS	Scale NTS	Date 18/08/2022
Project No./Drawing Type/Drawing No. 00000_ PR2D_03			Release No. 1

Plan View Proposed



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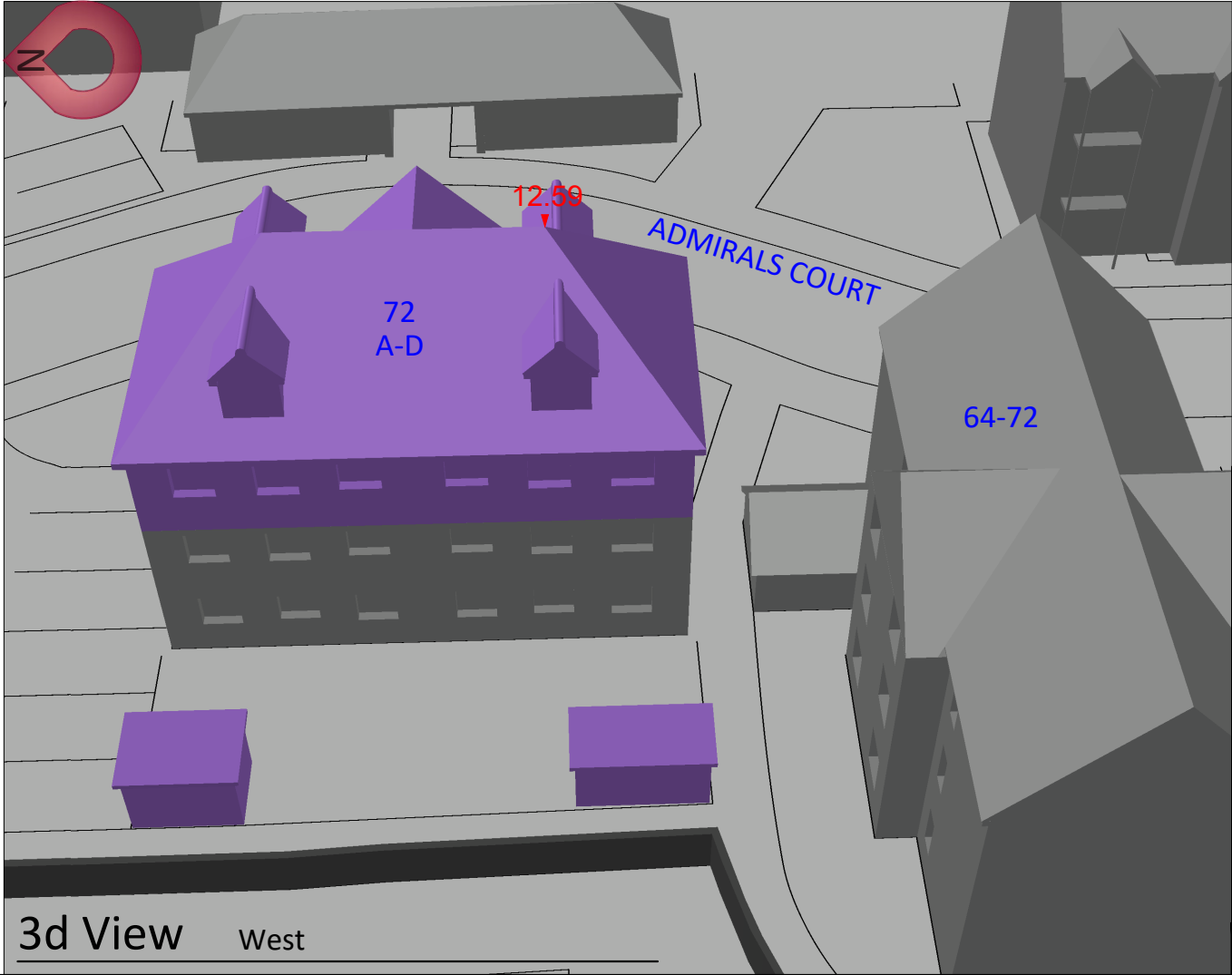
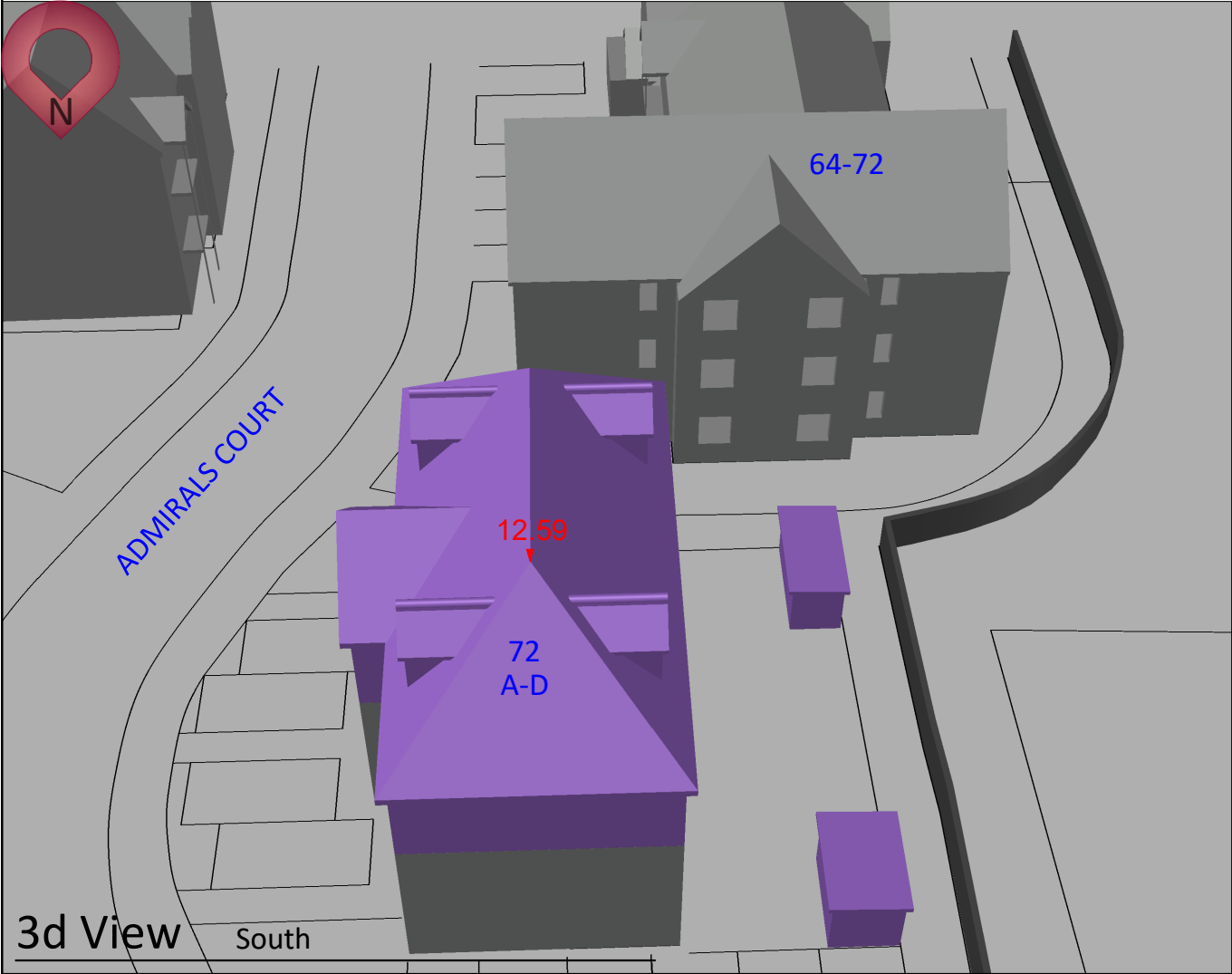
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PROPOSED
Architects Proposed Scheme.
Plans and Elevations
Data Received on ??/??/19.

NEIGHBORING PROPERTY INTERNAL LAYOUT
4M for Residential and 6M for Commercial Assumed Layouts.

Site Location Plan



Key

Surroundings

Proposed

Height in Meters

3D View Proposed

Client
IE Architecture

Project
72 Admirals Court,
Rose Kiln Lane,
RG1 6SP

Drawing Title
3D Views of the Proposed Scheme

Drawn By	Checked By	Scale	Date
SS	HS	NTS	18/08/2022

Project No./Drawing Type/Drawing No.	Release No.
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9.2 Appendix 2 – Vertical Sky Component and Annual Probable Sunlight Hours

9.3 Appendix 3 – Average Daylight Factor

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria
64 - 72 Admirals Court																	
Ground	R1	Residential	LK	W1	0.68	1.00	0.50	55.05	55.05	107.85	0.50	1.00	0.23	0.23			
				W2	0.68	1.00	1.30	62.27	62.27	107.85	0.50	1.00	0.68	0.68			
				W3	0.68	1.00	1.30	69.32	69.26	107.85	0.50	1.00	0.76	0.75			
				W4	0.68	1.00	1.30	69.97	69.59	107.85	0.50	1.00	0.76	0.76			
													2.43	2.42	2.00	1.00	YES
Ground	R2	Residential	Bedroom	W5	0.68	1.00	0.65	50.80	45.84	42.23	0.50	1.00	0.71	0.64			
													0.71	0.64	1.00	0.90	YES
Ground	R3	Residential	Bedroom	W6	0.68	1.00	1.30	67.61	61.61	62.94	0.50	1.00	1.26	1.15			
													1.26	1.15	1.00	0.91	YES
Ground	R4	Residential	Bedroom	W7	0.68	1.00	1.30	72.90	69.03	62.94	0.50	1.00	1.36	1.29			
													1.36	1.29	1.00	0.95	YES
Ground	R5	Residential	Bedroom	W8	0.68	1.00	0.65	64.89	63.83	42.23	0.50	1.00	0.90	0.89			
													0.90	0.89	1.00	0.99	YES
First	R1	Residential	LK	W1	0.68	1.00	0.50	61.20	61.20	107.85	0.50	1.00	0.26	0.26			
				W2	0.68	1.00	1.30	68.41	68.41	107.85	0.50	1.00	0.75	0.75			
				W3	0.68	1.00	1.30	73.89	73.81	107.85	0.50	1.00	0.81	0.80			
				W4	0.68	1.00	1.30	74.80	74.24	107.85	0.50	1.00	0.81	0.81			
													2.62	2.62	2.00	1.00	YES
First	R2	Residential	Bedroom	W5	0.68	1.00	0.65	58.54	52.42	42.23	0.50	1.00	0.81	0.73			
													0.81	0.73	1.00	0.90	YES
First	R3	Residential	Bedroom	W6	0.68	1.00	1.30	74.32	68.59	62.94	0.50	1.00	1.39	1.28			
													1.39	1.28	1.00	0.92	YES
First	R4	Residential	Bedroom	W7	0.68	1.00	1.30	77.53	73.42	62.94	0.50	1.00	1.45	1.37			
													1.45	1.37	1.00	0.94	YES
First	R5	Residential	Bedroom	W8	0.68	1.00	0.65	66.28	65.38	42.23	0.50	1.00	0.92	0.91			
													0.92	0.91	1.00	0.99	YES
Second	R1	Residential	LK	W1	0.68	1.00	0.50	61.50	61.50	107.85	0.50	1.00	0.26	0.26			
				W2	0.68	1.00	1.30	69.01	69.01	107.85	0.50	1.00	0.75	0.75			
				W3	0.68	1.00	1.30	77.99	77.94	107.85	0.50	1.00	0.85	0.85			
				W4	0.68	1.00	1.30	78.62	78.34	107.85	0.50	1.00	0.86	0.85			
													2.72	2.72	2.00	1.00	YES
Second	R2	Residential	Bedroom	W5	0.68	1.00	0.65	64.90	59.42	42.23	0.50	1.00	0.90	0.83			
													0.90	0.83	1.00	0.92	YES
Second	R3	Residential	Bedroom	W6	0.68	1.00	1.30	80.53	74.55	62.94	0.50	1.00	1.50	1.39			
													1.50	1.39	1.00	0.93	YES
Second	R4	Residential	Bedroom	W7	0.68	1.00	1.30	81.84	77.82	62.94	0.50	1.00	1.53	1.45			
													1.53	1.45	1.00	0.95	YES
Second	R5	Residential	Bedroom	W8	0.68	1.00	0.65	68.05	67.26	42.23	0.50	1.00	0.95	0.94			
													0.95	0.94	1.00	0.99	YES

9.4 Appendix 4 – No Sky Line

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria	
64 - 72 Admirals Court										
Ground	R1	Residential	LK	Area m2	24.93	24.81	24.80	1.00	YES	
				% of room		99.53%	99.51%			
	R2	Residential	Bedroom	Area m2	7.42	5.70	5.32	0.93	YES	
				% of room		76.86%	71.76%			
	R3	Residential	Bedroom	Area m2	13.06	11.72	10.53	0.90	YES	
				% of room		89.73%	80.66%			
R4	Residential	Bedroom	Area m2	13.06	12.88	12.88	1.00	YES		
			% of room		98.62%	98.60%				
	R5	Residential	Bedroom	Area m2	7.42	6.52	6.51	1.00	YES	
				% of room		87.90%	87.82%			
	First	R1	Residential	LK	Area m2	24.93	24.87	24.87	1.00	YES
					% of room		99.79%	99.79%		
		R2	Residential	Bedroom	Area m2	7.42	6.52	5.80	0.89	YES
					% of room		87.94%	78.22%		
R3		Residential	Bedroom	Area m2	13.06	12.84	11.90	0.93	YES	
				% of room		98.34%	91.15%			
R4	Residential	Bedroom	Area m2	13.06	12.89	12.88	1.00	YES		
			% of room		98.68%	98.64%				
	R5	Residential	Bedroom	Area m2	7.42	6.49	6.49	1.00	YES	
				% of room		87.50%	87.48%			
	Second	R1	Residential	LK	Area m2	24.93	24.88	24.88	1.00	YES
					% of room		99.82%	99.82%		
		R2	Residential	Bedroom	Area m2	7.42	6.92	6.92	1.00	YES
					% of room		93.31%	93.31%		
R3		Residential	Bedroom	Area m2	13.06	12.86	12.84	1.00	YES	
				% of room		98.46%	98.33%			
R4	Residential	Bedroom	Area m2	13.06	12.89	12.89	1.00	YES		
			% of room		98.68%	98.68%				
	R5	Residential	Bedroom	Area m2	7.42	6.93	6.93	1.00	YES	
				% of room		93.41%	93.41%			

Floor Ref	Amenity Ref		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
64 - 72 Admirals Court							
Ground	A1	Area m2 Percentage	50.09	50.09 100%	50.09 100%	1.00	YES
Ground	A2	Area m2 Percentage	72.72	37.07 51%	37.07 51%	1.00	YES

9.5 Appendix 5 – No Sky Line Contour Plots



SOURCES
EXISTING AND SURROUNDING PROPERTIES
3D Model, 2Map/ProMap/Pointcloud based model
xxxxxxxx.dwg/pdf/skp
Data Received on Day Month Year.

PROPOSED
Architects Proposed Scheme.
Plans and Elevations
Data Received on ??/??/19.

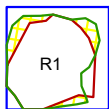
NEIGHBORING PROPERTY INTERNAL LAYOUT
4M for Residential and 6M for Commercial Assumed Layouts.



Site Location Plan

Key

-  Existing Contour
-  Proposed Contour
-  Room Outline
-  Area of Loss



Daylight Distribution

Client
IE Architecture

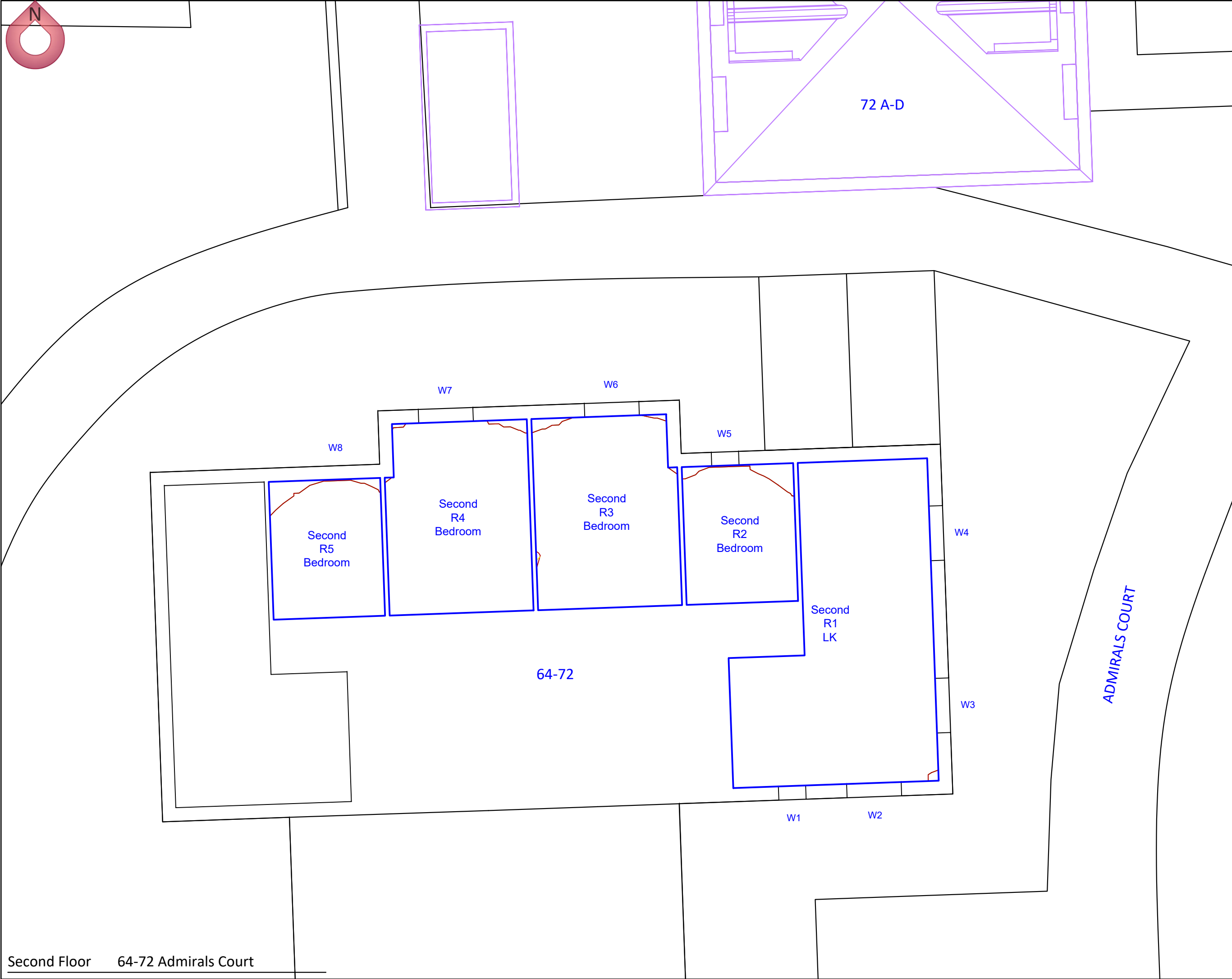
Project
72 Admirals Court,
Rose Kiln Lane,
RG1 6SP

Drawing Title

Daylight Distribution Contours
64-72 Admirals Court
Vs the Proposed Scheme

Drawn By	Checked By	Scale	Date
SS	HS	NTS	18/08/2022
Project No./Drawing Type/Drawing No.			Release No.
000000_DD_02			1

First Floor 64-72 Admirals Court



Second Floor 64-72 Admirals Court



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12 Dorrington Street,
London, EC1N 7TB



CLICK
FOR
LINKS

SOURCES
EXISTING AND SURROUNDING PROPERTIES
3D Model, ZMap/ProMap/Pointcloud based model
xxxxxx.dwg/pdf/skp
Data Received on Day Month Year.

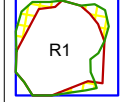
PROPOSED
Architects Proposed Scheme.
Plans and Elevations
Data Received on ??/??/19.

NEIGHBORING PROPERTY INTERNAL LAYOUT
4M for Residential and 6M for Commercial Assumed Layouts.



Site Location Plan

Key

-  Existing Contour
-  Proposed Contour
-  Room Outline
-  Area of Loss
-  R1

Daylight Distribution

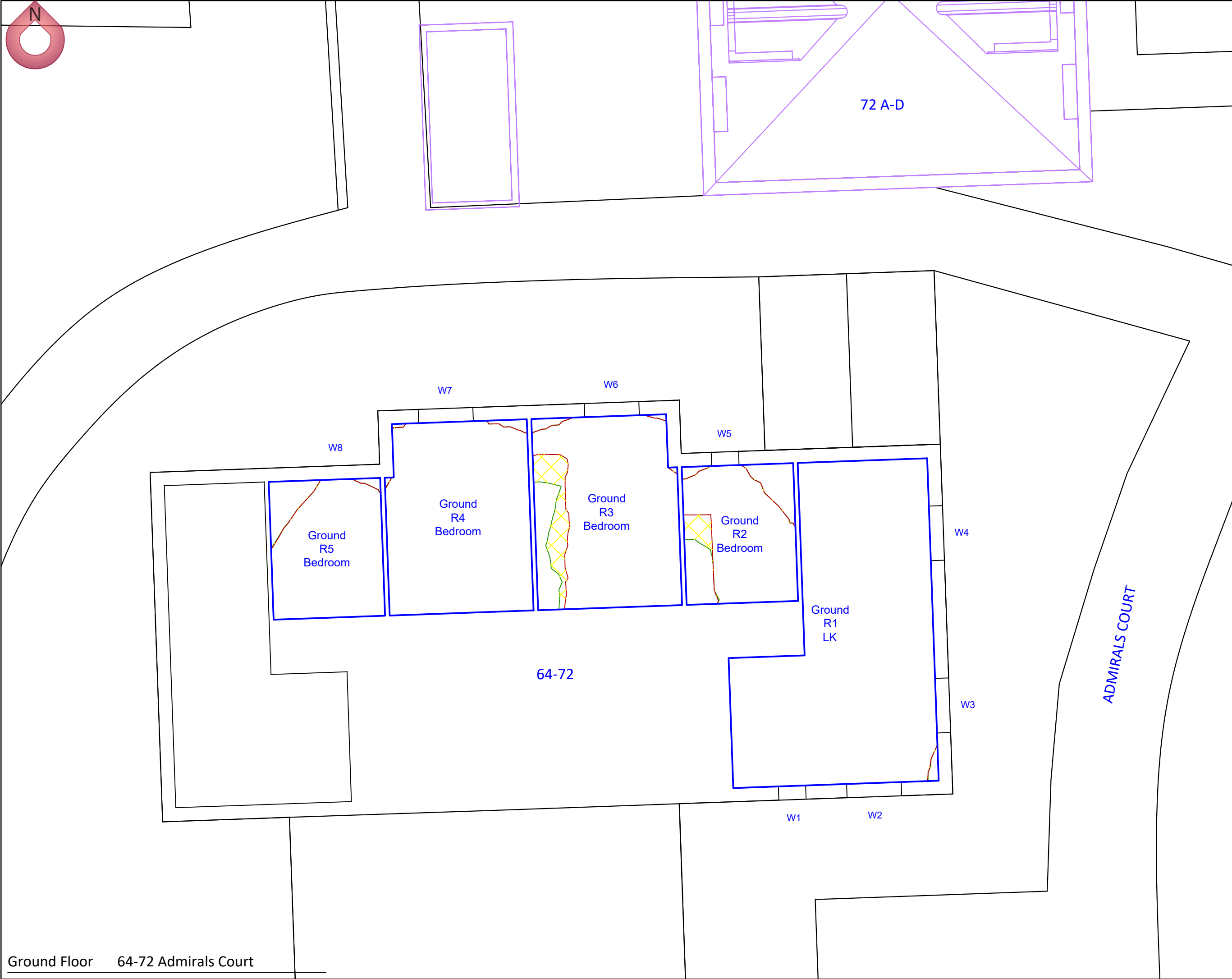
Client
IE Architecture

Project
72 Admirals Court,
Rose Kiln Lane,
RG1 6SP

Drawing Title
Daylight Distribution Contours
64-72 Admirals Court
Vs the Proposed Scheme

Drawn By	Checked By	Scale	Date
SS	HS	NTS	18/08/2022

Project No./Drawing Type/Drawing No.	Release No.
00000_ DD_03	1



Ground Floor 64-72 Admirals Court



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London, EC1N 7TB



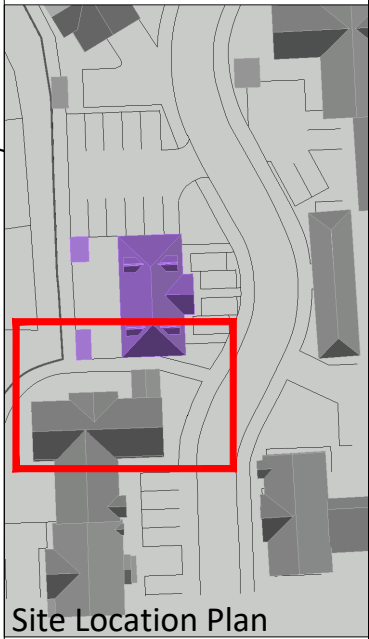
CLICK
FOR
LINKS

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.
IN THE CASE OF DISCREPANCIES IN DRAWN INFORMATION PLEASE NOTIFY ARCHITECT.
ANALYSIS UNDERTOOK USING MBS SURVEY SOFTWARE FOR DAYLIGHT/SUNLIGHT. RTL.

SOURCES
EXISTING AND SURROUNDING PROPERTIES
3D Model, ZMap/ProMap/Pointcloud based model
xxxxxx.dwg/pdf/skp
Data Received on Day Month Year.

PROPOSED
Architects Proposed Scheme.
Plans and Elevations
Data Received on ??/??/19.

NEIGHBORING PROPERTY INTERNAL LAYOUT
4M for Residential and 6M for Commercial Assumed Layouts.

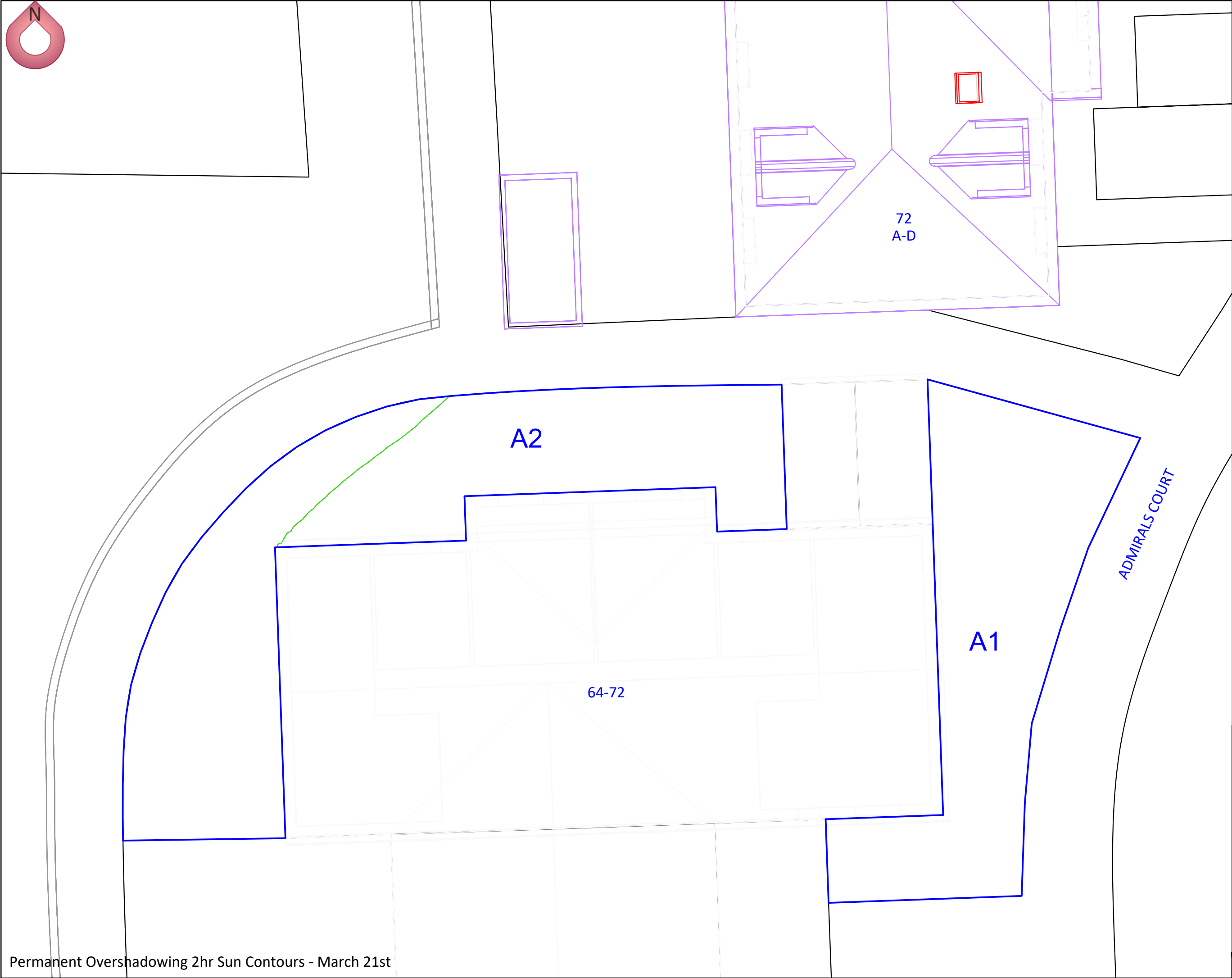


Key

-  Existing Contour
-  Proposed Contour
-  Room Outline
-  Area of Loss
-  R1

Daylight Distribution

Client IE Architecture			
Project 72 Admirals Court, Rose Kiln Lane, RG1 6SP			
Drawing Title Daylight Distribution Contours 64-72 Admirals Court Vs the Proposed Scheme			
Drawn By SS	Checked By HS	Scale NTS	Date 18/08/2022
Project No./Drawing Type/Drawing No. 00000_ DD_01			Release No. 1



SOURCES
EXISTING AND SURROUNDING PROPERTIES
3D Model, ZMap/ProMap/Pointcloud based model
xxxxxxx.dwg/pdf/skp
Data Received on Day Month Year.

PROPOSED
Architects Proposed Scheme.
Plans and Elevations
Data Received on ??/??/19.

NEIGHBORING PROPERTY INTERNAL LAYOUT
4M for Residential and 6M for Commercial Assumed Layouts.

Client			
IE Architecture			
Project			
72 Admirals Court, Rose Kiln Lane, RG1 6SP			
Drawing Title			
Permanent Overshadowing 2hr Sun Contours - 21st March			
Drawn By	Checked By	Scale	Date
SS	HS	NTS	18/08/2022
Project No./Drawing Type/Drawing No.			Release No.
00000_ PO_01			1