



Quod

Planning - Statement of Common Ground

B&Q, Broadway Retail
Park, Cricklewood
Lane, NW2 1ES

Planning application
reference 20/3564/OUT

The Planning
Inspectorate reference
APP/N5090/V/22/3307
073

Town and Country
Planning Act 1990 –
Section 77

13TH FEBRUARY 2023

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1 Introduction

The Relevant Parties

- 1.1 This Planning Statement of Common Ground ('PSoCG') has been agreed between:
 - **The Applicants:** Quod of 8-14 Meard Street, London, W1F 0EQ acting as agent on behalf of the Applicant Montreaux Cricklewood Developments Ltd ('Montreaux Limited')
 - **The Local Planning Authority:** The London Borough of Barnet (the 'Council' or 'borough')
- 1.2 The Applicant seeks to bring the site forward for residential led mixed use development in accordance with the Development Plan and the National Planning Policy Framework (the "Framework") in accordance with the planning conditions at Appendix 1.
- 1.3 The Applicant submitted an outline planning application to the Council on 31st July 2020, which was validated on 19th August 2020. The application was given planning reference number 20/3564/OUT (the 'Application').
- 1.4 The agreed description of development (the 'Development') is:

“Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works”
- 1.5 Pursuant to the powers conferred under section 77 of the Town and Country Planning Act 1990, the Application was called in by the Secretary of State on 30 August 2022.
- 1.6 The purpose and scope of this SoCG is to identify areas of common ground between the Applicant and the Council in respect of the Application. The SoCG will also identify any matters that are in dispute.
- 1.7 The SoCG is prepared in accordance with Rule 14 of the Town and Country Planning (Inquiries Procedure) (England) Rules 2000 and the Planning Inspectorate's Procedural Guide to Called-in Planning Applications – England (July 2020), as required in the letter from PINS dated 30 August 2022.
- 1.8 This SoCG also refers to documents which are agreed to be relevant to this case.
- 1.9 The measurements within this document have been prepared in accordance with the RICS Code of Measuring Practice (6th Edition).

2 Existing Site and Surroundings

The Application Site

- 2.1 The Application Site is known as B&Q Cricklewood, Broadway Retail Park, Cricklewood Lane, London NW2 1ES (the 'Application Site').
- 2.2 The Application Site extends across an area of approximately 2.78 hectares and comprises the following existing uses:
 - A part two, part two and half storey retail warehouse occupied by the DIY retailer B&Q including garden centre and bulk builders' yard; and a two-storey retail warehouse occupied by Poundstretcher and Tile Depot. The building comprises 7,990m² (GIA).
 - A surface level car park comprising 470 car parking spaces, including 28 blue badge spaces.
 - A left in only vehicular access point into the site from Cricklewood Lane; and a left out only vehicular egress point onto Cricklewood Lane.
 - Two points of access for service and deliveries into two service yards from Depot Approach.
 - A vehicular access and egress point into the existing car park from Depot Approach.
 - An existing gas governor station that is located to the south-eastern corner of the site adjacent to the vehicle access. The infrastructure apparatus will be retained as part of the proposed development.
- 2.3 The Application Site is located within the designated London Plan Brent Cross / Cricklewood Opportunity Area and the Barnet Local Plan Brent Cross-Cricklewood Regeneration Area. The Regeneration Area Development Framework for Cricklewood, Brent Cross and West Hendon (SPG) (Adopted 2005) informs and guides regeneration in the area. The emerging Barnet Local Plan designates the site within the Cricklewood Growth Area.
- 2.4 The primary existing pedestrian and vehicle access is taken from Cricklewood Lane to the south-eastern corner with a secondary access available from Depot Approach in the north-western corner. Private access to the service yard of the existing retail store is also provided from Depot Approach.
- 2.5 The Application Site is not located within a conservation area and does not contain any listed buildings or structures, or any nationally designated heritage assets. There are no non-designated heritage assets on site.
- 2.6 The Application Site is considered to be previously developed brownfield land that is located in a highly accessible location. The surface level tarmac car park and existing commercial buildings contained within the Application Site make no contribution to the local townscape, and the building fabric across the site is tired.

Surrounding Buildings and Uses

- 2.7 Cricklewood Railway Station is located immediately to the east of the Application Site and is served by the Thameslink line, which provides regular services to St Albans in the north, and Sutton, via a number of central London stations such as St Pancras, Farringdon, City Thameslink, and Blackfriars in the south. Numerous and frequent bus services exist in the area. Bus services 16, 32, 316, 332, 266, 189 and 226 are located on Cricklewood Broadway; 460, 245 and 260 on Thorverton Road; and the C11 on Lichfield Road.
- 2.8 The nearest London Underground Station to the site is Willesden Green station located 1km to the south, which is served by the Jubilee Line that runs between Stanmore and Stratford.
- 2.9 The Application Site immediately abuts Cricklewood Town Centre, a designated District Centre, identified for high residential growth and medium commercial growth in the London Plan. The Application Site is highly accessible by public transport benefiting from a Public Transport Accessibility Level ("PTAL") of 5 (where 6 is the highest rating) on the part of the site with the greatest proposed density and only reducing to 4 (good) at the part of the site furthest from the adjacent railway station.
- 2.10 The site is bound to the south by Cricklewood Lane, and Cricklewood Green public space, which is designated as an 'Asset of Community Value'. The entirety of the eastern boundary is contained by the Midlands Mainline railway line. The northern edge abuts an area of surface level car parking that is used as overspill parking with a Jewson building merchants beyond which has large areas of open storage. Champion Terrace, part of the Railway Terraces Conservation Area is located to the north west of the site boundary.
- 2.11 The western boundary abuts 1-13 Cricklewood Lane a range of commercial uses, and the development site of 194-196 Cricklewood Broadway site which has been cleared of all buildings and structures and is enclosed by site hoarding. Both sites benefit from extant planning permission for comprehensive redevelopment. 1-13 Cricklewood Lane obtained planning permission in June 2021 for a residential-led redevelopment containing three blocks up to 9 storeys comprising flexible retail (Class A1-A4 & D1) at ground and basement level and 145 residential units (18/6353/FUL). 194-196 Cricklewood Broadway obtained planning permission in January 2018 for a residential led redevelopment of a building up to 6 storeys comprising 3,457sqm of Class A1 and 96 residential units (17/0233/FUL). The original consent was the subject of a non-material amendment application that was approved in October 2019, resulting in a minor increase in building height and an additional residential unit (19/5339/NMA).
- 2.12 Further west is the two-storey commercial Beacon Bingo building, which is allocated for a residential-led mixed development (Site 7) in the emerging Barnet Local Plan for c.132 new homes and reprovision of some of the existing bingo leisure floorspace.
- 2.13 The rest of the western boundary fronts Depot Approach (a privately owned road) and the Beacon Bingo car park. Adjacent to the car park lies Cricklewood Playground (also known as Kara Way playground), a 0.29ha playground comprising a Basketball Court, Multi Sports Court and a Play Area for Toddlers (2- 6 years); Play Area Junior (5-10 years); and Play Area Senior (7 -14 years).

- 2.14 Opposite the southern boundary of the site on the southern side of Cricklewood Lane is a row of two storey properties with retail unit at ground floor and residential above. The retail element is identified as a Secondary Retail Frontage within the Barnet Local Plan Proposals Map (2012).

Surrounding Heritage Assets

Listed Buildings

- 2.15 There are three Grade II listed buildings and structures situated within 500m of the Application Sites, which include the Milestone sited outside No. 3 and 4 Graddon Terrace (140m west), Three Lamp Standards outside the Crown Public House and the Crown Public House (150m south-west) itself.

Conservation Area

- 2.16 The Application Site lies to the southeast of the Cricklewood Railway Terraces Conservation Area, which contains seven locally listed buildings and allotment gardens. The properties are two-storeys in height with small rear gardens. The closest properties to the development site are those fronting Campion Terrace.
- 2.17 The Brondesbury Conservation Area in the London Borough of Brent is located c.375m to the south.

Other

- 2.18 The Locally Listed Cricklewood Tavern (No.75 Cricklewood Lane) is located c.610m to the east of the site.
- 2.19 Hamstead Cemetery, a registered park and garden is located c.800m to the southeast of the site.

3 Planning Application Background and Process

- 3.1 This chapter provides an overview of the Applicant, the outline planning application submitted, along with a summary of the Application Site's planning history and a schedule of the amendments undertaken during the course of the Application. It also provides an overview of the assessment of the Application undertaken by the Council and GLA.

The Applicant

- 3.2 The Application Site is under the freehold ownership of Montreaux Cricklewood Development Limited (the 'Applicant').
- 3.3 The Applicant has significant experience delivering complex urban regeneration schemes on underutilised land to meet housing needs in accordance with the development plan and the Framework.

Planning History of the Site

- 3.4 The Application Site's planning history relates to its current and historical use as a retail warehouse and associated customer car park.
- 3.5 Planning permission was granted in May 1987 (C00640S) for a retail shopping development comprising a retail superstore with warehouse and service yard, a builders' merchants, and car parking for approximately 550 cars.
- 3.6 Planning permission was granted in February 2000 (C00640AX/99) that allowed the conversion of an existing retail unit to a B&Q store and the part demolition of a rear extension and rebuild to provide a new garden centre, sprinkler tank and pump house.
- 3.7 An application for the installation of a mezzanine level to provide 301sqm of additional retail floorspace for storage purposes was approved in October 2010 (F/03051/10).
- 3.8 Aside from the original retail superstore development, there have been no other applications made seeking the comprehensive redevelopment of the Application Site or any applications seeking consent for residential uses.
- 3.9 A request for an Environmental Impact Assessment ('EIA') Scoping Opinion for the site (Ref: 19/6632/ESC) was submitted to the Council on 16th December 2019, which were made in the context of the current proposals.
- 3.10 The Council concluded in the Screening Opinion provided on 19th February 2020 that the proposed development would constitute an EIA development and therefore the Applicant would need to undertake an EIA to support any planning application for the proposed redevelopment of the site.

Pre-Application Submission Consultation

3.11 The following section summarises the various stages of pre-application consultation that was undertaken prior to the submission of the Application with the London Borough of Barnet, the Greater London Authority, and other stakeholders.

The Council

3.12 A total of four pre-application meetings were held with Planning, Design, Transport and Conservation Officers at the Council, the key content of these meetings is summarised below:

- **24th May 2019:** The Applicant presented an initial vision and aspirations for Site, including the general masterplan layout, opportunities and key considerations, the initial placement of height and sought agreement that an application submitted in outline was an acceptable approach. Officers acknowledged that the site is a key transition site, which should seek to create a sense of arrival and presence given its close proximity to Cricklewood station, which currently lacks a marker building to aid wayfinding. Officers supported the Applicant to explore opportunities to deliver a marker building at the site. Officers also highlighted that commercial uses should support the existing commercial offering in the District Town Centre, and that placement and proportion of open space across the development would be important to justify building scale. Officers also highlighted the presence of a closed underpass which formerly connected the site to Cricklewood station, to which land adjacent to the underpass should be safeguarded in case of future access requirements.
- **24th June 2019:** Details in respect of the potential landscape arrangement were presented indicating opportunities for improved permeability and legibility across the site and the surrounding area, whilst improving links and synergies between the proposed landscape and other areas of public space outside of the site. Officers remained supportive to the principle of a marker building adjacent to the Cricklewood station but recommended the Applicant reduce its maximum height from the 27 storeys.
- **16th August 2019:** Officers were supportive of the re-orientation of the development block adjacent to Cricklewood Station and the reduction in height to 25 storeys in height. It was considered the building offered an appropriate sense of arrival when exiting from the station.
- **27th September 2019:** Discussions were held regarding various planning related issues including design.
- **12th December 2019:** Discussions were held regarding various planning related issues including design.

The Mayor of London and the Greater London Authority ('GLA')

3.13 The Applicant met with officers of the GLA on behalf of the Mayor of London on 14th November 2019 and a written response following this meeting was issued in February 2020.

3.14 GLA Officers were strongly supportive in principle of the redevelopment of the site for a residential led mixed-use development and considered the proposed quantum of development, building and height and massing to be appropriate for the highly sustainable site in close proximity to Cricklewood station, subject to consideration of the potential impact on the setting of heritage assets and townscape.

Public Consultation

- 3.15 On the 2nd and 3rd of February 2020, the Applicant consulted the public during a two-day public consultation event. The event was advertised through a flyer drop to around 5,298 local residents, community groups and businesses across Barnet, Brent and Camden, and were posted in local community venues. The events were also advertised via local community websites and social media accounts.
- 3.16 A total of 143 people attended the public consultation events, and the following feedback was received in relation to the proposals:
- Traffic and congestion were considered the biggest challenge in the area, and therefore car parking levels should be limited accordingly.
 - Concerns in relation to the volume of development in Cricklewood and the ability for local services to meet demands of the expanding population.
 - Due to a local absence of green and public space, support was offered to the proposed new public open space and landscaping, and protection and enhancement of Cricklewood Green.
 - Concerns were raised that the height and massing were not in keeping with the character of Cricklewood, and that the quantum of new housing was excessive.
 - Some comments were made that the B&Q store would be a loss to the retail vitality of Cricklewood but in principle supported an alternative retail offer.
- 3.17 The Applicant team held meetings with seven different local stakeholder and community groups to discuss the proposal. The feedback from these meetings included the following comments.
- Concern regarding the quantum of new homes, and the distribution of building heights across the site.
 - Impacts of the development on the security and environment of the Railway Terraces residents.
 - The quantum and tenure of affordable housing.
 - Heritage harm to the adjacent Conservation Area.
 - Uses and future management of the proposed public space.
 - The need for co-ordination between the proposals and other local developments to ensure consistent character of the built environment that both respects and improves the character of Cricklewood, and co-ordinate construction activities and effects.
 - New connections and routes across the site and to Cricklewood station.
 - Pedestrian and cycling infrastructure.
 - Level of residential car parking and how it would be allocated and managed.
 - Concern about the proposed closure of the nearby medical centre and the need for more health facilities locally.
 - The design quality of the new homes.

- The need for an active frontage on Cricklewood Lane and enhancement of Cricklewood Green to which local residents should be consulted/engaged.
- The opportunity to deliver a community space and/or health facilities on site.
- The impact of the new population on local services and infrastructure.
- Support for the proposed town square and potential community uses such as events.
- The need for sport facilities locally and whether this could be provided as a part of the community space.

Determination of Planning Application Number 20/3564/OUT

- 3.18 Following evolution of the Development in consideration of the pre-application feedback received from the GLA, Barnet and local residents and stakeholders, a Planning Application was submitted for determination on the 31st July 2020.
- 3.19 The relevant stages of determination by the Council and Mayor of London are summarised below in chronological order as well as the relevant amendments to the Application.
- 3.20 The outline planning application submitted to Barnet Council on 31st July 2020 (the 'Original Scheme') sought the delivery of up to 1,100 new homes of which 35% (by habitable rooms) of the accommodation was proposed as affordable (36% by units) with a tenure split of 30% Affordable Rent and 70% intermediate tenure.
- 3.21 The application was accompanied by a number of parameter plans which are listed below.
- 10965-EPR-XX-XX-DR-A-TP-0100 P1 – Location Plan
 - 10965-EPR-XX-XX-DR-A-TP-0101 P1 – Demolition
 - 10965- EPR-XX-XX-DR-A-TP-0102 P1 – Development Parcels
 - 10965- EPR-XX-XX-DR-A-TP-0103 P1 - Key Points of Access and Circulation
 - 10965 -EPR-XX-XX-DR-A-TP-0104 P1 – Development Heights
 - 10965-EPR-XX-XX-DR-A-TP-0105 P1 – Phasing
- 3.22 Drawing 10965-EPR-XX-GF-DR-A-TP-0200 P1 Illustrative Masterplan was also submitted, and ExA_1939_100 rev D – General Arrangement Plan – Ground Floor; ExA_1939_101 rev C – General Arrangement Plan – Podium Level; and ExA_1939_102 rev C – General Arrangement Plan – Roof Level.
- 3.23 Parameter Plan 10965-EPR-XX-XX-DR-A-TP-0104 P1 – Development Heights showed consistent heights across each development parcel of A (+141.67m AOD); B (+100.300m AOD); C (+119.850m AOD); and D (+113.900m AOD).
- 3.24 The Illustrative Masterplan demonstrated how 1,200m² (GIA) of commercial floorspace (Class A3/B1/D1 and D2) could be laid out across the site, with the majority of floor area the ground floor of Development Parcels A and B fronting the new public square and Cricklewood Green.
- 3.25 The Application sought to provide 110 residential car parking spaces, of which 33 spaces (3%) would be allocated for blue badge use with the remaining 77 spaces (7%) made available for

non-blue badge residents. The proposed residential car parking is indicatively shown beneath the podium of each Development Parcel and distributed across the site at grade.

Mayor of London Stage 1 Letter and Report

3.26 The Mayor of London issued his Stage 1 letter and report on 9th November 2020¹. The Mayor of London identified four strategic issues and provided his views on each as summarised below.

- **Principle of development:** The development of this well-connected, under-utilised site within an opportunity area and town centre location for residential-led uses is strongly supported.
- **Affordable housing:** The 35% affordable housing offer (by habitable room), is welcomed; however, the tenure of 30% affordable rent and 70% intermediate does not meet the Council's specified tenure mix; affordable rent units at 65% of market rent and all of the Build to Rent Discount Market Rent units at 80% of market rents do not meet affordability requirements.
- **Urban design and historic environment:** The proposals would be a step-change in scale when viewed from the prevailing Victorian/Edwardian surrounding streets; however, the heights proposed are broadly in line with planning policy in this highly accessible town centre and Opportunity Area location. The visual, functional, environmental, and cumulative impacts have been rigorously assessed and are acceptable. The size of the site provides an exceptional opportunity for high-density housing delivery, with tall buildings that do not unacceptably impact the surroundings. The illustrative scheme demonstrates that an appropriate design quality could be achieved, with no harm to the significance of heritage assets.
- **Transport:** The site is highly accessible with very good public transport access, and will result in a significant reduction in vehicle trips, which will benefit the adjoining road network. The proposal is supported.

Principle of Development

3.27 The London Plan identifies the optimisation of land as a key part of the strategy for delivering additional homes in London. The London Plan identifies Opportunity Areas as one of the focal points for intensification; and the application site falls within the Brent Cross/Cricklewood Opportunity Area, which is identified as having an indicative employment capacity of 9,500 new jobs and a minimum of 26,000 new homes. Locally, the site is within the area covered by the Brent Cross-Cricklewood Regeneration (Growth) Area which has been identified in the BLP as capable of providing 7,550 new homes. The emerging R19LP seeks to separate the former Brent Cross and Cricklewood Regeneration Area into three distinct Growth Areas – Brent Cross North; Brent Cross South; and Cricklewood. The Cricklewood Growth Area is identified for up to 1,400 new homes to which the B&Q Cricklewood site itself is indicatively allocated (Site 8) for 1,007 new homes.

¹ CDB.01: Mayor of London Stage 1 letter and report on 9th November 2020

Housing

- 3.28 In seeking to increase the supply of housing in London, LP Policy H1 sets borough's ten year net-housing completion targets to which Table 4.1 outline that the Council is expected to complete 23,250 new homes between 2019/20 to 2028/29. The submitted development would deliver up to 1,100 new residential units, which would contribute positively to this target and the Mayor's strategic target of 50% affordable housing across London and is therefore strongly supported.

Affordable Housing

- 3.29 The Development would deliver 35% affordable housing by habitable room without public subsidy, however, the proposed tenure split comprising 30% Affordable Rent and 70% Intermediate did not comply with Barnet's preferred tenure mix, nor comply with the affordable rent levels set by the London Plan.
- 3.30 Subsequent discussions with Barnet Council in respect of the proposed tenure split were held, and changes made which are discussed below.

Heritage

- 3.31 The GLA officers noted that there are designated heritage assets in proximity of the site, most notably the Railway Terraces Conservation Area and the Grade II listed Crown public house. Based on the submitted Heritage Townscape Visual Impact Assessment, Officers agreed that the development would have very limited visibility from either asset due to the orientation of the Railway Terrace streets and the distance between the site and the Crown public house. Having regard to the statutory duty in respect of listed buildings and conservation areas in the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant paragraphs in the Framework, GLA officers considered that the proposed development would not cause harm to the setting of the nearby heritage assets.
- 3.32 The GLA also considered that the proposals would not result in any harm to strategic views to which it was note that the tallest building would only be visible via telescope from viewing Point 5A.2 Greenwich Park: the General Wolfe statue but would be seen in the backdrop to the view and would accord with taller residential buildings seen in the foreground and would not affect the silhouette of St Paul's Dome.

Design Scrutiny

- 3.33 The officers identified that the LP Policy D3 encourages the optimisation of sites, having regard to local context, design principles, public transport accessibility, and capacity of existing and future transport services. The density of the proposed scheme was calculated at approximately 396 units per hectare, which exceeds the threshold of 350 units per hectare set by LP Policy D4. The higher the density of a development, the greater the level of design scrutiny that is required, particularly qualitative aspects of the development design. Officers concluded that the Development has been subject to design review in the form of pre-application discussion with Barnet Council and the GLA, and that the density of the development was supported and had successfully optimised the development capacity of the site.

Height and massing

- 3.34 The officers identified that CS Policy CS5 of the identifies the strategic locations where tall buildings (8-storeys or more) may be considered as appropriate to which the Edgware Road Corridor of Change. It is agreed between all parties that the site is in fact within the within the Brent Cross – Cricklewood Regeneration Area, which CS5 identifies as an appropriate location for tall buildings. The ELP is also supportive of tall buildings (8 storeys or more) being appropriate within Opportunity Areas and town centres to which 'very tall' buildings (in excess of 14 storeys) will be supported in exceptional circumstances within Opportunity Areas.
- 3.35 Officers noted that the building heights up to 25 storeys was acceptable in principle on account of the site's highly sustainable Opportunity Area location. The orientation of the tallest building adjacent to Cricklewood station to mark its location and provide an entrance to the town centre was considered appropriate in place-marking terms and served to limit the visual impacts of the building on the Railway Terraces Conservation Area, albeit the prominence of the building was noted in other views from surrounding streets. The massing arrangement of the development stepping down from the marker building along the railway line to 15 storeys was considered an appropriate design response and in line with the Development Framework.

Site Layout

- 3.36 Officers welcomed the minimum separation distance of 21 metres between buildings in each parcel to be secured in the Design Guidelines, and supported the new public square that could be used for public events adjacent to Cricklewood Green, which would benefit from activation from the flexible commercial/community spaces indicatively shown to the ground floor of Parcels A and B.

Residential Quality

- 3.37 Officers were satisfied that the Design Guidelines secured adherence to the relevant housing quality standards and guidance including minimum space standards, private outdoor space and floor to ceiling heights.
- 3.38 The development was considered to accord with LP Policies D5 and D7 on account of its commitment to deliver 10% of all homes to an M4(3) 'wheelchair user dwellings' standard with the remaining homes compliant with M4(2) 'accessible and adaptable dwellings' standard.

Fire Safety

- 3.39 The officers identified that the design of the development had been informed by a fire consultant specialist to achieve the highest standards of fire safety, however, a standalone fire statement had not been provided in line with LP Policy D12.

Play Space

- 3.40 The officers noted that the illustrative scheme was able to demonstrate up to 3,614sqm of child play space, which significantly exceeded the play space requirement informed by the GLA population yield calculator. The development was therefore considered to comply with LP Policy S4, subject to details to be determined through reserved matters.

Climate change and Environment

- 3.41 The officers noted that an energy assessment had been submitted in accordance with LP Policy SI2 but further information on overheating, district heating, and 'be seen' energy monitoring should be provided.
- 3.42 In absence of Whole life-cycle carbon and Circular Economy statement, the development was not considered to comply with LP Policies SI2 or SI7. Officers requested that this information be submitted for consideration as part of the outline planning application.

Flood risk, sustainable drainage and water efficiency

- 3.43 It was noted that the site is in Flood Zone 1 and at a low risk of flooding. A flood risk assessment (FRA) had been submitted, which considered the risk of flooding from a range of sources. They concluded that the approach to flood risk management for the proposed development complies with the LP Policy SI 12.
- 3.44 The submission of the surface water drainage strategy was considered to comply with LP Policy SI 13; however, additional information was sought in relation to surface water discharge locations and future maintenance.
- 3.45 The proposed development was deemed not to meet LP Policy SI5 on account of its non-compliance with non-residential water consumption targets to which the Applicant was encouraged to water harvesting and reuse to reduce consumption of wholesome water across the entire development site.

Urban greening

- 3.46 The submitted Urban Greening Factor calculation demonstrated that the development was indicatively able to deliver a 0.41 Urban Greening Factor score, which met and exceeded the London Plan target. The development was therefore considered to accord with LP Policies G1 and G5.

Transport

Healthy Streets

- 3.47 Officers strongly supported the illustrative proposals to deliver high-quality improvements to the Cricklewood Green public space and encouraged the Applicant to consider how the development would impact interact with ongoing Cricklewood Lane/Cricklewood Broadway highway improvements.
- 3.48 It was noted that the application had undertaken a Healthy Streets assessment for the proposed access routes to the site, which indicates that an overall enhancement to walking/cycling environment will be delivered, however, Officers outlined their expectation that a development of the proposed scale should be supported by an Active Travel Zone (ATZ) assessment, and therefore recommended the Applicant extend their assessment to consider walking and cycling routes within 20 minutes of the site to identify other walking and cycling improvements.

Access and car parking

- 3.49 The principle of removing the existing vehicular access point onto Cricklewood Lane and redirecting all vehicle access via Depot Approach is supported in principle subject to a Stage 1 Road Safety Audit.
- 3.50 Officers supported the proposed level of car parking seeking up to 110 disabled spaces for residential use, which is able to provide a 3% disabled blue badge parking from the outset, alongside 20% (22) of all spaces with active EVCP. The remaining 88 spaces provided with passive charging for future adaption. The GLA expects the Council to impose a legal restriction to except future resident's from being able to obtain a local parking permit.
- 3.51 Officers were supportive of the Applicant's commitment to deliver a car club space or make a contribution towards delivery,

Cycling

- 3.52 In terms of quality, prior to final agreement, officers requested that the cycle parking should be amended to meet the advisory document 'London Cycling Design Standards' and the parking spaces should include 20% Sheffield stands, at a minimum of 1.2 metres spacing, with 5% (in this case at least one space) capable of accommodating a larger/wider cycle such as a cargo cycle, cycle trailer or a cycle constructed for use by a disabled cyclist. A series of amendments to the proposed cycle stores were made to address these requirements. A planning condition requiring the approval of details of the cycle parking prior to implementation should be secured.
- 3.53 The proposed level of residential cycle parking was considered to comply with Policy T5 of the London Plan.

Transport Impacts

- 3.54 Officers noted that the estimated daily vehicle trips would result in a significant reduction of trips (2,219 two-way trips) compared to the existing use of the site (9,853 two-way trips), and as this would lead to a reduced number of vehicle movements, it was not anticipated that the development would have any adverse impact on the local highway network.
- 3.55 Officers noted that the proposal would generate an additional demand of 120 and 111 bus trips, alongside an additional 133 and 112 rail trips in the AM and PM peak periods, respectively. In order to establish the impact of these additional movements on the public transport network, a directional assessment model should be prepared and submitted in support of the application. Subject to the outcome of the assessment mitigation measures may be sought to provide additional capacity, however, the GLA welcomed the Applicant's commitment to safeguard land so as not to preclude future southern access into Cricklewood Station and willingness to make a contribution towards improvements to the pedestrian route beneath the rail bridge.

Management plans

- 3.56 Officers advised that the framework travel, draft construction logistics plan, and delivery & servicing plans had all been submitted in accordance with the London Plan and final versions should be secured by condition.

3.57 The Mayor of London advised that the application did not yet fully comply with the adopted London Plan (2021), but resolution of the issues would ensure the development was compliant. The four cited issues are summarised below:

- **Affordable housing:** Assessment of the Financial Viability Assessment is ongoing.
- **Urban design and historic environment:** Amendment of the Development Heights Parameter Plan, which does not give sufficient control over building heights. Example floor plans should also be provided and an outline fire statement.
- **Transport:** Further information is required on bus service impacts; active travel zone assessment; cycle parking; walking/cycling and public realm improvements; and step-free access to Cricklewood Station. Planning conditions and obligations are required.
- **Climate change and environment:** Further information is required on energy, the circular economy, water-related matters, and urban greening.

3.58 The Applicant was subsequently able to respond to each of the identified areas of non-compliance through the preparation and submission of additional information.

Revisions to the Application

3.59 In response to the GLA Stage 1 report, the Applicant prepared and submitted additional documents for assessment as part of the Council's determination of the application.

- 9th November 2020: An Urban Greening Factor score produced by Exterior Architecture and an Energy Memo and Overheating Risk Tool prepared Meinhardt.
- 29th January 2021: A Stage 2 Fire Strategy produced by Elementa.
- March 2021: A Transport Assessment produced by Entran.
- May 2021: A Traffic Impact Assessment Technical Note 5 produced by Entran.
- May 2021: An independent Townscape Overview assessment produced by CityDesigner. This assessed an illustrative scheme and wire lines of the parameter plans from viewpoints 1 – 17 originally assessed by Montagu Evans in addition to five new views (Views A to E) around the site.

3.60 In July 2021, the Applicant submitted design changes to the Council involving the following amendments:

- Parameter Plan 10965 -EPR-XX-XX-DR-A-TP-0106 P3 – Parameter Plan Illustrative Heights which identified Development Parcels A to D; Building Plots within the Development Parcels; and the maximum building heights of the Building Plots.
- The parameter plan included a reduction in height of Building A1, compared to the Original Scheme from +141.675m AOD (indicatively 25 storeys) to +123.225m AOD (indicatively 19 storeys).

3.61 In August 2021, the Applicant submitted further extensive design changes to the Council involving the following amendments:

- Parameter Plan 10965 -EPR-XX-XX-DR-A-TP-0106 P4 – Parameter Plan Illustrative Heights² which identified Development Parcels A to D; Building Plots within the Development Parcels; and the maximum building heights of the Building Plots, proposing further height reductions with the tallest element of the development located at Building A2 at +119.050m AOD (illustratively equivalent to 18 storeys); and Building A1 reduced to A1 +104.775m AOD, indicative height 13 storeys. A full comparison of the building heights amendments are explained in Table 1 of this Statement of Common Ground.
- A reduction of total residential homes from up to 1,100 to 1,049 homes.
- An affordable housing offer indicatively comprises 382 homes, equating to 35% by habitable rooms (36.4% by units) with policy compliant tenure split of 30% London Affordable Rent and 70% Intermediate (by habitable room). The revision to the affordable housing offer resulted in a minor increase in the number of affordable units increasing the total number of indicative affordable homes from 377 to 382 units.
- Design Guidelines July 2020, Revision No.11 dated 12th August 2021.
- Environmental Consideration of the Proposed Changes to the Maximum Parameter Heights of Parcels A and C by AECOM dated 16th August 2021.

The Council Officer’s Report to Planning Committee, 9th September 2021

- 3.62 Following agreement of these changes with the Council, officers published their report³ on the 2nd September 2021 in advance of the Council’s Planning Committee on the 9th September 2021 recommending that planning permission be approved.
- 3.63 A summary of the key planning matters raised and assessed in the officer’s report to committee and the officers’ conclusions are set out below.

Principle of Development

- 3.64 The principle of the redevelopment an edge of centre retail park with surface level car parking for a residential-led, mixed use development is supported by local and regional strategic policies.
- 3.65 The Mayor of London has adopted development plan policies within his London Plan which promote the redevelopment of underused accessible brownfield land for housing, and in particular edge of centre retail parks and surface car parks. These policies have been informed by the objective of improving the vitality and viability of London’s varied town centres by encouraging strong, resilient, inclusive hubs with a diverse range of uses that meet the needs of Londoners. This includes residential uses. As a result, the potential for new housing within and on the edges of town centres is expected to be realised through mixed-use or residential development that makes best use of land, capitalising on the availability of services within walking and cycling distance, and their current and future accessibility by public transport. Such an approach also limits the need to build on greenfield land.

² CDA.84 - Illustrative Heights Parameter Plan [10965-EPR-XX-XX-DR-A-TP-0106 P4]

³ CDD.01 – Officer report for Strategic Planning Committee meeting on 9 September 2021

- 3.66 The redevelopment of edge of centre retail parks and surface car parks for housing intensification is directly in accordance with Policy SD6, SD7, Policy H1 and Policy E9 of the London Plan, particularly where these have good access to public transport connections.
- 3.67 The redevelopment of edge of centre retail parks and surface car parks for housing intensification comprises an integral component of the need to improve the vitality and viability of London's Town Centre. Policy SD6(C), SD7(C)(6)(a) and E9(C)(6) specifically encourage comprehensive redevelopment for higher density mixed-use residential intensification of edge of centre retail parks and surface car parks.
- 3.68 The Application Site sits within the Brent Cross-Cricklewood Opportunity Area and Regeneration Area, which is recognised in the Barnet CS as a 'significant strategic growth area' for residential-led mixed use developments to which support is forthcoming for the optimisation of available sites to deliver new homes and employment growth (CS Policy CS1) homes.
- 3.69 Officers reported that the site was allocated for a residential-led mixed uses development in the ELP (Site 8) for a development up to 1,050 homes – it is agreed by all parties that the site allocation supports a development of 1,007 homes to which moderate weight should be applied. The development proposals are in line with that anticipated in the ELP supported by the draft site allocation, which would deliver a significant number of private and affordable homes that contribute towards identified Barnet's housing need.
- 3.70 The Council's Emerging Local Plan was subject to Examination in Public in November and December 2022 and a number of substantive questions including one in relation to 'Site 8 – Broadway Retail Park' were issued by the inspector. The question related to the methodology used to derive the indicative site capacity and asked for the Council to reflect on the application of a 'central' characteristic to the density matrix on Site 8 as well as numerous other sites in the borough. As part of the Local Plan process, the Council will issue a formal response on this matter as a part of a consolidated document on 23rd January 2023.
- 3.71 The existing Site provides 7,990 sqm (GIA) of retail floorspace against which the proposed development will replace a total of 1,200 sqm of floorspace in a flexible commercial use (Class A3, B1, D1 and D2 – Class E). The development will therefore result in a loss of 6,790sqm (GIA) of retail floorspace. The application Site lies outside of the designated Cricklewood town centre boundary. No policy protection is therefore afforded to the existing retail floorspace and therefore the net-loss is acceptable in principle.

Commercial and Community Use

- 3.72 Officers consider that the quantum of commercial and community floorspace under Use Class E (Class A3, B1, D1 and D2) is appropriate to serve the needs of the development and would in turn help activate and support the vitality of Cricklewood Green, the new public square, and the row of commercial units opposite the site, which are identified as Secondary Retail Frontage within Cricklewood Town Centre. The development is therefore considered to comply with BCS Policy CS6, DMP Policy DM11 and LP Policy SD6.
- 3.73 In response to local feedback during the consultation process, the flexible uses sought for the 1,200sqm of non-residential floorspace include the potential provision of a healthcare facility. Duly, the Section 106 Agreement obliges the Applicant to ringfence part of the non-residential

floorspace and requires engagement with the LPA and NHS to establish an appetite for future occupation as a healthcare unit.

Affordable Housing – The original offer

- 3.74 The Applicants' initial affordable housing offer proposed 35% by habitable room (34% by unit) offer as affordable housing with a tenure mix weight 70% intermediate (Shared Ownership and DMR) and 30% low-cost rent (Affordable Rent). The applicant's supporting financial viability assessment demonstrated that this offer would return a significant deficit and therefore represented more than the maximum reasonable amount of affordable housing. An independent review was undertaken by BNP Paribas on behalf of the Council, which identified opportunities to improve the viability performance of the development and return a surplus.
- 3.75 Officers noted that the affordable housing offer failed to comply with CS Policy CS4 on the grounds of the proposed tenure mix (60% social rent/40% intermediate) and the overall quantum of affordable housing proposed (40%). It was also noted that the development did not comply with LP Policy H5 and the fast-track route on account of the non-compliance with CS4.
- 3.76 Sensitivity testing was undertaken to assess the viability position of alternative affordable tenure scenarios closer aligned with CS4. These assessments demonstrated a significant viability deficit.

Affordable Housing – The revised offer

- 3.77 The Council's viability consultants advised that when applying a tenure split of 70% Intermediate: 30% London Affordable Rent, the development could generate a marginal deficit against the agreed viability benchmark. This offer was considered to satisfy the requirements of the Council and meet the GLA's threshold approach fast-track (35% affordable housing (as measured by habitable room)).
- 3.78 Given these factors, the Applicants opted to maintain the affordable housing offer at 35% measured by habitable room, and revised the tenure mix to 70% Intermediate: 30% London Affordable Rent, which was assessed as exceeding the maximum reasonable amount.
- 3.79 Officers welcomed the Applicant's proposed affordable housing offer beyond the demonstrated maximum reasonable. The Officer's report stated that the development would provide 100 LAR homes, however parties are agreed that the development will deliver 86 LAR homes. Whilst the affordable housing offer is not strictly in accordance with BCS Policy CS4 or DMP Policy DM10, Officers concluded that the delivery of affordable homes represents a significant public benefit, which is afforded weight in the wider planning balance exercise.
- 3.80 In accordance with LP Policy H5, an early-stage review was applied to ensure that changes in market conditions can be captured over the lifetime of the outline consent.

Housing Mix

- 3.81 DMP Policy DM08 expects developments to provide a mix of dwelling types and sizes to meet the needs of the Borough to which the greatest demand is for larger (3 and 4 bedroom) homes across all tenures.

3.82 Officers noted that as the application is in outline, the final mix of units would be secured as part of future Reserved Matters stage but they were satisfied that the scheme was able to deliver a good number of larger family sized units, and therefore complied with BCS Policy CS4, DMP DM08 and LP Policy H10.

Public Realm

3.83 With the exception of Cricklewood Green that affronts the site's southern boundary, the site is located to have limited access to areas of open space with the closest being the Kara Way playground.

3.84 To rectify this, the proposals would deliver a new area of public realm in the form of a new town square located adjacent to Cricklewood Green that would enhance the usability and functionality of this space. The proposed flexible commercial and community uses indicatively shown to the ground floor of Parcels A and B would further enhance the vitality and vibrancy of Cricklewood Green and the proposed new town square. A secondary area of public realm within the north-western corner of the site is also proposed, adjacent to the Kara Way playground, which will link the northern and southern parts of the site.

3.85 Full details of the landscaping works to the public realm would be secured as part of a future reserved matters applications.

3.86 It is noted that Cricklewood Green does not form part of the planning application as it sits outside of the redline boundary, however, comprehensive landscaping improvements would be secured as part of the Section 106 agreement.

Scale, height, massing and design of the development within its local context

3.87 Officers noted that the majority of proposed buildings meet the definition of tall buildings (8 storeys or above) defined by DMP Policy DM05, which identifies the Brent Cross - Cricklewood Regeneration Area as a suitable location for tall buildings. LP Policy D9 expects appropriate tall building location to be identified within a Development Plan.

3.88 Officers note in their assessment that the principle of tall buildings upon the site is in line with CS Policy CS5 and DMP Policy DM05, and therefore the principle of tall buildings upon the site is deemed as appropriate subject to further testing (summarised below). It is agreed between all parties that the development should have been assessed against Policy CS5 and Policy D9 of the London Plan but that the original assessment in respect of the principle of tall buildings remains applicable.

3.89 Paragraph 9.7 to 9.46 of the Officer's report undertakes an assessment against the 5-criteria, against which it was assessed that the development could comply with CS Policy CS5, and therefore the proposed tall building was acceptable in principle. A summary of the Officer's assessment against each criteria is provided below.

An active street frontage

3.90 The indicative layout and design that shows residential core entrances and flexible commercial and community uses facing the central public open spaces and Cricklewood Green was considered to deliver suitable activate street frontage, and therefore complies with policy.

Successful integration into the urban fabric

3.91 Officers noted that when considered holistically the reduction in building height from 25 to 19 storeys reduced the overall level of affect caused by the development on the assessed viewpoints presented in the HTVIA. Officers however maintained that major adverse effects would be experienced in View 6 (Oak Grove looking North-west) and View 7 (Elm Grove looking North-west) on account of the magnitude of change on the residential character of the assessed streets. It was however noted that any scale of development that sought to align with the strategic objectives of the Regeneration Area/Opportunity Area in optimising available developable sites and a suitability for tall buildings would result in a similar significant magnitude of change given the existing state of the application site and the low rise nature of the residential areas to the south.

3.92 In accounting for the limited viewpoints from where major adverse impacts would be experienced, Officers were satisfied that that the development would result in less than substantial townscape harm (excluding heritage assets).

A regard to topography and no adverse impact on Local Viewing Corridors, local views and the skyline

3.93 Officers concluded that the development would have a negligible impact in consideration of the cumulative view from the London View Management Framework View 5A.2 taken from Greenwich Park adjacent to the General Wolfe Statue. No other strategic views were considered as part of the assessment.

Not cause harm to heritage assets and their setting

3.94 Based on the views provided within the HTVIA and input from Barnet's Conservation Officer, the original development at 25 storeys was assessed as causing harm to the setting of the Railway Terraces Conservation Area (Views 13-16) on account of its overly dominant appearance and disparity in scale. It was also noted that the positive contribution of the chimney on the streetscape of the Conservation Area would be lost within the massing of the proposals, which would result in harm to the significance of the heritage asset. The level of harm was considered to be less than substantial.

3.95 A similar assessment was undertaken for the Grade II listed Crown Public House (View 8) to which Barnet's Conservation Officer noted that Parcel A would be visible in the backdrop of the designated heritage asset, with the corner of Parcel B appearing in the visual gap between the listed building and its adjacent neighbour (154-156 Cricklewood Broadway). Whilst it was assessed that no actual harm would be done to the heritage asset itself, its significance within the streetscape and Cricklewood town Centre would be diminished by the visual intrusiveness of the proposal. The level of harm was therefore considered to be less than substantial.

3.96 The revised proposals at 19 storeys were subject to further assessment with the less than substantial harm conclusions maintained for the Conservation Area and Crown Pub despite the reduction in height.

3.97 In accordance with Paragraph 196 of the FRAMEWORK, the Officer's public balance exercise concluded that the less than substantial harm to the significance of the Railway Terraces Conservation Area and the Grade II listed Crown Public House would be outweighed by the public benefits of the proposal, in particular the delivery of 1,049 homes of which 35% (by habitable room) would be affordable.

That the potential microclimate effect does not adversely affect existing levels of comfort in the public realm

3.98 Officers were satisfied that mitigation measures could be secured at the Reserved Matters stage to mitigate any undesirable wind conditions as presented in the Environmental Statement chapter.

Architecture and Materiality

3.99 As permission is only sought in outline, Officers recognised that the visual appearance and detailed architectural design will be secured as part of future reserved matters application.

3.100 To deliver a coherent and consistency design across future phases, the Applicant submitted a Design Guidance Document (DGD) to control and inform all reserved matters applications which included details of brick tones, materials and material palettes. Officers concluded that the DGD alongside the Parameter Plan provided a suitable level of information to control the appearance and architectural design of the development.

Impact to Heritage Assets

Listed Buildings

3.101 The Applicants submitted a Heritage and Townscape Visual Impact Assessment ("HTVIA") which identifies the nearby heritage assets and considers the impact that would be had to their settings and, therein, significance.

3.102 Officers noted that the indicative massing of Parcel A and B would be visible in views (View 8) of the Grade II listed Crown Public House taken from the public realm. The height of the proposed main tower (Parcel A) would be clearly visible in views from the public realm looking north, and Parcel B would then be seen to "fill in" the existing space between the pub and its neighbour to the north.

3.103 Whilst no actual harm would be experienced to the building itself, its significance within the streetscape and Cricklewood Town Centre would be diminished by the visual intrusiveness of the proposal. In this case, it is also concluded that this would constitute less than substantial harm.

3.104 The HTVIA also considered the impact on the assets at Church of St Gabriel (Grade II), Church of St Michael (Grade II), Hampstead Cemetery Mortuary Chapels, Monuments and Tombs (Grade II) against which the development's impacts were considered to be negligible and no objection was raised to the impact on their setting by conservation officers or within the Officer report.

Conservation Areas

- 3.105 Officers noted that the development would be visible from several views within the Railway Terraces Conservation Area. Views 13-16 presented within the HTVIA show the proposed development from different points within the Conservation Area to which the Council's Heritage and Conservation officer identified that the development would be overly dominant and create a visual disparity in scale. The Council's Heritage and Conservation officer also noted that the chimneys of properties make a positive contribution to the historic streetscape within the CA, which will disappear into the mass of the new development. Collectively, these effects on the CA were considered to result in less than substantial harm.
- 3.106 Officers concluded that the development would result in less than substantial harm to the Railway Terraces Conservation Area owing to the proposal's prominence from certain viewpoints. The harm would be less than substantial, but officers nonetheless afford this harm special importance and weight given the formal designation of the heritage assets. Overall, officers considered that the less than substantial harm to the designated heritage assets would be significantly outweighed by the benefits of the Development.
- 3.107 In accordance with Paragraph 196 of the FRAMEWORK, the Officer's public balance exercise concluded that the less than substantial harm to the significance of the Railway Terraces Conservation Area and the Grade II listed Crown Public House would be outweighed by the public benefits of the proposal, in particular the delivery of 1,049 homes of which 35% (by habitable room) would be affordable. Further public benefit is derived from the delivery of substantial new public realm, a new town square and enhancements to Cricklewood Green in an area lacking in open space.
- 3.108 The HTVIA also considered the impact of the development on the Mapesbury Conservation Area (LB Brent) to which the impacts were considered to be negligible, and no objection was raised to the impact on their setting by conservation officers or within the Officer report.

Townscape

- 3.109 The applicant's submitted Townscape and Visual Impact Assessment to establish the visual impact of the development on townscape, which assessed a total of 16 local views, and one London View Management Framework View (5A.2 – General Wolfe Statue). The assessment was prepared in accordance with the original massing (25 storeys) and the revised massing (19 storeys) to which collectively, the reduction in building height reduced the overall level of visual impact caused by the development.
- 3.110 Officers however maintained that major adverse effects would be experienced in View 6 (Oak Grove looking North-west) and View 7 (Elm Grove looking North-west) on account of the magnitude of change on the residential character of the assessed streets. It was however noted that any scale of development that sought to align with the strategic objectives of the Regeneration Area/Opportunity Area in optimising available developable sites and a suitability for tall buildings would result in a similar significant magnitude of change given the existing state of the application site and the low rise nature of the residential areas to the south.
- 3.111 When accounting for the limited viewpoints from where major adverse impacts would be experienced, Officers were satisfied that that the development would result in less than substantial townscape harm (excluding heritage assets).

3.112 Officers also concluded that the development would have a negligible impact in consideration of the cumulative view from the London View Management Framework View 5A.2 taken from Greenwich Park adjacent to the General Wolfe Statue. No other strategic views were considered as part of the assessment.

3.113 The development is therefore considered to comply with LP Policies DC4 and D9.

Residential Standards

3.114 As permission is only sought in outline, Officers recognised that the details in relation to unit layout and floorplans would be secured as part of future reserved matters application(s) but that sufficient indicative details were provided to demonstrate that all homes could achieve the minimum space standards prescribed by LP Policy D6 in accordance with by DMP Policy DM02.

3.115 Barnet's Sustainable Design and Construction SPD Table 2.3 sets the minimum standards for outdoor amenity space provision in new residential developments, which requires a minimum of 5sqm per habitable room for flatted development and aligns with Standard 26 of the London Housing SPG.

3.116 Officers concluded that the development's parameters demonstrate that all units will have access to private amenity space in the form of projecting or recessed balconies that are able to meet the relevant private amenity spaces standards. Further details of the private amenity standards shall be secured via reserved at the reserved matters stage.

Accessible housing

3.117 Officers noted that the development is able to deliver 10% of all residential units to Building Regulation requirement M4(3) 'wheelchair user dwellings' standard. All remaining homes (90%) can be delivered to a M4(2) 'accessible and adaptable dwellings' standard.

3.118 The development is considered to comply with DMP Policies DM02 and DM03, and LP Policy D7.

Privacy and Overlooking

3.119 Officers concluded that the development benefits from significant separation distances from all surrounding development and that separation distances between each development parcel was sufficient to ensure that there would be no unacceptable harm in terms of privacy or overlooking.

3.120 The development is therefore considered to comply with LP Policies D3, D6 and D9 and DMP Policy DM01.

Play space

3.121 The development is able to indicatively show a total of 3,614sqm of child play space across the development including doorstep play for younger children as part of the communal amenity space, alongside dedicated playspace for older children adjacent to the Kara Way play area. Based on the indicative housing mix and the associated child yield output generated by the GLA Population Yield Calculator, the development is able to meet and exceed its child play

space requirements. The development was therefore considered to comply with LP Policy S4 and DMP Policy DM02.

- 3.122 Final details of child play space will be secured as part of the landscaping and layout to be submitted as part of future reserved matters application(s). Any subsequent under provision of child play space against these standards could be captured via an off-site contribution secured as part of the Section 106 agreement.

Trees

- 3.123 The Applicants' Arboricultural Impact Assessment that was submitted in support of the application. The assessment identified a total of 27 trees would need to be removed to facilitate the construction of the development including eight Category B (moderate) and 19 Category C (low quality trees).
- 3.124 Barnet's Arboriculture Officer considered the proposed level of tree removal was unacceptable and that additional good quality trees should be retained but acknowledged that the existing car park hardstanding and retail units currently provide limited tree cover and bio-diversity credentials, and that based on the indicative landscaping proposals the development is likely to deliver a substantial improvement on both metrics.
- 3.125 On balance, Officers were satisfied that when considered holistically in the context of the wider development the loss of existing good quality trees was outweighed by the wider public benefits of the proposals including the delivery of new public realm with opportunities for extensive additional and compensatory new tree planting. The development was therefore considered to comply with DMP Policy DM01 and LP Policy G7.

Daylight, Sunlight and Overshadowing

- 3.126 Officers referred to the Applicants' daylight and sunlight assessment contained at Chapter 11 of the Environmental Statement, which has been assessed in line with BRE 'Site Layout Planning for Daylight and Sunlight' (2011) and modelled on the original 25-storey scheme. Duly, the likely effects of the revised scheme (July 2021) will represent an improvement on the assessed 25 storey scheme.

Internal Daylight Assessment

- 3.127 As the Application is made in outline, the assessment of internal daylight and sunlight performance was not considered and will be assessed as part of future reserved matters applications.

External Daylight Assessment

- 3.128 Officers acknowledged that the Applicant submitted a numerical daylight and sunlight assessment prepared by industry experts AECOM.
- 3.129 The assessment tested the following neighbouring properties in terms of how the Development affects daylight and sunlight to these buildings in line with BRE criteria:

- 1-11 Campion Terrace;

- Crown Terrace (2-20 Cricklewood Lane);
- 26-28 Cricklewood Lane;
- 32A & 34-40 Cricklewood Lane;
- 42-48 Cricklewood Lane;
- 1-8 Oakhouse;
- Raynes Court;
- Dairyman Close;
- Kemps Court; and
- Lansdowne Care Home

3.130 The following consented development scheme were also assessed:

- 1-13 Cricklewood Lane; and
- 194-196 Cricklewood Broadway.

3.131 In summary, Officers agreed with the conclusions of the daylight and sunlight assessment, which documented notable failures to 34-40 Cricklewood Lane (0%), Oak House (0%), and Raynes Court (8%), which all experienced significant Vertical Sky Component (VSC) losses. VSC target levels are predicated on suburban environments to which a retention above 15% is considered acceptable within an urban environment. In addition, all of the windows assessed at Oak House were noted to serve bedrooms which are less sensitive to daylight reductions than primary living spaces such as bedrooms and living space.

3.132 Officers concluded that the Average Daylight Factor (ADF) levels for the adjacent consented development schemes at 194-196 Cricklewood Broadway and 1-13 Cricklewood Lane were in line with BRE recommendations, and a number of rooms at 1-13 Cricklewood Lane would experience a negligible or beneficial effect.

3.133 In relation to sunlight, the BRE recommends that the Annual Probable Sunlight Hours (APSH) for an assessed window should be at least 25% of the total available including at least 5% during the winter months.

3.134 The assessment of adjacent properties demonstrated that the surrounding receptors would retain good levels of sunlight with the worst performing properties Dairyman Close (66%) and Lansdowne Care Home (91%) significantly exceeding the recommended BRE APSH levels. All other properties achieved 100% compliance.

3.135 Officers acknowledged that the BRE guidance for daylight and sunlight identifies appropriate visual amenity baselines in suburban locations and that the guidance needs to be considered with a greater degree of flexibility in view of the the urban context of the site and the need to deliver on the strategic objectives of the Opportunity/Regeneration Area. Furthermore, it is noted that the FRAMEWORK, at paragraph 123, states that “*when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)*”.

3.136 Officers concluded that the external daylight impact on adjacent receptors at 60% VSC and 77% APSH represents a good level of adherence in the context of the wider public benefits of the scheme, and was therefore considered as acceptable in line with LP Policy D6 and DMP Policy DM01.

Overshadowing

3.137 Officers concluded that all 10 of the receptors assessed would result in a negligible overshadowing effect and the development was therefore in accordance with LP Policies D6 and D9,

Transport Impact

3.138 A survey of the existing commercial car park (470 spaces) observed 232 vehicle movements during AM peak and 232 vehicle movements during PM peak. The proposed development is expected to result in a significant reduction of peak vehicle movements to 40 (-192) and 42 (-238) movements per AM and PM peak.

3.139 The proposal also seeks the removal of the existing limited-movement junction onto Cricklewood Lane and redirect residential traffic onto Depot Approach, which would experience an increase of eight additional vehicle trips per peak hours, which would have a non-material effect on the function of the signal-controlled junction onto the A5/Cricklewood Broadway.

3.140 Officers noted that the adjoining landowner has objected to the application on the basis that the applicant has no legal right to install a new access onto Depot Approach, which is under the ownership of the objecting party. The LPA took legal advice on the matter and were advised that there is no legal basis for resisting the application on the cited grounds, and an appropriately worded planning condition would serve to secure the relevant access for the purposes of planning permission.

3.141 The proposed closure of the existing vehicle access from Cricklewood Lane will require a s278 Agreement to be made between the Applicant, which would include improvements to the pedestrian environment, and this is included within the agreed heads of terms.

3.142 Chapter 15: Traffic and Transport of the ES identifies the following trip movements. The assessment was based on the July 2020 scheme (1,100 units) and a 'worst case' commercial operation:

- Rail: 133 trips during AM peak and 112 trips during PM peak. Total 1,052 per day.
- Bus: 126 trips during AM peak and 1119 trips during PM peak. Total 1,250 per day.
- Vehicle: 280 trips during AM peak and 232 trips during PM peak. Total 2,219 per day.
- Cycle: Total of 87 trips per day.
- On foot: Total of 2,613 trips per day.

3.143 It was concluded that there was sufficient bus and train capacity to accommodate the volume of trips generated by the development, and that there would be no material effect on existing transport infrastructure. This assessment was supported by Barnet's Transport team. The development is therefore considered to be in compliant with LP Policy T3, BCS Policy CS9 and DMP Policy DM17.

Car Parking

- 3.144 The proposals involve the removal of all commercial car parking (470) and reprovision of 110 car parking spaces for the use of residents only. 33 spaces will be allocated for disabled drivers from the outset with the remaining 77 spaces made available for non-disabled residents with the ability to be reallocated for disabled users in the future.
- 3.145 Overall, the development delivers a net-reduction of 360 car parking space on the existing operation of the site. The reduction of car parking in this location was supported in principle in line with the strategic ambition to encourage sustainable and active travel modes, the site's proximity to Cricklewood Station and availability of several bus routes that collectively contribute to a good PTAL rating.
- 3.146 LP Policy T6.1 expects developments in Outer London Opportunity Areas not to exceed 0.5 spaces per dwelling. DMP Policy DM17 sets a maximum standard of one parking space per flat. The development's parking ratio is 0.1 spaces per dwelling and therefore complies with the parking standards of the London Plan and BLP.
- 3.147 In consideration of the potential for any overspill car parking that could take place as a result of the development, it is agreed that a contribution for a CPZ of £42,000 will be made through a Section 106 legal agreement to implement a CPZ within the vicinity of the site. The legal agreement obligation will also restrict all residents of the proposed development from being eligible to apply for parking permits within existing or extended CPZs.

Cycle Parking

- 3.148 Officers were satisfied that the indicative details of the development could demonstrate a minimum of 1,846 long-stay and 28 short-stay cycle parking spaces for the residential use, and 12 long-stay and 32 short-stay non-residential cycle parking spaces were in accordance with LP Policy T5.

Sustainability

- 3.149 The proposed development has incorporated measures in response to the 'Be Lean', 'Be Clean' and 'Be Green' credentials required by LP Policy SI 2 to ensure major developments are net-zero carbon.

Be Lean

- 3.150 The development is expected to significantly reduce energy demand beyond Part L requirements, and meet and exceed the GLA's target for a minimum 10% reduction in residential carbon emissions and 15% in non-residential carbon emissions over Part L 2013 through the suite of passive design and energy efficiency measures presented in Section 5 of the Outline Energy Assessment.

Be Clean

- 3.151 The development site is not located within close proximity to existing district heat network but has been designed in accordance with LP Policy SI3 to allow future connection should a heat network come online in the future.

Be Green

3.152 The renewable technologies feasibility study carried out for the development identified photovoltaics and air source heat pumps as suitable technologies for the development and both could be implemented.

3.153 As permission is sought in outline, detailed calculations in respect of the carbon dioxide emissions have not been undertaken, however high-level calculation demonstrates that the outline development would provide a 43.3% carbon dioxide reduction based on the minimum building regulations (2013) applied by the London Plan. As this level of reduction does not achieve the zero-carbon goal, a carbon offset payment shall be secured that will 30-year period of emissions rated at £60 per tonne per annum. A payment of £1,793,647 will be secured through a legal agreement, subject to the eventual performance of the development to be established at the reserved matters stage.

3.154 The development is duly considered to be in accordance with LP Policy SI 2, BCS Policy CS13 and DMP DM04.

Air quality

3.155 The development site sits within one of London's air quality management areas to which LP Policy SI 1 requires major developments to be at least 'air quality neutral'.

3.156 In accordance with BCS Policy CS13 an air quality assessment was submitted in support of the application, which considered the impacts that would be incurred during the construction phase and throughout the operational phase. The assessment concluded that no discernible effects would be generated during construction of the development with suitable mitigation; and that there would be a negligible effect on local air quality in respect of NO₂ and PM₁₀ concentration.

3.157 Barnet's Environmental Health Officer raised no objection to the proposal and duly Officers concluded that the developments impact on local air quality was not significant, subject to appropriate mitigation. The development is therefore considered to comply with LP Policy SI 1, BSC Policy CS13 and DMP Policy DM04.

Contaminated Land

3.158 Chapter 12: Ground Conditions and Contamination of the ES identified that the historical use of the site as a former warehouse and railway siding location presented potential sources of ground-based contamination including existing made ground that may incorporate demolition materials from previous uses of the site.

3.159 The sample of ground water was however considered to be of reasonable quality.

3.160 The Council's Environment Health Officer was satisfied that the risk of below ground contamination could be mitigated through appropriate remediation works to which a condition was secured requiring further contamination investigations to be undertaken prior to work commencing. The development was considered to comply with LP Policy SD1 and DMP Policy DM04.

Microclimate

- 3.161 Officers were satisfied that the comprehensive assessment of baseline (existing) and likely pedestrian level wind conditions of the Proposed Development as presented within Chapter 16: Wind Microclimate of the ES demonstrated acceptable microclimate conditions could be achieved that were consistent with the Lawson Comfort Criteria.
- 3.162 The baseline assessment (worst case scenario) shows that the application site benefits from largely benign wind conditions at the lower end of the Lawson scale. The assessed condition of the proposed development without landscaping or mitigation (worst case scenario) demonstrated that the wind conditions across the site would worsen as a result of the development but these affects were mostly restricted to a medium comfort level with some areas between the buildings experiencing worse wind conditions, albeit these areas were limited and located in transitory thoroughfares.
- 3.163 Officers were satisfied that appropriate mitigation measures could be secured at the Reserved Mattes stage to address any undesirable wind conditions. The development was therefore considered to comply with LP Policy D9 and DMP Policy DM05.

Flooding and Drainage

- 3.164 The site falls within Flood Zone 1 of the Environment Agency's flood designations (the lowest flood risk). The site's flood risk from groundwater is also assessed as low with the existing flood risk from surface water considered as low to medium.
- 3.165 The Council's drainage officer was satisfied that the development's flood risk management approach as set out within the submitted flood risk assessment would not cause harm to the water environment, water quality and drainage systems and has appropriately utilised Sustainable Urban Drainage Systems (SUDS) in order to reduce surface water run-off and ensure such run-off is managed to an appropriate level. Duly the development is considered to comply with LP Policy CS13, BCS Policy Cs13 and DMP Policy DM04.

Ecology and Biodiversity

- 3.166 An Ecological Appraisal, Phase 1 Habitat Survey, bat emergence survey and desktop ecology study which were submitted with the Application as part of the EIA Scoping Report (ES Volume III), which assessed the site as having a very low biodiversity value with poor amenity grassland and moderate quality street trees that make a limited positive contribution towards onsite biodiversity.
- 3.167 Officers considered the site to be of low ecological value, supporting no notable and/or protected habitats aside from that of nesting birds and that with suitable mitigation the development would not result in an unacceptable harm to ecology or biodiversity. The indicative landscaping proposals were considered to result in enhancement in biodiversity credential as demonstrated by the Urban Greening Factor of 0.41 prepared in accordance with the July 2020 scheme. The development is considered to comply with LP Policy G5, BCS Policy CS7 and DMP Policy DM16.

Archaeology

- 3.168 Officers were satisfied that suitable mitigation measures could be secured via planning condition to address the non-significant archaeological impacts presented in the Environmental

Statement chapter. The development is considered to comply with LP Policy HC1, BCS Policy CS5 and DMP Policy DM04.

Noise and Vibration

3.169 Officers were satisfied that suitable mitigation measures could be secured via planning condition(s) to address the non-significant noise and vibration effects presented within the Environmental Statement chapter. The development is considered to comply with LP Policy D14, BCS Policy CS13 and DMP Policy DM06.

Health Impacts

3.170 Officers were satisfied that suitable mitigation measures could be secured via planning condition(s) to address the non-significant health impacts presented within the Environmental Statement chapter. The development is considered to comply with BCS Policy CS11.

Socio-economic

3.171 Officers were satisfied that suitable mitigation measures could be secured via planning condition(s) to address the non-significant socio-economic effects presented within the Environmental Statement chapter.

Mayor of London Stage 2 Letter and Report

3.172 Within the Stage 2 report⁴ to the Mayor of London dated 28th March 2022, GLA officers recommended that the Mayor of London approves the Application. The reasons given for this are summarised below:

- **Land use principles:** The residential-led uses proposed on this well-connected, under-utilised site, including large areas of surface-level retail car parking, within an Opportunity Area and adjacent to a town centre is strongly supported (London Plan Policies S1 and S2).
- **Affordable housing:** 35% (habitable room) made up of 30% London Affordable Rent, and 70% intermediate (shared ownership, Discount Market Rent, or London Living Rent). Affordability is secured in line with London Plan policies and the application meets the requirements of the fast track viability route, with an early stage viability review secured (London Plan Policy H6).
- **Urban design and historic environment:** The proposals, with amendments to reduce building heights to a maximum of 18 storeys, are supported. The size of the site provides an exceptional opportunity for high-density housing delivery in a location identified as appropriate for tall buildings, subject to assessment. The illustrative scheme demonstrates that an appropriate design quality could be achieved through reserved matters, with no harm to the significance of heritage assets. The proposals are supported in accordance with London Plan Policy D9.

⁴ CDB.02 - Mayor of London Stage 2 Letter and Report

- **Fire:** An updated outline fire statement was subsequently provided and meets the requirements of London Plan Policies D5 and D12. A full fire statement is secured by condition prior to commencement.
- **Transport:** The site is highly accessible with very good public transport access. The proposals will result in a significant reduction in vehicle trips, which will benefit the adjoining road network. Transport matters have been acceptably resolved, including a £100,000 contribution towards local bus services. These mitigations, alongside planning conditions and obligations for the provision of cycle parking, Delivery and Servicing Management Plan, Car Parking Management Plan, and Construction Management and Logistics Plan are sufficient to address transport issues raised at consultation stage.
- **Climate change and environment:** The proposals are in accordance with London Plan policies.

3.173 Officers of the GLA concluded that the strategic issues raised at consultation stage with respect to the town centre, opportunity area, housing, affordable housing, urban design, historic environment, inclusive design, transport, and climate change had been addressed and having regard to the details of the application, the matters set out in the committee report and the Council's draft decision, the application is acceptable in strategic planning terms, and there are no sound planning reasons for the Mayor to intervene in this case. It was therefore recommended that Barnet Council is advised to determine the case itself, subject to any action that the Secretary of State may take.

Statutory Consultees

3.174 The following statutory consultees responded to the Application.

- London Borough of Camden – Objected on the grounds of building heights, affordable housing, loss of retail and lack of community provision, harm to the local economy, impacts on existing health services, and effect on the character and appearance of surrounding townscape.
- London Borough of Brent – no objection
- Metropolitan Police – no objection subject to planning condition
- Natural England – no objection
- Thames Water – no objection subject to planning condition

Third Party Representations

3.175 Of the 2,362 neighbouring properties that were notified of the Development, a total of 48 letters of support, 12 representations and 2,211 objections were received by the Council. The received objections cited the following grounds:

- The development is excessive in height;
- The development is excessive in scale and massing;
- The scheme represents overdevelopment of the site;
- The density of the development is excessive;
- The development is discordant, alien, incongruous within the surrounding context;

- The development would put unacceptable additional strain on local infrastructure such as GP's and schools;
- The development would result in harm to views in and out and the setting of the Railway Terraces CA;
- The development would result in additional congestion on the local road network;
- The development would result a loss of daylight/sunlight and outlook to neighbouring properties;
- The scheme would result in harm to the setting of nearby listed buildings;
- The applicant does not have any legal right to create a new access from Depot Approach and there is no realistic prospect of the landowner granting landowner consent;
- There is excessive building footprint;
- The development would put additional strain on Cricklewood Station;
- The development would put additional strain on local buses;
- The scheme would not deliver genuinely affordable homes;
- The housing mix is not suited for the local community;
- The development would result in the loss of an excessive number of trees;
- The amendments to the scheme have not addressed any of the main issues.

3.176 In addition to the objections received by neighbours, objections were also received from:

- Mike Freer MP (Finchley and Golders Green)
- Cllr Anne Clarke (Ward Member for Cricklewood and London Assembly Member)
- Peter Zinkin (Former Ward Member for Cricklewood)
- Andrew Dismore (former London Assembly Member)

3.177 Table 1 enclosed below explains the changes made to the Application following submission of the Original Scheme, and determination of the Application Scheme by the Council and the Mayor of London.

Table 1 - Comparison of the Original Scheme (July 2020), and the Application Scheme

	The Original Scheme, July 2020	The Application Scheme⁵
Total number of residential homes	up to 1,100	up to 1,049
Residential parking provision	110 spaces	105 spaces

⁵ As determined by Barnet Council in September 2021 and November 2022, and the Mayor of London in March 2022

	The Original Scheme, July 2020	The Application Scheme ⁵
Affordable housing	35% by habitable room, of which 30% low cost rent (Affordable Rent levels of 65% of market value) and 70% intermediate	35% by habitable room, of which 30% is London Affordable Rent and 70% intermediate (Shared Ownership, Discount Market Rent, or London Living Rent).
Development Parcel A – maximum height	+141.675 m AOD, indicative height 25 storeys	<ul style="list-style-type: none"> ▪ A1 +104.775m AOD, indicative height 13 storeys ▪ A1/A2 Link +95.050m AOD, indicative height 11 storeys ▪ A2 +119.050m AOD, indicative height 18 storeys ▪ A3 +99.700m AOD, indicative height 12 storeys ▪ A4 +80.350m AOD, indicative height 6 storeys ▪ Podium +61.600m AOD, indicative height 1 storeys
Development Parcel B – maximum height	+100.300 m AOD, indicative height 12 storeys	<ul style="list-style-type: none"> ▪ B1 +90.475m AOD, indicative height 9 storeys ▪ B1 Shoulder +79.375m AOD, indicative height 6 storeys ▪ B1/B2 Link +76.000m AOD, indicative height 5 storeys ▪ B2 +93.850m AOD, indicative height 10 storeys ▪ B2 Shoulder +85.825m AOD, indicative height 8 storeys ▪ B2/B3 Link +76.000m AOD, indicative height 5 storeys ▪ B3 +100.300m AOD, indicative height 12 storeys ▪ B3 Shoulder +89.200m AOD, indicative height 9 storeys ▪ Podium B(A) +61.600m AOD, indicative height 1 storey ▪ Podium B(B) +61.600m AOD, indicative height 1 storey
Development Parcel C – maximum height	+119.850 m AOD, indicative height 18 storeys	<ul style="list-style-type: none"> ▪ C1 +96.825m AOD, indicative height 11 storeys ▪ C2 +116.475m AOD, indicative height 17 storeys

	The Original Scheme, July 2020	The Application Scheme ⁵
		<ul style="list-style-type: none"> ▪ C2/C3 Link +92.175m AOD, indicative height 10 storeys ▪ C3 +113.100m AOD, indicative height 16 storeys ▪ C4 +100.200m AOD, indicative height 12 storeys ▪ Podium C +62.100m AOD, indicative height 1 storey
Development Parcel D – maximum height	+113.900 m AOD, indicative height 16 storeys	<ul style="list-style-type: none"> ▪ D1 +113.900m AOD, indicative height 16 storeys ▪ D1/D2 Link +89.900m AOD, indicative height 9 storeys ▪ D2 +110.525m AOD, indicative height 15 storeys ▪ D3 +81.650m AOD, indicative height 6 storeys, with a 3 storey element ▪ Podium D +62.600m AOD, indicative height 1 storey

Secretary of State Intervention

3.178 On the 25th March 2022, the Secretary of State issued a formal holding direction under Article 31 of the Town and Country Planning Order 2015 preventing the Council from granting planning permission.

3.179 On 30th August 2022, the Secretary of State formally called-in the application for his own determination under Section 77 of the Town and Country Planning Act 1990. The Secretary of State’s correspondence⁶ does not identify conflict with national policy and does not identify matters of national significance.

3.180 The letter only identifies matters which the Secretary of State particularly wishes to be informed about for the purposes of his consideration of the application include design, scale and massing, and any other matters the Inspector considers relevant.

Mayor of London, post Secretary of State Intervention

3.181 On the 31st October 2022, the GLA confirmed that it had reviewed the application following the Secretary of State’s letter of the 30th August 2022 and considered that the Stage 1 and 2 GLA reports suffice.

⁶ CDC.02 - Secretary of State Call-in Letter dated 30 August 2022

Barnet Council Planning Committee, 8th November 2022, post Secretary of State Intervention

3.182 Following call-in by the Secretary of State, officers of Barnet Council sought direction from members on the Council's position on the development for the purposes of the Planning Inquiry process. Officers noted the lack of material change in circumstances since the original resolution of the Committee was made in September 2021 and sought authorisation that officers represent the Council at the Public Inquiry on the basis of the original resolution and to present evidence to the inquiry in support of the application.

3.183 In their report to members, officers noted the following matters.

- The policy framework that underpinned the September 2021 recommendation and the resolution to approve consisted of the NPPF, the London Plan 2021 and the Barnet Local Plan.
- The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals.
- Full weight was awarded to the current Local Plan, and limited weight to the emerging local plan.
- Is it likely that the Inspector's report on the local plan would have been received by the date of the call-in public inquiry (and certainly before the SoS decision). There will therefore be a change in weight emerging during the determination process. If the Inspector's report is favourable to the allocation and if the scheme reflects and conforms to that allocation, then the weight for the scheme would increase considerably, because of the likelihood of the plan being adopted in the submitted form and therefore becoming the statutory starting point of the development plan.
- Having regard to the lack of any material change in circumstances which could justify a change in the Council's position, and in light of legal advice set out in Part 2⁷, it is officers' recommendation that members resolve that officers represent the Council at the Public Inquiry on the basis of the original resolution and to present evidence to the inquiry in support of the application.

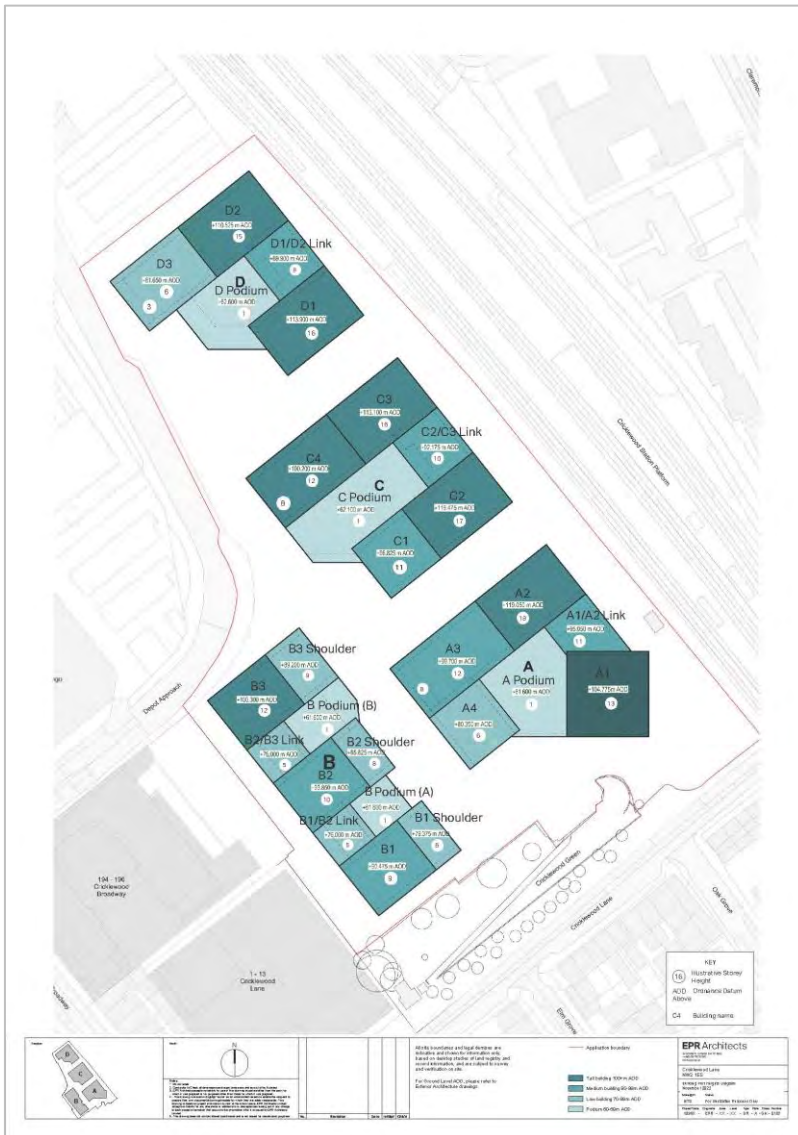
3.184 Despite the recommendation and the previous resolution of the Council, members resolved to oppose the application on the following grounds.

- 1) *The proposed development and the parameters sought, by virtue of the excessive height, scale and massing would result in a discordant and visually obtrusive form of development that would demonstrably fail to respect the local context and its established pattern of development, to the detriment of the character and appearance of the area and the setting of the adjacent Railway Terraces Conservation Area. The proposal would therefore not create a high-quality development, not constitute a sustainable form of development and would be contrary to the provisions of the NPPF, Policies D3, D4, D9 and HC1 of the*

⁷ The legal advice presented to the Planning Committee comprised an Exempt Item and is not publicly available.

London Plan 2021 and Policies CS5, DM01, DM05 and DM06 of the Barnet Local Plan Core Strategy and Development Management Policies 2012.

Figure 2 - Building Plot Heights Diagram



4.5 A detailed breakdown of indicative parameter heights for each individual building is set out below in Table 2.

Table 2 - Breakdown of building heights in accordance with Parameter Plan

Development Parcel	Maximum height per building
Development Parcel A – maximum height	<ul style="list-style-type: none"> ▪ A1 +104.775m AOD, indicative height 13 storeys ▪ A1/A2 Link +95.050m AOD, indicative height 11 storeys ▪ A2 +119.050m AOD, indicative height 18 storeys ▪ A3 +99.700m AOD, indicative height 12 storeys ▪ A4 +80.350m AOD, indicative height 6 storeys ▪ Podium +61.600m AOD, indicative height 1 storeys

Development Parcel	Maximum height per building
Development Parcel B – maximum height	<ul style="list-style-type: none"> ▪ B1 +90.475m AOD, indicative height 9 storeys ▪ B1 Shoulder +79.375m AOD, indicative height 6 storeys ▪ B1/B2 Link +76.000m AOD, indicative height 5 storeys ▪ B2 +93.850m AOD, indicative height 10 storeys ▪ B2 Shoulder +85.825m AOD, indicative height 8 storeys ▪ B2/B3 Link +76.000m AOD, indicative height 5 storeys ▪ B3 +100.300m AOD, indicative height 12 storeys ▪ B3 Shoulder +89.200m AOD, indicative height 9 storeys ▪ Podium B(A) +61.600m AOD, indicative height 1 storey ▪ Podium B(B) +61.600m AOD, indicative height 1 storey
Development Parcel C – maximum height	<ul style="list-style-type: none"> ▪ C1 +96.825m AOD, indicative height 11 storeys ▪ C2 +116.475m AOD, indicative height 17 storeys ▪ C2/C3 Link +92.175m AOD, indicative height 10 storeys ▪ C3 +113.100m AOD, indicative height 16 storeys ▪ C4 +100.200m AOD, indicative height 12 storeys ▪ Podium C +62.100m AOD, indicative height 1 storey
Development Parcel D – maximum height	<ul style="list-style-type: none"> ▪ D1 +113.900m AOD, indicative height 16 storeys ▪ D1/D2 Link +89.900m AOD, indicative height 9 storeys ▪ D2 +110.525m AOD, indicative height 15 storeys ▪ D3 +81.650m AOD, indicative height 6 storeys, with a 3 storey element ▪ Podium D +62.600m AOD, indicative height 1 storey

Residential Accommodation

4.6 The proposed indicative residential mix for the Development is set out at Table 3. In total, the development can deliver up to 1,049 new homes across a range of unit types and sizes.

Table 3 – Indicative Residential Mix by Unit

Unit Type	London Affordable Rent (LAR)	Intermediate (shared ownership/DM R/LLR)	Market	Total
Studio	0 (0%)	44 (15%)	104 (16%)	148 (13%)
1 bed	11 (13%)	138 (47%)	264 (40%)	413 (38%)
2 bed	40 (47%)	114 (39%)	229 (34%)	383 (39%)
3 bed	35 (41%)	0	70 (10%)	105 (10%)
Total	86 (8%)	296 (28%)	667 (64%)	1,049

- 4.7 Of the 1,049 residential units an indicative total of 382 units are proposed in the affordable tenure.
- 4.8 The Applicant's affordable housing tenure split secured by legal obligation is as follows:
- 30% London Affordable Rent by habitable room (indicative 86 homes); and
 - 70% Intermediate Tenure by habitable room (shared ownership, Discount Market Rent, or London Living Rent) (indicatively 296 homes).
- 4.9 The eventual distribution of affordable and private homes shall be established at the reserved matters stage, however, in accordance with the Design Code all development blocks are to be constructed using similar material and visual treatment, hence there will be minimal visual differences between buildings that contain affordable homes and those that are solely private or mixed tenure.

Design

- 4.10 The development site has significant length (260m), fronting the railway line along the eastern boundary, however, the northern half of the site is relatively narrow (c.80m). The proposal has sought to arrange development on the site in a linear form with four development parcels comprising the potential for modest floorplates each arranged around a central courtyard at podium level. Each parcel benefits from a separation distance of 21m.
- 4.11 The Illustrative Ground Floor Masterplan shows that each building would benefit from its own residential entrances with a shared vehicle entrance to each parcel providing access to the car parking areas located beneath the podium. The podium will also contain cycle parking, refuse storage and other plant and MEP space.
- 4.12 Parcels A and B benefit from commercial units at ground level that would front the new town square. A smaller commercial unit is also shown to the ground level of Block D and will help to activate this part of the development.
- 4.13 As shown in the Illustrative Podium Level General Arrangement Plan, each development parcel benefits from a shared communal garden for the enjoyment of residents atop of the podium base slab (Level 1). Parcel B is served by two podium gardens.
- 4.14 Above the first floor, the development parcels separate into individual development blocks consented up the maximum heights detailed in Table 2 with each block connected at podium level (Level 1). As shown by the Illustrative Roof Level General Arrangement Plan, each development parcel is served by multiple communal roof gardens for the enjoyment of residents.

Non-residential Floorspace

- 4.15 The Development would provide up to 1,200sqm (GIA) of flexible commercial and community floor space used for purposes within the Use Classes A3/B1/D1 and D2 [Class E excluding sub-class E[a]&[b]] from September 2020).

4.16 The new non-residential floorspace would serve the residents of the development and help to activate the new town square, whilst contributing to the vibrancy and vitality of the Cricklewood Town Centre that lies adjacent to the south.

Public Realm, Resident Amenity and Play Space

4.17 The development proposes a choice of communal amenity space for future residents of the scheme including public realm, communal podium terraces and roof gardens. The communal amenity spaces will be supplanted by private amenity in the form of balconies, which will be designed to meet London Plan Standards.

4.18 The layout of the Development has been arranged so that it would provide an improved pedestrian environment to aid movements through and across the site, whilst delivering an enhanced open space provision for Cricklewood. The primary frontages of Parcels A and B are set around the indicatively shown public town square that provides a generous area of new public realm that serves to extend the adjacent Cricklewood Green public space.

4.19 The development proposes a total of 3,614sqm⁸ of children play space, which will be distributed throughout the public realm and communal amenity space. The play space will comprise doorstep play for younger aged children alongside dedicated playspace for older children. This is in addition to the existing play facilities that exist at the Kara Way playground to the west of the Application Site.

4.20 The final details of private and communal amenity space, public realm and play provision shall be secured as part of future reserved matters application but is considered acceptable by the Council and the GLA. A planning condition is proposed to secure details of the landscaping, amenity and play provision.

Car Parking

4.21 The Development involves the net-reduction of 360 car parking spaces based on the 470 surface level spaces that presently serve the retail park. The reduction of car parking on site is supported in principle in view of the site's proximity to Cricklewood Station and availability of local bus routes that contribute to a good PTAL rating, and the strategic ambition to encourage sustainable and active travel modes.

4.22 The development will deliver a total of 105 car parking spaces for the use of residents only, of which 3% (32 spaces) will be allocated for disabled users with the remaining 7% (73 spaces) made available for non-disabled residents with the ability to be reallocated for disabled users in the future. Residential car parking will be distributed beneath the podium of each development parcel and through the proposed public realm.

⁸ Based on the Mayor's SPG for play, the actual play requirement for the indicative housing mix set out at Table 3 of the Statement of Common Ground is 3,259sqm.

5 Overview of Relevant Planning Policy

The Development Plan

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for development to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 In this context, the statutory development plan currently comprises the following documents:
- The London Plan (2021) (the 'LP') forms the spatial development strategy for London. It sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
 - The Barnet Local Plan ('BLP') comprises the Core Strategy 2012 ('CS'), the Barnet Development Management Policies 2012 ('DMP'), the Proposals Map (2012), and the Saved Barnet UDP Chapter 12 Cricklewood, Brent Cross and West Hendon Regeneration Area, 2006 ('UDP').

London Plan

- 5.3 The LP was published in March 2021. Policies relevant to the Application are set out below.
- GG1 Building strong and inclusive communities
 - GG2 Making the best use of land
 - GG3 Creating a healthy city
 - GG4 Delivering the homes Londoners need
 - GG5 Growing a good economy
 - GG6 Increasing efficiency and resilience
 - SD1 Opportunity Areas
 - SD6 Town centres and high streets
 - SD7 Town centres: development principles and Development Plan Documents
 - SD8 Town centre network
 - SD10 Strategic and local regeneration
 - D1 London's form, character, and capacity for growth
 - D2 Infrastructure requirements for sustainable densities
 - D3 Optimising site capacity through the design-led approach
 - D4 Delivering good design
 - D5 Inclusive design
 - D6 Housing quality and standards

- D7 Accessible housing
- D8 Public realm
- D9 Tall buildings
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D14 Noise
- H1 Increasing housing supply
- H4 Delivering affordable housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- H10 Housing size mix
- H11 Built to Rent
- S2 Health and social care facilities
- S4 Play and informal recreation
- E1 Offices
- E2 Providing suitable business space
- E9 Retail, markets and hot food takeaways
- E11 Skills and opportunities for all
- HC1 Heritage conservation and growth
- HC3 Strategic and Local Views
- HC4 London View Management Framework
- G1 Green infrastructure
- G4 Open Space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- SI 3 Energy infrastructure
- SI 4 Managing heat risk
- SI 5 Water infrastructure
- SI 7 Reducing waste and supporting the circular economy
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T1 Strategic approach to transport

- T2 Healthy Streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T6.2 Office Parking
- T6.3 Retail parking
- T6.5 Non-residential disabled persons parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the Plan and Planning Obligations

Barnet Local Plan

5.4 The BLP comprises the Core Strategy (2012), Development Management Policies (2012), the Proposals Map (2012) and the Unitary Development Plan (saved policies) (2006).

Barnet Core Strategy (2012)

5.5 Barnet's CS policies relevant to this Application are set out below.

- CS Framework: National Planning Policy Framework – Presumption in favour of sustainable development
- CS1: Barnet's place shaping strategy – the Three Strands Approach
- CS2: Brent Cross - Cricklewood
- CS3: Distribution of growth in meeting housing aspirations
- CS4: Providing quality homes and housing choice in Barnet
- CS5: Protecting and enhancing Barnet's character to create high quality places
- CS6: Promoting Barnet's town centres
- CS7: Enhancing and protecting Barnet's open spaces
- CS8: Promoting a strong and prosperous Barnet
- CS9: Providing safe, effective and efficient travel
- CS11: Improving health and well-being in Barnet
- CS13: Ensuring the efficient use of natural resources
- CS14: Dealing with our waste
- CS15: Delivering the Core Strategy

5.6 Barnet's CS maps relevant to this Application are set out below.

- CS Map 2: Key Diagram
- CS Map 5: Brent Cross – Cricklewood Regeneration Area
- CS Map 8: Important local views and existing tall buildings
- CS Map 9: Town centres and employment sites
- CS Map 11: Barnet's green spaces and play areas

[Barnet Development Management Policies \(2012\)](#)

5.7 The Barnet DMP policies relevant to this Application are set out below:

- DM01: Protecting Barnet's character and amenity
- DM02: Development standards
- DM03: Accessibility and inclusive design
- DM04: Environmental considerations for development
- DM05: Tall buildings
- DM06: Barnet's heritage and conservation
- DM08: Ensuring a variety of sizes of new homes to meet housing need
- DM10: Affordable housing contributions
- DM11: Development principles for Barnet's town centres
- DM13: Community and education uses
- DM14: New and existing employment space
- DM15: Green Belt and open spaces
- DM16: Biodiversity
- DM17: Travel impacts and parking standards

5.8 The Barnet DMP table and appendices relevant to this Application are set out below:

- DMP Table 7.2: Barnet's heritage assets
- DMP Appendix 4: Primary and Secondary shopping frontages
- DMP Appendix 5: Map 13 Cricklewood Town Centre

5.9 Barnet's Local Plan is supported by an interactive Proposals Map⁹ available on the Council's website.

⁹ CDF.05 – Barnet Local Plan Proposals Map (2012) - Extract of Site

Barnet UDP (2006)

5.10 The policies contained within Chapter 12 (Cricklewood, Brent Cross and West Hendon Regeneration Area) of the Barnet Unitary Development Plan (2006)¹⁰ were saved by the Direction issued by the Secretary of State on 13th May 2009, and continue to be afforded weight in the determination of applications within the Cricklewood, Brent Cross and West Hendon Regeneration Area.

5.11 The UDP policies relevant to this Application are set out below:

- GCrick – Cricklewood, Brent Cross and West Hendon Regeneration Area
- C1 – Comprehensive Development
- C2 – Urban Design – High Quality
- C3 – Urban Design – Amenity
- C4 – Sustainable Design
- C5 – West Hendon and Cricklewood Town Centres
- C7 – Transport Improvements
- C8 – Parking Standards
- C9 – Housing and Community Development
- C10 – Employment
- C11 – Implementation

Emerging Policy

Emerging Barnet Local Plan

5.12 Formal consultation on the draft Barnet Local Plan ('EBLP') was carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between 28th June 2021 and 9th August 2021. At its meeting on 19th October 2021, the Full Council approved the EBLP for submission to the Secretary of State for examination with the Plan submitted on the 26th November 2021.

5.13 The Council issued Appendix A Table of Council's Proposed Modifications – June 2022 Schedule of Proposed Modifications to Draft Barnet Local Plan on 27th June 2022.

5.14 Examination Hearings of EBLP commenced on 20th September 2022 and will proceed until 11th November 2022.

5.15 Following examination, it is expected that the Council will issue its proposed Modifications for consultation (6 weeks). The Inspector's recommendations arising from the examination will be published after the consultation responses have been considered.

¹⁰ CDF.02 - Barnet Unitary Development Plan 2006 - Chapter 12 [saved policies]

5.16 The EBLP is now at an advanced stage and will be further advanced at the point of the public inquiry, the Inspector's recommendation and the determination by the Secretary of State. It will carry significant weight as a result. It is expected that the Inspector's report to the local plan review will be published prior to the determination of this application, and the local plan may be adopted.

5.17 The following emerging EBLP policies are considered as relevant to this Application:

- BSS01 – Spatial Strategy for Barnet (updated by Modification MM19 – MM21)¹¹
- GSS01 – Delivering Sustainable Growth (updated by Modification MM40 – MM45)¹²
- GSS04 - Cricklewood Growth Area (updated by Modification MM80)¹³
- GSS08 - Barnet District Town Centres (updated by Modification MM96-MM98)
- GSS09 - Existing and Major New Transport Infrastructure (updated by Modification MM102 & MM103)
- GSS13 - Strategic Parks and Recreation (updated by Modification MM112)
- HOU01 - Affordable Housing (updated by Modification MM120–MM125)¹⁴
- HOU02 - Housing Mix¹⁵
- HOU06 – Meeting Other Housing Needs
- CDH01 - Promoting High Quality Design (updated by Modification MM136 – MM138)
- CDH02 - Sustainable and Inclusive Design (updated by Modification MM144 – MM148)
- CDH03 - Public Realm
- CDH04 - Tall Buildings (updated by Modification MM161 – MM169)¹⁶
- CDH07 - Amenity Space and Landscaping and Table 11: Outdoor amenity space requirements (updated by Modification MM174)
- CDH08 - Barnet's Heritage (updated by Modification MM181)¹⁷
- TOW01 - Vibrant Town Centres (updated by Modification MM190)
- TOW02 - Development Principles in Barnet's Town Centres, Local Centres and Parades
- CHW01 - Community Infrastructure (updated by Modification MM208-MM210)
- CHW02 - Promoting Health and Well-Being (updated by Modification MIM55)
- CHW03 – Making Barnet a Safer Place (updated by Modification MIM58)
- ECY01 - A Vibrant Local Economy (updated by Modification MM223-MM225)
- ECY03 - Local Jobs, Skills and Training (updated by Modification MM230-MM231)
- ECC01 - Mitigating Climate Change (updated by Modification MM241)

¹¹ CDF.01 (Page 28/MM19-21) - EBLP BSS01 Spatial Strategy for Barnet

¹² CDF.01 (Page 41/MM40-45) - EBLP GSS01 Delivering Sustainable Growth

¹³ CDF.01 (Page 56/MM80) - EBLP GSS04 Cricklewood Growth Area and Map 3B Cricklewood Growth Area

¹⁴ CDF.01 (Page 89/MM120-121) - EBLP HOU01 Affordable Housing

¹⁵ CDF.01 (Page 93) - EBLP Policy HOU02

¹⁶ CDF.01 (Pages 128-129/MM157-169/MIM40) - EBLP Policy CDH04 Tall Buildings and Map 4 Locally important views

¹⁷ CDF.01 (Page 142-144/MM181) - EBLP Policy CDH08 Barnet's Heritage

- ECC02 - Environmental Considerations (updated by Modification MM261 & MM262)
- ECC02A - Water Management (updated by Modification MM263-MM266)
- ECC04 – Barnet’s Park and Open Spaces (updated by Modification MM277 & MM278)
- ECC06 – Biodiversity (updated by Modification MM284-MM285)
- TRC01 - Sustainable and Active Travel (updated by Modification MM288-MM294)
- TRC02 - Transport Infrastructure (updated by Modification MM295)
- TRC03 - Parking Management (updated by Modification MM299) and Table 23: Residential Car Parking Standards
- Annex 1: Site Allocation: Broadway Retail Park (Cricklewood Growth Area) - Site No.8 (updated by Modification MM42, MM79, MM80, MM327, MM328)¹⁸

5.18 The following emerging EBLP¹⁹ figures, maps and tables are considered relevant to this Application:

- Figure 3 – Barnet’s Housing Trajectory 2021/22 – 2035/36 (updated by Modification MM38 & MM39)²⁰
- Map 2 Key Diagram (updated by Modification MM23)²¹
- Map 3B - Cricklewood Growth Area (updated by Modification MM79)²²
- Map 4 – Locally important views (updated by Modification MM157)²³
- Table 4 – Housing Requirement Assessments (updated by Modification MM24)
- Table 5 – New Homes Delivery – 2021/22 to 2035/36 (updated by Modification MM36)²⁴
- Table 5A – Contribution to Identified Site on Sites Schedule to New Homes Delivery (updated by Modification MM37)²⁵
- Table 7 – Objectively Assessed Need for Affordable Housing Tenure by Size
- Table 11: Outdoor amenity space requirements
- Table 12 - Barnet’s Heritage Assets
- Table 13: Barnet’s Town Centre Hierarchy (updated by Modification MM187)
- Table 23: Residential Car Parking Standards

5.19 Paragraph 48 of the Framework is applied to the policies contained in the EBLP to which greater weight is applied to draft policies within the EBLP.

¹⁸ CDF.01 (Page 303/MM327-328) - EBLP Annex 1 Site Allocation - Broadway Retail Park (Cricklewood Growth Area)

¹⁹ The Council’s modification reference has been included for the most relevant EBLP figures, maps and tables only.

²⁰ CDF.01 (Page 40/MM38-39) - EBLP Figure 3 Barnet’s Housing Trajectory 2021.22

²¹ CDF.01 (Page 31/MM23) - EBLP Map 2 - Key Diagram

²² CDF.01 (Page 56/MM80) - EBLP GSS04 Cricklewood Growth Area and Map 3B Cricklewood Growth Area

²³ CDF.01 (Pages 128-129/MM157-169/MIM40) - EBLP Policy CDH04 Tall Buildings and Map 4 Locally important views

^{24/25} CDF.01 (Page 38-39/MM36-37) - EBLP Table 5 New Homes Delivery 2021.22 to 2035.36 and Table 5A Contribution to Identified Site on Sites Schedule to New Homes Delivery

5.20 Further weight will be applied to the EBLP policies following publication of Barnet's Modifications, and significant weight will be applied following publication of the Inspector's report.

Other Planning Policy Documents

5.21 A material planning consideration is one that is relevant to making the planning decisions in question and may include national planning policy guidance and emerging policy documents.

5.22 The policy and guidance which is agreed to be relevant to the determination of this application is set out below:

National policy and guidance

- Ministry of Housing, Communities & Local Government: National Model Design Code (2021)
 - British Research Establishment ('BRE') Site layout planning for daylight and sunlight: a guide to good practice (2022).
 - National Planning Policy Framework (2021) sets the Government's planning policies for England
 - National Planning Practice Guidance ('PPG') sets out more detailed guidance in relation to the policies set out in the Framework. A number of amendments have been made since 2014.
 - Historic England: Advice Note 1 (2019) – Conservation Area Designation, Appraisal and Management (2nd Edition)
 - Department of Culture, Media and Sport Circular (2018) Principles of Selection for Listing Buildings
 - Historic England: Advice Note 2 (2016) – Making Changes to Heritage Assets
 - Historic England: Historic Environment Good Practice in Planning 3 (2017) – The Setting of Heritage Assets (2nd Edition)
 - Historic England: Historic Environment Good Practice Advice in Planning 2 (2015) – Managing Significance in Decision Taking in the Historic Environment
 - Historic England: Advice Note 4 (2015) – Tall Buildings
 - British Research Establishment ('BRE') Update Guidance on Daylight and Sunlight (2011).
 - Historic England: Conservation Principles, Policy and Guidance (2008)
- 5.23 London Plan Supplementary Planning Guidance and evidence base documents relevant to the Development comprises:
- The Mayor has issued for consultation the draft London Plan Guidance on Fire Safety (February 2022)
 - The Mayor has issued for consultation the draft London Plan Guidance on Housing Design (February 2022)

- The Mayor has issued for consultation the draft London Plan Guidance on Optimising Site Capacity: A Design-led Approach (February 2022)
- Affordable Housing & Viability SPG (2017)
- Strategic Housing Market Assessment (Mayor of London, Nov 2017)
- Strategic Housing Land Availability Assessment (Mayor of London, Nov 2017)
- The Mayor's Housing SPG (2016)
- The Mayor's Town Centres SPG (2014)
- The Mayor's Sustainable Design and Construction SPG (2014)
- The Mayor's Character and Context SPG (2014)
- The Mayor's Accessible London SPG (2014)
- The Mayor's Play and Informal Recreation SPG (2012)

5.24 Local Guidance and evidence base documents relevant to the development comprises:

- Barnet Authorities Monitoring Report 2019/20 (2020)
- Barnet Green Infrastructure (2017)
- Barnet Sustainable Design and Construction (2016)
- Barnet Residential Design Guidance (2016)
- Barnet Delivering Skills, Employment, Enterprise and Training from Development through S106 (2014)
- Barnet Planning Obligations (2013)
- Barnet Tall Building Study (2010)
- Barnet Affordable Housing Supplementary Planning Document (2007)
- Cricklewood, Brent Cross and West Hendon: Regeneration Area Development Framework (2005)

The Framework

5.25 Key paragraphs of the Framework relevant to the Development are set out below.

- Paragraph 11 – planning decisions should apply “*a presumption in favour of sustainable development*” for “*development proposals that accord with an up-to-date development plan.*”
- Paragraph 39 – good quality pre-application engagement enables better coordination with the public to improve outcomes for communities.
- Paragraph 62 – “*the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies*”.
- Paragraph 63 – where a need is identified, on-site affordable housing should be provided unless off-site provision or a financial contribution can be robustly justified.
- Paragraph 65 – in major development with proposed residential elements, planning decisions should expect “*at least 10% of the total number of homes to be available for*

affordable home ownership, unless this would exceed the level of affordable housing required in the area”.

- Paragraph 74 – *“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies.”*
- Paragraph 81 – *“Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”*
- Paragraph 86 – *“planning policies and decisions should support the role that town centres play for local communities by taking a positive approach to their growth, management and adaptation.”*
- Paragraph 104 – *“transport issues should be considered in development proposals, including opportunities to promote walking, cycling and public transport.”*
- Paragraph 106 – policies should *“support an appropriate mix of uses to minimise journeys needed for employment, shopping and leisure.”*
- Paragraph 119 – *“decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”*
- Paragraph 120 – decisions should *“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs”* in addition to supporting development of *“under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained”*
- Paragraph 126 – good design, the creation of high-quality buildings and effective engagement throughout the process is a key aspect to sustainable development.
- Paragraph 127 – plans should set out a clear design vision that take into account the areas characteristics and reflect local aspirations.
- Paragraph 129 – design codes should be prepared in accordance with the guidance contained in the National Design Guide and the National Model Design Code
- Paragraph 130 – decisions should ensure developments are visually attractive, sympathetic to local character and history, and create safe inclusive places.
- Paragraph 134 – developments that is not well designed that fail to reflect local design policies and government guidance on design should be refused.
- Paragraph 194 – *“an applicant should describe the significance of any heritage assets affected”* in the form of an appropriate desk-based assessment, and where necessary a field evaluation, including any contribution of setting to that heritage significance.
- Paragraph 195 – *“local authorities should identify and assess the significance of a particular heritage asset and take this into account when considering the impact of the proposal.”*
- Paragraph 197 – in determining applications affecting all heritage assets, local authorities should take account of the *“desirability of sustaining the heritage asset”*, and the *“the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness”*.

- Paragraph 199 – “*great weight should be given to the conservation of designated heritage assets,*” and “*the more important the heritage asset, the greater the weight should be*”.
- Paragraph 200 – “*any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.*”
- Paragraph 201 – where development will lead to substantial harm to a designated heritage asset, consent should be refused unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied.
- Paragraph 202 – for proposals which will lead to less than substantial harm to the significance of a designated heritage asset, such harm should be weighed against the public benefits.
- Paragraph 203 – the effect of an application on the significance of non-designated heritage assets should be taken account of.
- Paragraph 206 – local planning authorities should also look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.

The Planning (Listed Buildings and Conservation Areas) Act 1990

5.26 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a general duty as respects listed buildings in the exercise of planning functions. Subsection (1) provides that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

5.27 It has been confirmed that Parliament’s intention in enacting Section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means “to do no harm”. This duty must be complied with when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy.

5.28 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation areas, which may be affected by the proposed development.

5.29 The Secretary of State will not be considering any buildings or other land in a conservation area, and therefore, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is not engaged. There is no statutory duty relating to the setting of conservation areas within the Planning Act.

5.30 The Courts have confirmed that if the policy approach set out in the Framework is followed then the statutory duties referred to above will have been fulfilled.

6 Local Plan Designations

The Application Site

- 6.1 The site is covered by the following designations and policies in the BLP:
- Cricklewood, Brent Cross and West Hendon Regeneration Area (SPG)²⁶
 - CS Map 2: The Key Diagram²⁷
 - CS Map 5: Brent Cross – Cricklewood Regeneration Area²⁸
 - CS Policy CS2: Brent Cross – Cricklewood²⁹
 - CS Policy CS5: Brent Cross – Cricklewood Regeneration Area³⁰
- 6.2 Extracts of the BLP referenced above and the Proposals Map are provided in the supporting documents.
- 6.3 The EBLP identifies the site as being within the following designations and policies, updated by the Council's Modifications to the EBLP dated 27th June 2022.
- BSS01 Spatial Strategy for Barnet
 - Map 2 – Key Diagram (updated by Modification MM23)
 - Table 5 – New Homes Delivery – 2021/22 to 2035/36 (updated by Modification MM36 & 37)
 - Policy GSS01 Delivering Sustainable Growth (updated by Modification MM40 – MM45)
 - Map 3B and Policy GSS04: Cricklewood Growth Area (updated by Modification MM327, MM328)
 - Policy CDH04 Tall Buildings (updated by Modification MM161-169)
 - Annex 1: Site Allocation: Broadway Retail Park (Cricklewood Growth Area) - Site No.8 (updated by Modification MM42, MM79, MM80, MM327, MM328)
- 6.4 Extract of the EBLP and the proposed Modifications referenced above are provided within the supporting documents.
- 6.5 The Application Site is not located within a conservation area and does not contain any listed buildings or structures, or any nationally designated or non-designated heritage assets.

²⁶ CDF.06 - Cricklewood, Brent Cross and West Hendon Regeneration Area SPG (2006) - Regeneration Area Boundary

²⁷ CDF.03 (Page 33) - CS Map 2 - Key Diagrams

²⁸ CDF.03 (Page 42) - CS Map 5 Brent Cross – Cricklewood Regeneration Area

²⁹ CDF.03 (Page 48) - CS Policy CS2 Brent Cross – Cricklewood

³⁰ CDF.03 (Page 69) - CS Policy CS5 Protecting and enhancing Barnet's character to create high quality places

Land Adjacent to the Application Site

6.6 The adopted BLP identified the following designations on land adjacent to the site:

- CS Policy CS2: Brent Cross – Cricklewood
- CS Policy CS5: Brent Cross – Cricklewood Regeneration Area
- CS Policy CS6: Cricklewood Town Centre (land to south)
- DMP Policy DM06 (Table 7.2): Local Areas of Special Archaeological Significance (land to west)
- DMP Policy DM06 (Table 7.2): Railway Terraces Conservation Area (land to north-west)
- DMP Policy DM11: Primary and Secondary Retail (land to west and south)

6.7 The EBLP identifies the following designations on land adjacent to the site:

- Policy GSS04: Cricklewood Growth Area (Map 3B)³¹
- Policy CHW01: Cricklewood Green Asset of Community Value (land to the south)
- Annex 1: Site Allocation: Beacon Bingo (Cricklewood Growth Area) - Site No.7 (land to the west)

³¹ CDF.01 (Page 56/MM80) - EBLP GSS04 Cricklewood Growth Area and Map 3B Cricklewood Growth Area

7 Matters Agreed - Housing

7.1 This section sets out those issues that have been agreed between the Applicant and the Council as being non-contentious in respect of housing.

The Applicant

7.2 The Applicant has extensive experience of housing delivery and has worked together in a collaborative and engaged manner with the Council to achieve the best form of development for the Application Site, creating the best places that people want to live.

7.3 The development has been considered in conjunction with all relevant public sector stakeholders and the local community. The Applicant is committed to the delivery of the Application Site and has a proven-track record of delivering homes in the London Borough of Barnet. The Applicant is ready to commence detailed design through the submission of reserved matters following the grant of outline planning permission and if planning permission is granted, will deliver the Development.

Principle of development, site optimisation, and the use of surplus retail warehousing and car park sites and locations next to stations for housing

National Planning Policy

7.4 The Government's Fixing our Broken Housing Market (2017) report sought to make more land available for homes in the right places, by maximising the contribution from brownfield³². It addressed the particular scope for higher-density housing in urban locations that are well served by public transport (such as around many railway stations); that provide opportunities to replace low density uses such as retail warehouses and car parks in areas of high housing demand; or which offer scope to extend buildings upwards in urban areas by making good use of the 'airspace' above them³³.

7.5 In 2018 the Ministry of Housing Community and Local Government³⁴ (the 'Government') committed to delivering 300,000 homes a year by the mid-2020s and planned to speed up the planning system as well as make better use of land and vacant buildings to provide the homes that communities need.

7.6 The Framework sets out policies to support the Government's objectives of significantly boosting the supply of homes, that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. It also establishes clear policy objectives to optimise surplus brownfield land in accessible locations and gives substantial weight and support to the development of under-utilised land and buildings where this would meet identified needs for housing. Building on car parks is used as a specific

³² CDK.02: The Department for Communities and Local Government - Fixing our Broken Housing Market (2017) (page 18 – 'Step 1')

³³ CDK.02: The Department for Communities and Local Government - Fixing our Broken Housing Market (2017) (page 32)

³⁴ CDK.04 - Ministry of Housing Community and Local Government - New measures to support homebuyers, build more homes, improve building safety and create a Commonwealth Games legacy (2018)

example. Local planning authorities should take a positive approach to applications for alternative uses from retail for homes in areas of high housing demand.

- 7.7 The London-wide Strategic Housing Market Assessment (“SHMA” 2017) identified a need for a minimum of 66,000 additional homes per year for at least twenty years across the whole of London. As a result of this need, the December 2017 draft London Plan proposed a ten year housing target for Barnet Council of 31,340 homes (2019/2020-2028/29).
- 7.8 The Secretary of State wrote to the Mayor of London on 27 July 2018³⁵ following publication of the revised National Planning Policy Framework. The Secretary of State advised the Mayor that the Government needed a London Plan in place that plans to meet London’s housing needs in full. The Secretary of State welcomed the proposed increase of London’s housing target in the draft London Plan from 42,000 to 65,000 homes a year as a helpful first step towards meeting London’s housing needs. However, he was not convinced that the Mayor’s assessment of need reflected the full extent of housing need in London to tackle affordability problems. The Secretary of State concluded that the public interest lies with ensuring that the Mayor delivers the homes that London needs, including in the short term, as quickly as possible. In accordance with paragraph 33 and Annex 1 of the NPPF, the Secretary of State stated an expectation that because all identified housing need is not met, the Plan would be revised at the earliest opportunity, and for a review to begin immediately after publication.
- 7.9 In October 2019, the London Plan Panel Inspectors reported³⁶ that the London Plan failed to meet, by some margin, the identified annual need of 66,000 homes. The consequence of this was a reduction in the ten year housing requirement for Barnet Council of 7,700 homes down to 23,640 homes (2019/20-2028/29).
- 7.10 The Panel reported their major concern that the housing targets were so far below the assessed need, and during the examination considered whether the London Plan should be paused for further work to be done; that it did not meet the tests of soundness; and so, should be withdrawn. Despite these concerns, the Panel also recognised that there would be negative effects if the Panel delayed adoption of the Plan. The Panel therefore urged boroughs to use all the tools at their disposal to ensure that homes are actually built and adopted a 10 year housing target of 52,285 homes per annum on the basis that it would be higher than the existing London Plan, above the 45,505 units completed in 2016/2017, and had been informed by the Strategic Housing Land Availability Assessment (SHLAA). The Panel did not make a recommendation for early or immediate review but noted that a new plan was in any case due to be in place by 2024/2025.
- 7.11 Following receipt of the Intention to Publish version of the London Plan, on 13th March 2020, the Secretary of State noted that housing delivery in London had been deeply disappointing and over the last three years preceding housing delivery had averaged just 37,000 homes per year. The Secretary of State noted the shortfall between housing need in London and the homes that the Plan seeks to deliver. As a result, the Secretary of State directed the Mayor of London to optimise density, taking advantage of opportunities around existing infrastructure and making best use of brownfield and underutilised land. Specifically, in committing to maximise housing delivery in London, the Secretary of State advised the Mayor of London that

³⁵ CDJ.01 – Correspondence from the Secretary of State to the Mayor of London, 27th July 2018

³⁶ CDJ.02 - London Plan Inspector Report to the Mayor of London, October 2019

this must include actively encouraging appropriate density, including optimising new capacity above and around stations. The Secretary of State's correspondence and directions are enclosed at Document 23. Again, this Development represents exactly such an opportunity.

- 7.12 Recently on 13th March 2020³⁷, prior to the adoption of the LP, the Secretary of State wrote to the Mayor of London asking him to make modifications to the LP. The Secretary of State advised the Mayor that every part of the country must take responsibility to build the homes their communities need. This means build more, better and greener homes through encouraging well-planned development in urban areas; preventing unnecessary urban sprawl to protect the countryside for future generations. This means densifying, taking advantage of opportunities around existing infrastructure and making best use of brownfield and underutilised land.
- 7.13 The Secretary of State directed the Mayor of London to optimise density. Specifically, the Secretary of State stated that it is important that development is brought forward to maximise site capacity, in the spirit of and to compliment the surrounding area, not to its detriment. Sites cannot be looked at in isolation and Londoners need to be given the confidence that high density developments will be directed to the most appropriate sites, maximising density.
- 7.14 The Secretary of State directed the Mayor of London to ensure that such developments are consented in areas that are able to accommodate them. In committing to maximise delivery in London, the Secretary of State advised the Mayor of London that this 'must include' actively encouraging appropriate density, including optimising new capacity above and around stations.
- 7.15 The Application would comply with all aspects of the Government's objectives set out above to maximise density in the right locations on under-utilised carpark sites adjacent to stations.

London Plan

- 7.16 Consistent with the Government's own strategic objectives, the Framework, and the Secretary of State's direction, the Mayor of London adopted development plan policies within his London Plan which promote the redevelopment of underused accessible brownfield land for housing, and in particular car park sites.
- 7.17 These policies have been informed by the Mayor's Transport Strategy (2018) which seeks to reduce the reliance of cars, reduce traffic on local roads, reduce carbon emissions and to have a positive impact on air quality, public health and the environment. The Mayor advised³⁸ that the first things passengers will see on emerging from stations should be clear walking directions and maps, cycle hire facilities, bus connections and an attractive, accessible and inclusive public realm, rather than car parking and pick-up/drop-off spaces.
- 7.18 The LP seeks to create successful sustainable mixed-use places that make the best use of land. Development must enable the development of brownfield land, particularly in Opportunity

³⁷ CDJ.03 - Correspondence from the Secretary of State to the Mayor of London, 13th March 2020

³⁸ CDE.07 (page 131) - The Mayor's Transport Strategy (2018)

Areas, and sites within and on the edge of town centres. It must also prioritise sites which are well-connected by existing or planned public transport³⁹.

- 7.19 These policies have been informed by the objective of improving the vitality and viability of London's varied town centres by encouraging strong, resilient, inclusive hubs with a diverse range of uses that meet the needs of Londoners. This includes residential uses. As a result, the potential for new housing within and on the edges of town centres is expected to be realised through mixed-use or residential development that makes best use of land, capitalising on the availability of services within walking and cycling distance, and their current and future accessibility by public transport. Such an approach also limits the need to build on greenfield land.
- 7.20 London Plan Policy GG2 seeks to create successful sustainable mixed-use places on brownfield land, particularly in Opportunity Areas, on surplus public sector land, accessible sites and sites within and on the edge of town centres. Policy GG4 ensures that more homes are delivered with good quality homes that meet high standards of design and provide for identified needs.
- 7.21 If London is to accommodate the growth identified in the London Plan in an inclusive and responsible way, Policy D3 requires every new development to make the most efficient use of land by optimising site capacity.
- 7.22 Policy H1 Increasing housing supply requires boroughs to optimise the potential for housing delivery on all suitable and available brownfield sites. It lists six sources, of which two sources are directly relevant to the Application Site. Part (a) refers to sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m distance of a station or town centre boundary and (b) refers to the mixed-use redevelopment of car parks and low density retail parks and supermarkets.
- 7.23 The redevelopment of edge of centre retail parks and surface car parks for housing intensification comprises an integral component of the need to improve the vitality and viability of London's Town Centre. Policy SD6(C), SD7(C)(6)(a) and E9(C)(6) specifically encourage comprehensive redevelopment for higher density mixed-use residential intensification of edge of centre retail parks and surface car parks.

[Brent Cross/ Cricklewood Opportunity Area](#)

- 7.24 The London Plan allocates the Application Site as lying within a location suitable for intensification under LP Policy SD1 Opportunity Areas, identifying it within the Brent Cross/ Cricklewood Opportunity Area. The Mayor recognises that Opportunity Areas will see the most significant change in London and are identified as locations that can accommodate a substantial amount of the new homes and jobs that London needs.

³⁹ CDE02 (Page 17) – London Plan Policy GG2 – Making the best use of land (Part A&B)

- 7.25 Brent Cross / Cricklewood is designated as an Opportunity Area in the London Plan. Table 2.1⁴⁰ to the Plan sets out the indicative homes and indicative jobs sought within all the OAs. For Brent Cross / Cricklewood, the Plan suggests capacity for 9,500 homes and 26,000 jobs.
- 7.26 The importance of Opportunity Areas to the implementation of the London Plan is made clear at Policy GG2, SD1 and paragraph 2.0.4 which recognises that the areas that will see the most significant change are identified as Opportunity Areas. Many of these Opportunity Areas, such as Brent Cross / Cricklewood, are already seeing significant development. They are considered to have the potential to deliver a substantial amount of the new homes and jobs that London needs. Paragraph 2.1.1 recognises that Opportunity Areas are identified as significant locations with development capacity to accommodate new housing, commercial development and infrastructure (of all types), linked to existing or potential improvements in public transport connectivity and capacity.

The Council's Local Plan

- 7.27 The BLP precedes the Framework and London Plan. It allocates the Application Site within the Cricklewood, Brent Cross and West Hendon Regeneration Area, which seeks comprehensive development and is identified as a location where tall buildings may be appropriate.
- 7.28 UDP Chapter 12⁴¹ confirms that the Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework guides the form of uses throughout the area. Consistent with the requirements of the London Plan, the intention is to create a mixed-use, high-density development in order to maximise the potential of the site. The Cricklewood railway lands and adjoining areas present the major opportunity for regeneration in the borough over the next ten years⁴². Policy GCrick and C1 seek comprehensive development and identify Cricklewood, Brent Cross and West Hendon Regeneration Area as the major focus for the creation of new jobs and homes, building upon the area's strategic location and its key rail facilities. All new development will be built to the highest standards of design as well as to the highest environmental standards. A new town centre, developed over the Plan period, will be fully integrated into the regeneration scheme.
- 7.29 CS Policy CS2 Brent Cross-Cricklewood designates the area as a major focus for the creation of new jobs and homes, building upon the area's strategic location and its key rail facilities.
- 7.30 The EBLP, currently subject to local examination, is consistent with the Framework and London Plan, and allocates the Application Site (Ste Allocation No.8) as a residential led mixed use development, with indicative capacity of 1,007 homes, along with retail and community uses. The site allocation, and Policy CDH04 Tall Buildings, recognise that tall buildings may be appropriate at the Application Site.
- 7.31 The emerging local plan also allocates the site within the Cricklewood Growth Area (Policy GSS04). The area provides an opportunity for regeneration and intensification, supported by high existing PTALs and planned future transport infrastructure improvements, along with the availability of substantial under-used sites.

⁴⁰ CDE.02 (Pages 36-37) - London Plan Table 2.1 Opportunity Area Indicative capacity for new homes and jobs

⁴¹ CDF.02 (Paragraph 12.3.32) - Saved Barnet UDP [Chapter 12] – Cricklewood, Brent Cross and West Hendon Regeneration Area

⁴² CDF.02 (Paragraph 12.1.1) - Saved Barnet UDP [Chapter 12] – Cricklewood, Brent Cross and West Hendon Regeneration Area

- 7.32 The borough of Barnet is a densely developed area of London, with substantial areas designated as Green Belt, protected as open space or designated as Conservation areas. Land for the supply of housing is limited and is constraining development, so that efficient use must be made of suitable available land – particularly well located and underused brownfield land. In particular, making best use of a surplus out of centre retail site and car park within a designated Opportunity/ Growth Area adjacent to both a town centre and a rail station is consistent with paragraph 120 and 123 of the Framework, as it would help to meet identified needs for housing where land supply is constrained and there is high housing demand.
- 7.33 The Application is in accordance with the BLP and EBLP and all of the policies identified above.

Conclusion

- 7.34 The Application is consistent with the national, regional and local policies which expect higher density developments to be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. The Application Site is a location with these specific characteristics, and it is agreed that appropriate weight should be given to the optimisation of this site, the use of a surplus retail warehouse and car park site and locations next to stations for housing.

Housing Delivery

- 7.35 The principle of the proposed development of the site for housing is accepted. The Application is consistent with the national, regional and local policies which expect higher density developments to be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.
- 7.36 The Council's minimum housing requirement has increased since the adoption of the CS.

Borough wide

- 7.37 UDP Policy C9 confirms that the council will grant planning permission for a minimum of 5,000 new homes within the Cricklewood and Brent Cross area between 2006 and 2016.
- 7.38 CS Policy CS1 identifies capacity for 5,510 new homes by 2026 within the Brent Cross – Cricklewood Regeneration Area, and a borough wide range of 22,000 new homes to be delivered between 2011/12 and 2021/22 to meet the ten-year housing target (2,200dpa) in the London Plan, and 28,000 new homes to be delivered between 2011/12 and 2025/26 as Barnet's 15 year housing target (1,866dpa).
- 7.39 The BLP is based on lower housing expectations than those which are now required with the EBLP and London Plan. The logical consequence of this is the greater need for housing and intensification of sites, and the requirement for buildings of greater scale to meet this need.
- 7.40 LP Table 4.1 sets a minimum requirement of 23,640 net housing completions (2019/20 - 2028/29) for the Council, the 4th highest of the 35 planning authorities in London.
- 7.41 In order to realise the Council's vision for Barnet, EBLP Policy BSS01 increases the housing requirement for the Borough compared to the adopted CS and seeks a minimum of 35,460 new homes across a fifteen-year period between 2021 and 2036, equating to 2,364dpa to meet

the requirement of LP Table 4.1. As set out in this chapter, this requirement falls short of the objectively assessed housing needs of London as a whole. For Barnet the annual requirement was originally set at 3,134 homes per annum.

Brent Cross/ Cricklewood Opportunity Area

7.42 LP Table 2.1 Opportunity Area Indicative capacity for the Brent Cross/ Cricklewood Opportunity Area identifies capacity for 9,500 homes and 26,000 jobs.

The Development

7.43 The Application would provide up to 1,049 new homes and would contribute towards the minimum annual Council target of 2,364dpa; the minimum London Plan target of 9,500 homes in the Brent Cross/ Cricklewood Opportunity Area.

7.44 Paragraph 74 of the Framework requires LPAs to identify and update annually a supply of specific deliverable sites to provide a minimum of five years' supply of housing against the adopted strategic housing requirement.

7.45 Whilst the Government's Housing Delivery Test Results⁴³ confirms that the Council delivered on average 94% of its minimum requirement in 2020, increasing to 108% in 2021 (adjusted for Covid) this equated to a housing delivery of 2,221 (2018-19); 2,022 (2019-20); and 2,316 (2020-21), a shortfall against the current annual requirement. The increased target per annum is significant and is at a level that prior to 2020/21, has never been achieved by the Council. Barnet's Housing Trajectory and 5-Year Supply (November 2021) evidence base to inform the Local Plan confirms that over the last twelve years, the average delivery rate is 1749 homes per annum.

7.46 The Development will contribute significantly towards meeting this increased housing requirement and the Council's 5-year supply of deliverable housing sites. Barnet's Housing Trajectory and 5-Year Supply (November 2021)⁴⁴ confirms that the Council has not met its minimum requirement for the past plan period and has a shortfall of homes. The Council has had to include a buffer of +5% because of this shortfall of delivery since the beginning of the London Plan period, as required by the Framework. This increases the annual requirement to 2,556 homes per annum. Based on current consents and projected delivery of allocated sites, the Council can only claim a deliverable supply of 6.48 years. The Council's five year supply relies upon the Development for the delivery of 400 homes (of the 1,049 total) within the five year period (2021/22 – 2025/26).

7.47 The provision of 1,049 residential homes will make a major contribution to alleviating a pressing need for new homes in Barnet to help meet the minimum housing target set out in the London Plan (Policy H1 and Table 4.1 of the London Plan). The Development will contribute towards meeting the increased housing requirement, the Council's 5-year supply of deliverable housing sites and the objectives of the Brent Cross/ Cricklewood Opportunity Area.

⁴³ CDK.07 - Department for Levelling Up, Housing and Communities - Housing Delivery Test Results Measurement Test 2021 [Barnet Extract]

⁴⁴ CDF.015 - Barnet's Housing Trajectory and 5-Year Supply (November 2021)

7.48 It is agreed that appropriate weight should be given to the optimum use of this suitable brownfield site for a significant number of homes.

Affordable Housing

7.49 Of the 1,049 homes proposed 35% by habitable room, indicatively 382 homes would be affordable homes secured by legal agreement. Of these, 30% by habitable room (indicatively 86 homes) would be secured by legal agreement as London Affordable Rent and 70% by habitable room (indicatively 296 homes) as Affordable Intermediate (Shared Ownership, Discount Market Rent, or London Living Rent).

7.50 BLP CS Policy CS4 and DPD Policy DM10 set a strategic target of 40% affordable homes on sites capable of accommodating ten or more dwellings, the maximum reasonable amount of affordable housing will be required on site, subject to viability. CS Policy CS4 seeks an appropriate mix of affordable housing of 60% social rented and 40% intermediate for Barnet that will support our objectives of widening home ownership and providing family homes.

7.51 EBLP Policy HOU01, set within the context of a strategic London Plan target of 50% of all new homes to be affordable, confirms that the Council will seek a minimum of 35% affordable housing from all developments of 10 or more dwellings. Barnet's affordable housing tenure split will expect 60% Low Cost Rent products including Affordable Rent and 40% Intermediate including London Living Rent and London Shared Ownership. The supporting text to EBLP Policy HOU01 recognises the fast track approach to delivery of the London Plan.

7.52 London Plan Policy H5 and H6 establish a threshold approach to applications set at 35% by habitable room. On individual sites which meet or exceed the 35% affordable housing threshold and the required tenure split, applications may be considered under the Fast Track Route.

7.53 Those London Plan policies require (by habitable room) housing tenure of 30% low-cost rented homes, as either London Affordable Rent or Social Rent; 30% intermediate products which meet the definition of genuinely affordable housing, including London Living Rent and London Shared ownership; and the remaining 40% to be determined by the borough as low-cost rented homes or intermediate products based on identified need is required to meet the definition of a fast-track application. Fast tracked applications are not required to provide a viability assessment at application stage and will not be subject to a late-stage review mechanism.

7.54 The Application meets the threshold approach to applications.

7.55 For ease of comparison with London Plan Policy H5 and H6 which relates to 35% affordable provision (and a tenure split of 30:30:70 as detailed above by habitable room), the 35% element of the Applicants' affordable housing offer equates to a tenure split of 30% London Affordable Rent; 30% Intermediate Shared Ownership; and the remaining 40% determined by the Borough. Following examination of the viability of the development, the Council concluded that this 40% would be all intermediate housing.

7.56 The proposed housing mix responds to local need and in light of the progression of EBLP, the Council has agreed that the Application meets the Fast Track approach.

- 7.57 Despite the GLA's application of the Fast Track to the Application, the Council required at the application stage the submission of a development appraisal to test the optimum affordable tenure split in view of the preferred tenure split of 70% social/affordable rented housing and 30% intermediate housing set out in Policy DMP15 preferred tenure split of 70% social/affordable rented housing and 30% intermediate housing.
- 7.58 The development appraisal was agreed by the Council's consultants (BNPP) in concluding that the affordable housing offer represented the maximum reasonable quantum and mix of affordable housing based on an agreed existing use value; build costs; and sales values amongst other matters.
- 7.59 The indicative provision of 382 affordable homes, the maximum reasonable viable amount that is required from the proposal, is a significant public benefit of the proposal and is proposed in recognition of the Mayor's fast track approach, and the strategic ambition of the Council to increase the delivery of all forms of affordable housing. This approach is consistent with the development plan objectives to maximise the contribution that a planning application can make to the pressing need for affordable housing.
- 7.60 During 2019/20 the borough of Barnet completed 286 affordable homes. The Council's Authorities Monitoring Report 2019/20 confirms that since 2010/11, no affordable homes have been completed in the Brent Cross – Cricklewood Regeneration Area. Particular weight should be given to the provision of affordable housing at this location given the purpose of the regeneration of the Brent Cross Cricklewood area. The saved policies of the UDP (Para. 12.1.15) confirm that "*the Council considers affordable housing to be critical to Cricklewood's regeneration*".
- 7.61 Across the Borough, the Council's affordable housing output has been 14% (2015/16); 24% (2016/17); 17% (2017/18); 12% (2018/19); and 17% (2019/20).
- 7.62 If the application is permitted, a review mechanism would be secured to ensure that if an agreed level of progress is not made within 24 months of grant of planning permission, the development economics of the Application will be re-appraised.
- 7.63 The scheme would make a significant contribution to affordable housing delivery in Barnet. The Council and Mayor of London have taken account of this need when considering the application. It is agreed that appropriate weight should be given to the optimum use of this suitable brownfield site and to the significant number of both market and affordable homes proposed.

Housing Mix

- 7.64 It is agreed that the indicative mix of homes, identified at Table 3 of this Statement of Common Ground is acceptable and appropriate for the site and responds to local need.
- 7.65 The Application Site is less suitable for higher levels of family accommodation due to the nature and location of the site, with a higher proportion of one and two bed units being generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity, and the aim to optimise housing potential on sites. The Development is in conformity with LP Policy H10.

- 7.66 LP Policy H10 considers that schemes should generally consist of a range of unit sizes. The Policy recognises that well-designed one-and two-bedroom homes in suitable locations can attract those wanting to downsize from their existing homes, and this ability to free up existing family stock should be considered when assessing the unit mix of a new build development.
- 7.67 CS Policy CP4 seeks a range of dwelling sizes and types of housing, including family and lifetime homes that meets identified housing priorities and does not undermine suburban character or local distinctiveness. DMP Policy DM08 seeks a mix of dwelling types and sizes in order to provide choice for a growing and diverse population for all households in the borough and identifies dwelling size priorities for social rented housing as 3 bedrooms (the highest priority); intermediate affordable housing (3/4 bedrooms are the highest priority); and for market housing 4 bedrooms (the highest priority, homes with 3 bedrooms are a medium priority).
- 7.68 EBLP Policy HOU02 Housing Mix identifies dwelling size priorities for Barnet as market homes for sale and rent – 3 bedroom (4 to 6 bedspaces) are the highest priority, homes with 2 (3 to 4 bedspaces) or 4 bedrooms (5 to 8 bedspaces) are a medium priority. For Affordable Homes 2 and 3 bedroom properties are the highest priority for homes at Low Cost Rent; 3 bedroom properties are the highest priority for homes at a London Living Rent; and 2 bedroom properties are the highest priority for homes at an Affordable Rent / Low Cost Home Ownership.
- 7.69 In applying the preferred housing mix the Council will consider the site size, surrounding context (including town centre location), PTAL and character; mix of uses; range of tenures; and potential for custom-build and community led schemes.
- 7.70 The final housing mix will be agreed through the submission and determination of the Application at reserved matters.
- 7.71 The Application will contribute to the objective of creating mixed and balanced communities in accordance with paragraph 63 of the Framework. The Application seeks to deliver a range and mix of housing indicatively and complies with CS Policy CP4 and DPD Policy DM08 and LP Policy H10.

Housing Quality

- 7.72 The proposed residential homes are well designed and built to a high-quality design and will meet the minimum space standards in accordance with LP Policy D6 including Table 3.1 and Barnet SPD Sustainable Design and Construction (Section 2 Table 2.1 and Table 2.2) as set out in the Design Code.
- 7.73 The Design Code requires Applications for reserved matters to have no single aspect north facing units and to maximise dual aspect homes in accordance with LP Policy D6 including Table 3.2. The units which have a single aspect are generally west or east facing, preventing the problems that can be experienced with lack of direct sunlight in the case of north facing flats or overheating in the case of south facing flats. The Design Code requires any single aspect dwelling that cannot be avoided to demonstrate that all habitable rooms achieve adequate passive ventilation, privacy and daylight and how overheating can be avoided.

- 7.74 A planning condition is proposed to ensure that the recommendations of the Overheating Analysis are fully implemented prior to occupation of each phase so as to ensure high quality residential units.
- 7.75 The development plan does not contain a policy which stipulates the number of homes that must be accessed off a residential core. The Mayor's Housing SPG applies a general standard of no more than 8 units per core as guidance. In the case where there are some minor instances where there are marginally more than 8 homes per core, taken as a whole, the Design Code sets out the provisions which are consistent with the objectives of this standard.
- 7.76 All buildings will achieve a separation distance of 21m between facing habitable windows across private/semi-private settings to ensure an appropriate sense of privacy in accordance with Barnet's SPD Residential Design Guide (Section 7, paragraph 7.3).
- 7.77 It is agreed that the accessibility of the proposed housing is in accordance with LP Policy D7 when read as a whole.

Amenity Space

- 7.78 DMP Policy DM02 Barnet SPD Sustainable Design and Construction (Section 2.3 Table 2.3) on amenity space sets the expectation for amenity space provision of 5m² per habitable room for flats.
- 7.79 LP Policy D6 and EBLP Policy CDH07 (Table 11) states that a minimum 5m² of private outdoor space should be provided for 1-2 person flatted dwellings and an extra 1m² provided for each additional occupant.
- 7.80 Due to the recent adoption of the London Plan and the advanced stage of the EBLP, the Design Code adopts the LP Policy D6 and EBLP Policy CDH07 for amenity provision.
- 7.81 Against local Council standards it is agreed that the illustrative private amenity space is acceptable for the following reasons.
- The amenity space provision has been reasonably maximised across the development, utilising rooftops where possible.
 - The Development proposal is within a site allocated for residential development and sits within a town centre setting.
 - The quality and variety of amenity space provision on site is very high. It is agreed that the amenity space provided is of good quality, being focused on a series of podium gardens between Buildings to which residents would have access.
 - The external amenity space provision will be of sufficient size and type to satisfy the proposed residents' needs.

Public Realm

- 7.82 The Development will set the buildings back from Cricklewood Lane and widen Cricklewood Green following the closure and repair of the existing vehicular access and agrees.

- 7.83 The Development will deliver new public realm to be gained from what is private land. Public benefit is delivered through a new public square, widened pavements additional public realm and open space including Wood Way, Cricklewood Lawn, and the Rail Side comprising well vegetated, active and ecologically diverse spaces, including large playable lawns.
- 7.84 It is agreed that the public realm has been maximised and that subject to detailed design, the illustrative masterplan demonstrates the proposed public realm to be of a high quality and of an appropriate size and proportion to accommodate a scheme of the proposed scale and setting. The Development is in accordance with London Plan Policy D8.

Play Space

- 7.85 The Application proposes courtyard podium play within different parts of the podium garden targeting 0-4 year olds, 5-11 year olds, and 12+ year olds respectively to be distributed across the site to meet on site requirements.
- 7.86 The Design Code requires a sufficient level of playspace, taking full account of the Mayor's Play Space Requirement calculator, and is therefore in accordance with London Plan Policy S4. Detailed plans of the play spaces and their individual features will be secured by condition.
- 7.87 The Application illustrative masterplan and illustrative drawings ExA_1939_100 rev D – General Arrangement Plan – Ground Floor; ExA_1939_101 rev C – General Arrangement Plan – Podium Level; and ExA_1939_102 rev C – General Arrangement Plan – Roof Level demonstrate that the requirement for 3,614m² of child play space has been accommodated on site.

Urban Greening

- 7.88 The Development proposes an indicative comprehensive landscaping strategy within the site and within the public realm, with tree planting, biodiverse roofs and soft landscaping and an illustrative urban greening factor (UGF) of 0.41. The existing site has minimal landscape value at present. The proposal will provide attractive internal and external landscaping, resulting in a good level of urban greening compared to the existing situation. The Development conforms with LP Policy G5 which recommends a target score of 0.4 for developments that are predominately residential.

Trees

- 7.89 The Design Code seeks a net gain of trees on the Development. The development complies with London Plan Policy D8, S4, G1, G5 and G7. Appropriate measures to protect the retained trees that could be damaged during construction of the development will be secured by condition.

Ecology and Biodiversity Net Gain

- 7.90 DMP Policy DM16 and London Plan Policy G6 require that developments pay due regard to the ecological value of such protected spaces and should secure net biodiversity gain.

- 7.91 It is agreed that the existing site offers minimal biodiversity value with only Cricklewood Green (outside of the site boundary) to the south and buffer of trees and soft landscaping along the eastern railway boundary contributing towards biodiversity on site. It is agreed that the Application Site consists of low ecological value supporting no notable and/or protected habitats aside from that of nesting birds.
- 7.92 The proposed scheme will incorporate new street trees, amenity grassland, green roofs, shrubs, lowland meadows and hedgerow to contribute to the overall increase in biodiversity units. The exact Biodiversity Net Gain will be calculated once the design is at a detailed stage and is secured by planning condition.

Internal daylight, sunlight and overshadowing

- 7.93 It is agreed that the relevant guidance for assessing daylight and sunlight within the Development is set out in the BRE Guidelines (BR 209 2022) document 'Site layout planning for daylight and sunlight: a good guide to practice' in conjunction with the interior daylighting recommendations in BS EN 17037:2018 Daylight in buildings and the CIBSE publication LG10 Daylighting – a guide for designers (2014).
- 7.94 It is agreed that the appropriate daylight and sunlight assessment methodologies to ascertain daylight and sunlight impacts to relevant neighbouring buildings are the Vertical Sky Component (VSC), No Sky Line (NSL) and Annual Probable Sunlight Hours (APSH). These can be complemented by a Daylight Factor assessment or Illuminance Assessment. For outdoor amenity areas, the relevant methodologies are the Sun Hours On Ground overshadowing assessment (SHOG).
- 7.95 Given the outline nature of the application, it is agreed that the appropriate daylight assessment methodology is Vertical Sky Component (VSC), as the Daylight Illuminance of Median Daylight Factor metrics would require a greater level of detail than what is available. For sunlight the most appropriate metric is Solar Exposure. For outdoor proposed amenity areas, the relevant methodology is Sun Hours On Ground assessment.
- 7.96 For impacts on neighbours, it is agreed that the Applicant's daylight and sunlight report assesses the Development (the maximum parameter model) performance against the recommended methodologies set out within the BRE Guidelines (2011). Regarding the amenity within the proposed development, it is agreed that the Applicant's daylight and sunlight report assesses the Development (the illustrative masterplan model) against the recommended BRE Guidelines methodologies. It is agreed that the initial assessment was undertaken in accordance with BRE (2011) and was based on the original submitted massing (June 2020 – up to 25 storeys) and therefore represents the 'worst-case' performance.
- 7.97 It is agreed that most flats would have very good outlook and light and that the Design Code adopts a number of measures to achieve good quality amenity for residents, overall.
- 7.98 It is agreed that the assessment results tested against BRE demonstrate that the Development has been reasonably optimised in terms of daylight and sunlight.
- 7.99 Based upon the tests carried out on the outline massing it can be inferred that the internal daylight performance would be acceptable. It is agreed that the Development is considered to

perform well for a masterplan redevelopment on an urban site in accordance with London Plan Policy D6, and paragraph 125 of the Framework, which requires a flexible approach in applying policies or guidance relating to daylight and sunlight when considering applications for housing. It is agreed that the internal sunlight performance of the Development is acceptable in that it shows good potential for sunlight at detailed design stage.

7.100 The majority of the amenity areas assessed within the proposed scheme will meet the BRE SHOG assessment criterion which recommends two hours of sunlight to at least 50% of their extents on the 21st March. It is therefore agreed that the Development offers good access to sun on ground amenity, overall.

7.101 The Design Code requires an assessment of daylight and sunlight to be submitted with reserved matters applications; and that adequate levels of daylight and sunlight overall should be provided for the proposed dwellings and outside amenity space recognising that mitigation in the form of maximising fenestration, shallow room depth, the location of balconies, dual aspect homes, room layouts; and location of cores are design tools to help improve internal daylight.

7.102 It is agreed that the Development complies with DMP Policy DM01, London Plan Policy D6 and Barnet SPD Residential Design Guidance and Sustainable Design and Construction (2.4).

External daylight, sunlight and overshadowing

7.103 It is agreed that policy context is important in establishing acceptable levels of amenity. At a national level (NPPG and the Framework), policy seeks to ensure that the planning system encourages more efficient use of land and avoids building homes at low density in accessible urban locations. It is agreed that this promotes a flexible approach in adopting and applying policy and guidance that could inhibit these objectives, which specifically includes reference to daylight and sunlight.

7.104 It is agreed that such policy, including regional policy, aims to ensure that daylight and sunlight matters are not limited to an overly simplistic technical exercise against the default BRE Guideline recommendations without due regard for the current and future physical and planning context. In addition, it is agreed that the Mayor of London's Housing SPG (2016) notes that an appropriate degree of flexibility needs to be applied when using the BRE Guidelines to assess the daylight and sunlight to neighbouring buildings and within new developments themselves.

7.105 At a local level, the BLP supports higher density development in areas that achieve good public transport accessibility. Considering that the Application Site sits within a designated growth area, regeneration, and opportunity area, adjacent to a railway station within which dense forms of residential development and significant numbers of homes have been earmarked for development, it is agreed that current neighbouring daylight and sunlight levels cannot reasonably be expected to be maintained as the area continues its regeneration and housing delivery.

7.106 Furthermore, it is agreed that the Application Site is designated within EBLP Site Allocation 8 which identifies a development capacity of 1,007 homes. It is agreed that a number of the neighbouring properties located to the west of the Application Site are also subject to

development plan designations for growth therefore demonstrating policy support for higher density redevelopment both on and around the Application Site.

7.107 It is agreed that the effects of the Development (parameter plans) tested prior to the height revisions in July and August 2021 are acceptable and contextually appropriate given that the Site sits within the designated London Plan Brent Cross / Cricklewood Opportunity Area and the Barnet Local Plan Brent Cross-Cricklewood Regeneration Area and emerging Cricklewood Growth Area.

7.108 It is agreed that the Application Site is very open and largely undeveloped in nature. Given the developed setting adjacent to Cricklewood Station; the Cricklewood Growth Area designation; national, regional and local policy which seeks to optimise highly accessible sites for housing delivery; and the EBLP site allocation anticipating a significant increase in density, it is considered that the effect of this development in terms of daylight and sunlight is acceptable and in accordance with DPD Policy DM01 and LP Policy D6.

7.109 It is agreed that paragraph 1.6 of the BRE Guidelines states that its numerical guidelines “should be interpreted flexibly since natural lighting is only one of many factors in site layout design”. They should be applied sensitively to higher density developments, especially in opportunity areas, large sites and accessible locations.

7.110 It is agreed that the Applicant’s daylight and sunlight report assesses the effects of the Development against the recommended BRE Guidelines and that interpretation of the BRE Guidelines according to Housing SPG and the London Plan suggest that the effects of a development should be assessed both in terms of the level of reduction and the levels that remain following development and consider the context and its ability to change over time.

7.111 It is agreed that Appendix H of the BRE Guidelines 2022 provides guidance to determine the significance of effects of a development in terms of daylight/sunlight/overshadowing (DSO). It is agreed that the Applicants daylight and sunlight assessments have had regard to the BRE Guideline recommendations when assigning significance to the effects identified in the DSO report.

7.112 In addition to the wider context, which policy acknowledges should be considered, it is agreed that there are also specific Application Site characteristics which are relevant and have been considered by the Applicant.

7.113 It is agreed that:

- Reasonableness of retained values in a site’s context: The BRE Guidelines state that the numerical guidelines are not mandatory and must be interpreted flexibly because natural lighting is only one of many factors in site layout design. In certain circumstances, such as city centres, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings in the locality. Assessment results must be interpreted carefully, with due consideration given to the site context and whether acceptable amounts of daylight and sunlight will be retained for an urban context. This does not mean that the recommendations and targets within the BRE Guidelines can be disregarded but, instead, the ‘flexibility’ that should be applied should be founded on

sound scientific principles that can be supported and justified. This requires a certain level of professional value judgement and experience, but also evidence which may be material considerations for the local authority.

- Architectural features (i.e. recessed windows, balconies, projecting wings and window size): Design features such as balconies and projecting wings on existing neighbouring buildings obstruct the available daylight and sunlight amenity and can therefore cause relative reductions in light to be amplified. A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it or is recessed into the building so that it is obstructed on both sides as well as above. Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. There are a number of properties surrounding the Application Site which include obstructions, and these have been considered a pertinent factor when reviewing the effects of the Development.
- Internal layouts (i.e. room size, use and location): The BRE Guidelines state that if an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the NSL may be unavoidable. Where properties surrounding the Application Site include deep rooms, this is considered to be a pertinent factor when reviewing the effects of the Development.
- Changes in light which are typical of properties overlooking an underdeveloped existing site: The existing Application Site is underdeveloped. The neighbouring properties currently look out across the existing clear area meaning amenity levels may higher in the existing condition than in comparison with the locality (if not hindered by their own inherent architectural features). The introduction of the Development to the low density Application Site may therefore result in larger percentage changes to existing daylight and sunlight. It would therefore be inappropriate to strictly apply the 0.8 times BRE Guidelines criteria as an appropriate benchmark and this has been considered as a pertinent factor when reviewing the effects of the Development.

Summary

7.114 It is agreed that the BRE guidance needs to be considered with a greater degree of flexibility in this growth area location on the edge of a town centre

7.115 It is agreed that a flexible approach is necessary in applying policies or guidance relating to DSO where they would otherwise inhibit making efficient use of a site.

7.116 The Applicant has updated the assessment of Daylight, Sunlight and Overshadowing at **Appendix 2** of this Statement of Common Ground.

7.117 Overall, it is agreed that the DSO effects of the Development internally and upon neighbouring properties are acceptable when weighed against the benefits that the Development would bring to the area. In addition, it is agreed that the assessment results demonstrate that the Development has been reasonably optimised in terms of DSO and is comparable with other similar schemes of a similar scale/density and is considered to accord with DMP Policy DM01 and LP Policy D6.

8 Matters Agreed – Other Matters

8.1 This section sets out those issues that have been agreed between the Applicant and the Council as being non-contentious to which the Secretary of State may wish to be informed about for the purposes of his consideration of the application relating to the extent to which the proposed development is deemed consistent with the Development Plan; and any other matters the Inspector may consider relevant.

Commercial and Community Floorspace

8.2 The proposals include new commercial floorspace of up to 1,200m² (GIA) (Use Classes A1, A2, B1, D1 or D2 (Use Class E (excluding sub-class E[b]) from September 2020) increasing job opportunities in the Brent Cross-Cricklewood Opportunity Area (Cricklewood Growth Area) in accordance with policies LP Policy SD1; BCS Policies CP6 and CS7; and EBLP Policies GSS04 and TOW01.

8.3 The new flexible commercial and community floorspace shown indicatively across three units could accommodate a range of occupiers in line with the approved uses. The diverse offer would represent an overall improvement to the function and vitality of Cricklewood Green and support the Cricklewood Town Centre in accordance with BCP Policy CS6; DMP Policies DM11 and DM13; and EBLP Policies TOW01 and CHW01

8.4 It is agreed that significant weight should be applied to the delivery and enhanced provision of commercial and community floor space to this location, in accordance with Framework paragraph 81 that supports economic growth and productivity.

8.5 A planning condition is proposed to secure the approved commercial uses in perpetuity unless amended.

Transport and Servicing

8.6 It is agreed that:

- The loss of the commercial car park that served the existing commercial operators is acceptable as it complies with Paragraph 120 of the NPPF; LP Policies SD7 and H1; and EBLP Policies GSS04 and GSS12.
- the details of the proposed transport and servicing strategy are agreed – they provide an acceptable solution in accordance with LP Policies SD7 (D)(2), T3(E), T4 and T7; and DMP Policy DM17; and EBLP Policy TRC03.
- the level of proposed vehicle parking is compliant with LP Policy T6.1 and T6.5; DMP Policy DM17; and EBLP Policy TRC03.
- the level of proposed cycle parking is compliant with is compliant with LP Policy T5; EBLP Policy TRC03
- the level of electric vehicle charging points is compliant with LP Policy T6.1 and EBLP Policy; and EBLP Policy TRC03.

- the proposal sufficiently encourages walking, cycling and the use of public transport in accordance with LP Policy D3, T1, T2, T3 and T5; BCS Policy CS9; and EBLP Policy TRC01.
- 8.7 A planning condition is proposed to define the location to which electric vehicle charging points shall be delivered for each phase of the development; to control all future delivery and servicing of the development once occupied; to secure the future management of the development's car parking and refuse collection once occupied; and to ensure the delivery of the approved cycle and refuse storage facilities prior to occupation of the relevant phase.

Air Quality

- 8.8 Subject to compliance with the recommendations of the Air Quality Assessment the impact of the proposals on air quality would be acceptable, fully meeting air quality neutral requirements and compliant with policies LP SI 1; CS Policy CS13; DMP Policy DM04; and EBLP ECC02.
- 8.9 A planning condition is proposed to ensure that a detailed Air Quality Assessment is prepared for each phase of the development.

Noise

- 8.10 The noise impact of the proposals as set out in the approved Noise and Vibration Report shall not result in any unacceptable effect on neighbouring living conditions or on future residents or commercial occupiers, and is therefore in compliance with policies LP Policy D14; BCS Policy CS13; and EBLP Policy ECC02
- 8.11 Planning conditions are proposed to ensure that the development shall not result in an unacceptable increase to the existing background noises levels or an increase in vibration within neighbouring properties, and that the mitigation measures outlined in the approved Noise and Vibration Report are implemented.
- 8.12 A planning condition is also proposed to ensure that noise during the construction period is effectively managed and mitigated to prevent any unacceptable harm to the surround environment.

Energy and Sustainability

- 8.13 The Development demonstrates that a high standard of sustainable design and construction would be achieved, as set out in the supporting Energy and Sustainability Statement. The required improvement on carbon savings within LP policies will be delivered, mainly through the use of thermal efficiencies that are beyond the minimum Buildings Regulations' requirements and through the use of air source heat pumps that will provide 70% of residential energy demand and 100% of commercial energy demand. A carbon offsetting contribution will also be secured to further mitigate any environmental impact.
- 8.14 Planning conditions are proposed to ensure the development accords with the technical assessment and recommendations made within the Energy and Sustainability Statement. This includes a requirement for the commercial floorspace to achieve a BREEAM 'Very Good' accreditation.

8.15 A further planning condition is proposed to enable the future connectivity to a district heat network should this become available.

8.16 The Development is therefore compliant when read as a whole with policies LP SI2, SI4 and SI5; BCS Policy CS13; DMP Policy DM04; EBLP Policies ECC02 and CDH02.

Flood Risk

8.17 The site has a low flood risk but will incorporate sustainable drainage techniques to reduce surface water drainage rates at the site, including the use of green roofs and geo-cellular attenuation tanks. The measures proposed as part of the Development are compliant with policies LP Policy SI 12, BCS CS13; DMP Policy DM04 and EBLP Policy ECC02A, and shall be secured via planning condition.

Microclimate

8.18 The Development would achieve acceptable microclimatic conditions in accordance with policies LP Policies D8 and T9, DMP Policy DM05; EBLP Policy CDH04.

8.19 Planning conditions have been imposed to ensure appropriate wind conditions and comfort levels are achieved by the Development.

Archaeology

8.20 The site is not within an Archaeological Priority Area as defined by the Council and therefore the proposed Development is not expected to have any significant effect on heritage assets in accordance with LP Policy HC1 and Policy DMP7. On this basis it is agreed that no archaeological conditions are necessary.

Third Party Consultation

8.21 It is agreed that the matters raised in the consultation responses raised by the parties identified above have been addressed in this SoCG.

9 Public Benefits of the Application

9.1 It is agreed that the Application will deliver significant public benefits.

9.2 The benefits of the proposed development are summarised below:

- The beneficial redevelopment of an existing brownfield site within an urban location on an out of centre retail park and associated car park which will regenerate the Application Site and the area generally.
- The opportunity to deliver a significant quantum of new housing, including 35% affordable homes (by habitable room) and family sized units. This will result in a meaningful contribution towards the Borough's housing need and housing choice. The Application Site will deliver up to 1,045 homes of which up to 382 homes would be in an affordable tenure. The provision of up to 86 London Affordable Rent homes and 296 Intermediate tenure homes will make a significant contribution to Brent's housing need.
- The development will deliver an indicative total of 105 family sized (three bedroom) units of which 35 (33%) would be in an LAR tenure.
- The indicative delivery of 1,200 sqm (GIA) of high-quality flexible commercial and community floorspace can accommodate a range of uses including a new health facility.
- The development will deliver a significant reduction of vehicle parking compared to the existing commercial operation, which embraces the Mayor of London's Healthy Streets Initiative by encouraging Londoners to use cars less and walk, cycle and use public transport more.
- Improvements to the public realm along Cricklewood Lane and Depot Approach are proposed. There will be new planting, street furniture and an effective extension of Cricklewood Green open space.
- This site would deliver ecological benefits and a biodiversity net gain will be achieved via extensive landscaping, tree planting and green roofs.
- Contribution of circa £29M towards Mayoral CIL and Barnet CIL.

10 Agreement

10.1 This Statement of Common Ground has been prepared jointly between the Council and the Applicants.

Signed on behalf of Barnet Council

Name	Signature	Date
Carl Griffiths		10 th January 2022

Signed on behalf of the Applicant

Name	Signature	Date
Ben Ford		10 th January 2022

11 Application Drawings

11.1 The following drawings comprise the agreed Application Drawings for the purposes of Condition 1.

- 10965-EPR-XX-XX-DR-A-TP-0100 P1 – Location Plan [CDA.72]
- 10965-EPR-XX-XX-DR-A-TP-0101 P1 – Parameter Plan Demolition [CDA.73]
- 10965-EPR-XX-XX-DR-A-TP-0102 P1 – Parameter Plan Development Parcels [CDA.74]
- 10965-EPR-XX-XX-DR-A-TP-0105 P1 – Parameter Plan Phasing [CDA.77]
- 10965-EPR-XX-XX-DR-A-TP-0106 P5 – Parameter Plan Maximum Heights (CDI.10)
- 10965-EPR-XX-GF-DR-A-TP-0200 P2– Parameter Plan Ground Floor Uses [CDI.12]
- Drawing SK401 Proposed Site Access [CDA.83]

11.2 Condition 1 also includes reference to the updated Design Code which is not yet agreed.

12 Planning Conditions

12.1 A list of planning conditions is set out at Appendix 1 of the Planning Statement of Common Ground.

13 Planning Obligations and CIL

13.1 The following heads of terms have been agreed:

- Affordable Housing - 35% affordable housing (by habitable room), split 30% London Affordable Rent, 70% intermediate (shared ownership, Discount Market Rent, or London Living Rent) and early stage review mechanism (definitions and Schedule 5).
- Affordable Housing Standards - the Owner shall complete the Affordable Housing Units in accordance with the London Housing Design Standards. The Mayor's design standards are expected to be adopted at the end of 2022; including the 2 stair per core proposal.
- Residential Travel Plan - £312,000 (maximum) contribution for £300 per home for active travel, public transport, and car club incentives; £40,000 contribution to Travel Plan monitoring (definitions and Schedule 4 and 6).
- Bus contribution - £100,000 contributions to improved bus services.
- CPZ - £42,000 contribution to CPZ measures.
- School safety - £15,000 contribution towards a school safety feasibility study.
- Local Employment Agreement (apprentices, work experience).
- Section 278 works, including footway improvements to Cricklewood Station.
- Cricklewood Station - Safeguarding of land for potential future connection to Cricklewood Station.
- Cricklewood Green public realm improvements.
- Improvements to the underside of Cricklewood Lane Railway Bridge.
- A carbon offset contribution based on an updated energy report prior to occupation, based on £95 per tonne of carbon over 30 years, and energy monitoring.
- Provision of a healthcare facility in Development Parcel A.

13.2 The Applicants are in advanced discussions with the Council to conclude the detail of these planning obligations and the section 106 agreement is broadly agreed save for minor drafting points.

13.3 The development would be liable for the payment of Borough CIL and Mayoral CIL of circa £29M.



Quod

Appendix 1 - Planning Conditions Rev.2

Planning - Statement of Common Ground

B&Q, Broadway Retail
Park, Cricklewood
Lane, NW2 1ES

Planning application
reference 20/3564/OUT

The Planning
Inspectorate reference
APP/N5090/V/22/3307
073

Town and Country
Planning Act 1990 –
Section 77

Q220753

13 February 2023

Planning SoCG Appendix 1 - Planning Conditions

Condition 1 – Approved Plans

Reserved matters pursuant to this permission shall be made in accordance with the following approved plans and documents.

10965-EPR-XX-XX-DR-A-TP-0100 P1 – Location Plan
10965-EPR-XX-XX-DR-A-TP-0101 P1 – Parameter Plan - Demolition
10965- EPR-XX-XX-DR-A-TP-0102 P1 – Parameter Plan – Development Parcels
10965-EPR-XX-XX-DR-A-TP-0105 P1 – Parameter Plan – Phasing Plan
10965-EPR-XX-XX-DR-A-TP-0106 P5 – Parameter Plan - Maximum Heights
10965-EPR-XX-GF-DR-A-TP-0200 P2– Parameter Plan - Ground Floor Use
Drawing SK401 Proposed Site Access
Design Code Rev 5

Each reserved matters submission should include a statement of compliance against each of the Parameter Plans and the Design Code.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in line with Policies DM01, DM02, DM05 of the Barnet Local Plan (2012) and the London Plan (2021).

Condition 2 – Reserved Matters

Applications for the approval of the reserved matters (being scale, layout, appearance and landscaping) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990 (as amended).

Condition 3 – Implementation

The development hereby permitted in shall begin no later than 2 years from:

- i. The final approval of the last Reserved Matters Application pursuant to Condition 2, or;
- ii. The final approval of any pre-commencement condition associated with the Development.

Reason: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990 (as amended).

Condition 4 – Demolition Management, Environmental and Logistics Plan

No site preparation works for a phase of development shall commence until a Demolition Management, Environmental and Logistics Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The Demolition Management, Environmental and Logistics Plan shall include, but not be limited to, the following information:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the demolition works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust,

- noise and vibration arising from demolition works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors (BS 5228;2014);
- viii. details of contractors compound and car parking arrangements;
- ix. Details of interim car parking management arrangements for the duration of construction;
- x. Details of a community liaison contact for the duration of all works associated with the development.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13 , CS14, DM01, DM04 and DM17 of the Barnet Local Plan and the London Plan (2021).

Condition 5 – Construction Management, Environmental and Logistics Plan

No phase of the development, other than Site Preparation Works shall commence until a Construction Management, Environmental and Logistics Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The phase of development shall thereafter be implemented in full accordance with the details approved under this plan. The Construction Management, Environmental and Logistics Plan submitted shall include, but not be limited to, the following information:

- xi. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- xii. site preparation and construction stages of the development;
- xiii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- xiv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- xv. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- xvi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- xvii. noise mitigation measures for all plant and processors (BS 5228;2014);
- xviii. details of contractors compound and car parking arrangements;
- xix. Details of interim car parking management arrangements for the duration of construction;
- xx. Details of a community liaison contact for the duration of all works associated with the development.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13 , CS14, DM01, DM04 and DM17 of the Barnet Local Plan and the London Plan (2021).

Condition 6 – Depot Approach Access

No phase of development other than Site Preparation Works, shall commence until the access / egress point from Depot Approach and has been provided in accordance with Entran drawing ref SK401. Any variation required to the detail(s) of the access shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and to ensure that a safe access can be provided from Depot Approach in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Condition 7 – Delivery and Servicing Management Plan

Prior to the occupation of a phase of the development a Delivery and Servicing Management Plan should be submitted to and approved in writing by the Local Planning Authority for that phase. All servicing and delivery arrangements for that phase shall be carried out in accordance with the approved Plan. If changes are made a revised Delivery and Service Plan (DSP) shall be submitted to and agreed by the Local Planning Authority.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Condition 8 – Operational Waste Strategy

Prior to the first occupation of a phase of development, a waste and recycling strategy for that phase of development shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the location, design and accessibility of refuse and recycling stores, details of the separation and collection of waste, storage of bulky waste and any chute systems or waste compactors. The waste and recycling strategy shall be implemented as approved for that phase, unless otherwise agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details, made available for use prior to the first occupation of the relevant phase of development, and managed and operated in accordance with the approved strategy in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, in accordance with Policy CS14 of the Barnet Local Plan (2012) and the London Plan (2021).

Condition 9 – Residential Car Parking Management Scheme

Prior to occupation of a phase of development, a Residential Car Parking Management Scheme (RCPMS) to cover the residential use shall be submitted to and agreed in writing by the Local Planning Authority for that phase. The RCPMS shall include a plan identifying no more than 105 residential car parking spaces; residential disabled parking spaces (no less than 3%) to be delivered clearly marked with a British Standard disabled symbol and residential disabled parking shall be retained for the use of disabled persons and their vehicles and for no other purpose unless agreed in writing with the Local Planning Authority. The RCPMS shall include details of electric vehicle charging points to be installed in the development with at least 20 per cent of spaces to have active charging facilities, with passive provision for all remaining spaces; and two car club spaces (on-street).

Reason: To ensure that parking is provided and managed in line with Barnet Council standards in the interests of highway and pedestrian safety and in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012. To ensure and promote easier access for disabled persons to the approved building in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Condition 10 – Contaminated Land

Part 1:

Before a phase of the development commences, other than Site Preparation Works, investigative work:

- a) A desktop study (Preliminary Risk Assessment) shall be carried out for that phase which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for that phase of all potential contaminant sources, pathways and receptors shall be produced. The desktop study (Preliminary Risk Assessment) and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development of that phase shall not commence until approved in writing by the Local Planning Authority.

- b) If the desktop study and Conceptual Model indicate any risk of harm for that phase, a site investigation shall be designed for that phase using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:
 - a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- c) If the risk assessment and refined Conceptual Model indicate any risk of harm for that phase, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation of that phase being carried out on site.

Part 2:

- d) Where remediation of contamination for a phase of development is required completion of the remediation detailed in the method statement shall be carried out for that phase and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and the London Plan (2021).

Condition 11 – Surface Water Drainage

Prior to the commencement of a phase of development, other than Site Preparation Works, drainage plans and calculations reflective of the latest drainage scheme demonstrating that surface water can be managed appropriately on site shall be submitted to and approved in writing by London Borough of Barnet planning authority. The scheme shall subsequently be implemented for that phase in accordance with the approved details before development of that phase is completed.

Reason To ensure a satisfactory method of surface water drainage, and to prevent the increased risk of flooding to third parties in accordance with Policy CS13 of the Barnet Local Plan, Policy SI5 and SI13 of the London Plan (2021), and changes to SuDS planning policy in force as of 6 April 2015 (including the Written Ministerial Statement of 18 December 2014, Planning Practice Guidance and the Non statutory Technical Standards for Sustainable Drainage Systems)

Condition 12 – Foul Water Infrastructure

No occupation beyond the 500th dwelling shall occur until confirmation has been provided that either:-
1. All foul water network upgrades required to accommodate the additional flows from the development have been completed; or - 2. A development and infrastructure phasing plan has been agreed with Thames Water to allow additional development (beyond 500 homes) to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan

Reason: To ensure that waste water from the site can be managed effectively parties in accordance with Policy CS13 of the Barnet Local Plan

Condition 13 - Wind Mitigation

Prior to the first occupation of a phase of the development, full details of the wind mitigation measures required for that phase (to include for the public realm, and any residential balconies and terraces) shall be submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in full for that phase of development prior to the first occupation of that phase of development.

Reason: To ensure that the development does not create an unsafe microclimate in accordance with Policy CS5 and DM05 of the Barnet Local Plan.

Condition 14 – Energy Strategy

Prior to the first occupation of a phase of the development, full details of the Energy Strategy for that phase to include Air Source Heat Pumps and Photovoltaic equipment in accordance with the Outline Energy Assessment (P4) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented in full prior to the first occupation of that phase of the development.

Reason: To ensure that the development can achieve the Carbon Dioxide emissions reductions set out in the Sustainability Statement in accordance with the London Plan (2021).

Condition 15 – Energy Network Capped Connection

Prior to the first occupation of a phase of the development, a strategy setting out how that phase of the development could enable future connection to any District Heating Network shall be submitted to and approved in writing by the Local Planning Authority. The phase of development shall be implemented in accordance with the details as approved.

Reason: In the interests of sustainable development and in accordance with the London Plan (2021).

Condition 16 – Fire Statement

Prior to the commencement of a phase of the development, other than Site Preparation Works, a Fire Safety Statement shall be submitted to and approved in writing by the Local Planning Authority for that phase in accordance with the Stage 2 Fire Strategy Issue 1 (29th January 2021). The phase of development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 of the London Plan (2021).

Condition 17 – Management and Maintenance

Prior to first occupation of a phase of development, a management plan detailing the maintenance and repair of all buildings, estate management, access arrangements, access to resident's manuals, the provision of guidance on managing overheating, parking permits and community events for that phase shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of delivering good design in line with Policy D4 of the London Plan (2021)

Condition 18 - Circular Economy Statement and Operational Waste Management Strategy

No phase of development other than Site Preparation Works, shall take place until a detailed Circular Economy Statement and Operational Waste Management Strategy for that phase of development in line with the GLA's Circular Economy Statement Guidance is submitted to and approved in writing by the Local Planning Authority. The relevant phase of development shall be carried out in accordance with the approved details.

Reason: In the interests of sustainable waste management and in order to maximise the re- use of materials in accordance with London Plan Policy SI 7.

Condition 19 – Circular Economy – Completion

Within 6 months of completion, a Post Completion Report for a phase of development setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement for that phase shall be submitted to the GLA at:

circulareconomystatements@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials for that phase. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the phase of development.

Reason: In the interests of sustainable waste management and in order to maximise the re- use of materials in accordance with London Plan Policy SI 7.

Condition 20 – No Permitted Development

Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operations shall not be undertaken without the receipt of prior specific express planning permission in writing from the Local Planning Authority on the buildings hereby approved:

The installation of any structures or apparatus for purposes relating to telecommunications or any part of the development hereby approved, including any structures or development otherwise permitted under the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any equivalent Order revoking and re-enacting that order.

Reason: To ensure that the development does not impact adversely on the character of the area and to ensure the Local Planning Authority can control the development in the area so that it accords with Policies CS5 and DM01 and DM18 of the Local Plan.

Condition 21 – BREEAM

Within 6 months of first occupation of a phase of development that contains non-residential development, BREEAM Building Research Establishment shall issue a Post Construction Review Certificate confirming that the non-residential development built within that phase has achieved a minimum BREEAM New Construction Shell Only rating of 'Very Good' and such certificate has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of sustainable development and in accordance with policy SI 2 and SI 5 of London Plan 2021.

Condition 22 – Accessible Dwellings

A minimum of 10% of all dwellings shall be built to comply with requirement M4(3) wheelchair user dwellings contained within Part M volume 1 of the Building Regulations. All other dwellings shall be built to requirement M4(2) accessible and adaptable dwellings contained within Part M volume 1 of the Building Regulations.

Reason: To promote housing choice for disabled and elderly households and ensure a socially inclusive and sustainable development, in accordance with Policies CS4, DM02 of the Barnet Local Plan (2012) and Policy D7 of the London Plan (2021).

Condition 23 – Opening Hours

The commercial units (Use Classes A3, B1, D1 or D2 (Use Class E (excluding sub-class E[a] & E[b]) from September 2020)) shall not be open to customers other than between the hours of 0700 and 2300 Mondays to Saturdays, and 0800 to 2200 Sundays and at no other times, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring residents and future residents of the development

Condition 24 – Construction Times

No construction works shall occur outside of the following times unless otherwise agreed in writing by the Local Planning Authority:

- 08:00 - 18:00 hours weekdays;
- 08:00 - 13:00 hours Saturdays.
-

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policies DM01 and DM04 of the Barnet Local Plan.

Condition 25 – Secured by Design

Prior to the first occupation of a phase of the development, certification demonstrating compliance with Secured by Design standards (or any superseding accreditation) for that phase shall be submitted to and approved in writing by the Local Planning Authority.

Reason: in the interests of community safety in accordance with paragraphs 8 and 11 of the NPPF.

Condition 26 – Noise

No phase of development shall occur until details of the sound attenuation to protect against externally generated (environmental) noise sources for that phase so as to achieve the British standard internal ambient noise levels shall be submitted to and approved in writing by, the Local Planning Authority. The measured or calculated noise levels shall be determined in accordance to the latest British Standard Guidance on sound insulation and noise reduction for buildings. These criteria apply with windows shut and with an appropriate ventilation system installed. Any mechanical ventilation system shall not give rise to a noise level greater than the above internal noise standards.

Reason: To ensure that the development does not result in noise disturbance to neighbouring residents in accordance with policies DM04 and the London Plan (2021.).

Condition 27 – Cycle Parking Plan

Prior to commencement of a phase of development other than Site Preparation Works, details of cycle storage, including the number of spaces (which shall accord with London Plan 2021 standards, structures, layout, equipment, access, security and weather proofing appropriate to the type of cycle storage) shall be submitted to and approved in writing by the Local Planning Authority for that phase, either within the Reserved Matters applications or under separate cover unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that a good quality of accommodation is provided for future residents in accordance with London Plan Policy T5.

Condition 28 – Play Space

Applications for the approval of Reserved Matters for a relevant phase of the development shall be accompanied by details of the provision of play and recreational space and any associated equipment within the communal parts of that phase of the development unless otherwise agreed in writing with the Local Planning Authority. The approved play and recreational space and any associated equipment situated within the relevant phase of the development site shall be implemented prior to first occupation of the relevant phase of the development. The playspace shall thereafter be retained and maintained in accordance with the manufacturers specifications.

Reason: To ensure that a good quality of accommodation is provided for future residents in accordance with London Plan Policy S4.

Condition 29 - Landscaping

No phase of the development shall take place until full details of both hard and soft landscape works and treatments for that phase have been submitted to and approved in writing by the local planning authority.

The approved details shall be fully implemented prior to the earlier of first occupation or first use of the relevant phase of the development or in accordance with a programme agreed in writing with the Local Planning Authority. The landscaping scheme shall include details of the following:

- a) a planting plan (including species, plant sizes and planting densities);
- b) details of root management systems for all retained and proposed trees;
- c) proposed walls and fences, indicating siting, materials and heights;
- d) any proposed contours and ground levels;
- e) areas of hard landscape works and external furniture, and proposed materials;
- f) the detailing and provision of green/brown roof(s);
- g) Details of the proposed lighting design and arrangements for these areas;
- h) Details of Urban Greening Factor; and,
- i) Biodiversity Net Gain

Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

Reason: To ensure that a good quality of accommodation is provided for future residents in accordance with Barnet Local Plan (2012) Policy CS5 and DM01.

Condition 30 – Landscape Management

In accordance with the landscaping details controlled by Condition 29 Landscaping, a Landscape Management Plan shall be submitted to and approved in writing by the local planning authority for a phase of development prior to the occupation of a phase of development. The Landscape Management Plan shall detail the long-term management responsibilities and maintenance schedules for all publicly accessible landscape areas of that phase. The landscape management plan shall be carried out as approved.

Reason: To ensure that a good quality of accommodation is provided for future residents in accordance with Barnet Local Plan (2012) Policy CS5 and DM01.

Condition 31 – Trees

The plans and particulars submitted in accordance with condition 29 Landscaping shall include:

- a) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];
- b) details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage before or during the course of development
- c) details of the size, species, and positions or density of all trees to be planted as part of the landscaping works, and the proposed time of planting.
- d) a plan showing the location of, and allocating a reference number of each existing tree on Site;
- e) details of the species, diameter, and the approximate height, and an assessment of the general state of health and stability of each tree to be retained and removed as part of the development;
- f) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

Reason: To ensure that a good quality of accommodation is provided for future residents in accordance with Barnet Local Plan (2012) Policy CS5 and DM01, and NPPF paragraph 131.

Condition 32 – Whole Life Carbon

Prior to the occupation of each building the post-construction tab of the GLA's whole life carbon assessment template should be completed in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to the local planning authority, prior to occupation of the relevant building.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy SI2 of the London Plan (2021)

Condition 33 – Commercial Uses

The scheme hereby approved shall contain up to 1,200sqm of commercial floor space which shall be used for purposes within the Use Classes A3, B1, D1 or D2 (Use Class E (excluding sub-class E[a] & E[b]) from September 2020) only, notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification).

Condition 34 – Design Review

Applications for the approval of reserved matters shall include details of the design review panel and the outcome of the design review.

Reason: To ensure a satisfactory standard of design in accordance with Policy D4 of the London Plan (2021) and paragraph 133 of the NPPF (2021).

Condition 35 – Mechanical Plant

Any mechanical plant and equipment within the development shall be designed and maintained for the lifetime of the development so that the rating level of noise does not exceed the typical measured background noise level (LA90, T) without the plant in operation as measured one metre from the nearest affected window of a habitable room in the nearest affected residential property. The rating level of the plant noise and the background noise level shall be determined using the methods from the version of BS 4142 current at the time of the granting planning. Vibration from the plant hereby approved (when assessed as per advice of the version of BS 6472 current at the time granting of the planning permission) in the centre of any habitable room shall cause vibration no higher than the values equivalent to "low probability of adverse comment" in accordance with BS6472 'Evaluation of Human Exposure to Vibration in Buildings'.

Reason: To ensure that the development does not result in noise disturbance to neighbouring residents in accordance with Barnet Local Plan (2012) Policy DM04 and Policy D14 of the London Plan (2021).

Condition 36 – Archaeology

No phase of the development shall commence until a Stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority for that phase of development.

Reason: To ensure that archaeological remains are adequately recorded and preserved in accordance with Barnet Local Plan (2012) Policy DM06 and Policy HC1 of the London Plan (2021).

Condition 37 – Overheating

Prior to the commencement of a phase of development hereby permitted other than Site Preparation Works, a Dynamic Overheating Analysis shall be submitted for that phase of development to the Local Planning Authority for approval. The recommendation of the Overheating Analysis shall be fully implemented prior to occupation of each phase of development.

Reason: To ensure that the development is suitably designed for the comfort of future occupants.

Condition 38 – Air Quality

Prior to the commencement of a phase of the development, other than Site Preparation Works, an updated air quality assessment shall be submitted and approved by the Local Planning Authority.

All mitigation measures as identified within the approved air quality assessment shall be implemented and installed and maintained for the lifetime of the development.

Reason: To ensure local air quality and people's health is protected in accordance LP Policy SI 1, BSC Policy CS13 and DMP Policy DM04.

Condition 39 – External Materials

Details of materials for external works to a phase of development including samples which shall be made available for viewing in an agreed location with the planning authority, shall be submitted to and approved in writing by the Local Planning Authority prior to works for that phase commencing other than Site Preparation Works. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory external appearance of the development and that high quality materials and finishes are used.

Condition 40 – Water Supply

Prior to the commencement of a phase of development, other than Site Preparation Works, the Applicant shall demonstrate that all water network upgrades required to accommodate the additional flows to serve the development have been completed; or a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

INFORMATIVES

Site Preparation: Comprises works of demolition, surveys, site clearance, ground investigation, the erection of fencing or hoardings, the provision of security measures and lighting, the erection of temporary buildings or structures associated with the development, the laying, removal or diversion of services, construction of temporary access, temporary highway works, and temporary estate roads.

Phase of Development: This is a phased development. A phase can comprise: site preparation works, sub-structures, and/or buildings, plots or groups of plots; or development parcels or the whole site.



Quod

Appendix 2 - Daylight & Sunlight Report Planning - Statement of Common Ground

B&Q, Broadway Retail
Park, Cricklewood
Lane, NW2 1ES

Planning application
reference 20/3564/OUT

The Planning
Inspectorate reference
APP/N5090/V/22/3307
073

Town and Country
Planning Act 1990 –
Section 77

Q220753



**B&Q
BROADWAY RETAIL PARK
CRICKLEWOOD LANE**

DAYLIGHT & SUNLIGHT REPORT

Simone Pagani

Montreaux Cricklewood Limited

17 January 2023

Planning Appeal Reference: **APP/N5090/V/22/3307073**
Planning Application Reference: **20/3564/OUT**

PROJECT DATA:

Client **Montreaux Cricklewood Limited**
Architect **EPR Architects**
Project Title **B&Q, Broadway Retail Park, Cricklewood Lane**
Project Number **15075**

REPORT DATA:

Report Title **Daylight and Sunlight Report**
Dated **17 January 2023**
Prepared by **Simone Pagani**
Assisted by **Jacopo Francisconi / Katie Harley**

Simone Pagani

This document has been prepared by Simone Pagani to assist the Public Inquiry at B&Q, Broadway Retail Park, Cricklewood Lane.

Planning Appeal Reference: **APP/N5090/V/22/3307073**
Planning Application Reference: **20/3564/OUT**

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EXPERT DECLARATION

My name is Simone Pagani. I hold a MSc in Architecture, Energy and Sustainability and I am a member of the Society of Light and Lighting ("SLL"), which is part of the Chartered Institute of Building Services Engineering ("CIBSE"). I am a Senior Partner of GIA (Gordon Ingram Associates), a company that specialises in daylight and sunlight matters, both nationally and internationally. GIA is based at The Whitehouse, Belvedere Road, London, SE1 8GA. The Practice has dealt with thousands of projects over the last two decades.

I specialise in dealing with daylight and sunlight (both internal and external), overshadowing, solar glare, and light pollution. I have given numerous seminars and presentations on these subjects, as well as appearing as an expert witness at Public Inquiries.

I have personally advised many developers and institutions on these disciplines, in relation to major schemes and masterplans, since I started practising in 2007. I was also asked by the Greater London Authority ("GLA") to provide advice in relation to daylight matters for the Housing SPG (CDE.04) and the text I provided forms a part of those guidelines.

In 2019, my company was instructed by Montreaux Cricklewood Developments Limited ("Montreaux") to provide daylight, sunlight and overshadowing advice in relation to the emerging proposals for the redevelopment of the former B+Q site in Cricklewood ("the Site").

My department was engaged during the design development and continued its role to support the planning application which was recommended for approval by the Barnet Strategic Planning Committee on 9th September 2021. I am therefore familiar with the application proposals, the application site, and the surrounding area.

After the Council resolved to grant planning permission on 9 September 2021 subject to a s106 legal agreement, the application was called in on 30 August 2022 by the Secretary of State under his powers in section 77 of the Town and Country Planning Act 1990.

The main considerations set out by the Inspector in his post-Case Management Conference note and also the Council's putative reasons for refusal given on 8th November 2022 after the application was called in do not reference daylight and sunlight amenity. I will however address any matters which the Secretary of State particularly wishes to be informed about so far as they relate to neighbouring daylight and sunlight amenity and overshadowing.

I understand my duty to the Inquiry (PINS Ref: APP/N5090/V/22/3307073) is to help the Inspector on matters within my expertise and that this duty overrides any obligation to the person from whom I have received instructions or by whom I am paid. I have complied, and will continue to comply, with that duty. I confirm that the information within this document identifies all facts which I regard as being relevant to the opinion that I have expressed, and that the Inquiry's attention has been drawn to any matter which would affect the validity of that opinion. I believe that the facts stated within this report are true and that the opinions expressed are correct, irrespective of by whom I am instructed.

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SECTION 1
EXECUTIVE SUMMARY

1 EXECUTIVE SUMMARY

INSTRUCTION FROM MONTREAUX CRICKLEWOOD DEVELOPMENTS LIMITED

- 1.1 GIA was originally appointed by Montreaux to address daylight and sunlight matters in respect of the development the subject of Planning Application Ref: 20/3564/OUT ("the Proposed Development") located at the B+Q store, Broadway Retail Park, London NW2 1ES ("the Site").
- 1.2 Prior to the Council granting formal planning permission following a positive recommendation from the planning officer and the resolution by the Strategic Planning Committee on 9th September 2021 in favour of approval, the application was called in by the Secretary of State under his powers in section 77 of the Town and Country Planning Act 1990. I was instructed in November 2022 to address the matters the Secretary of State particularly wishes to be informed about so far as they relate to neighbouring daylight and sunlight amenity and overshadowing.
- 1.3 Since my instruction by Montreaux in relation to the called in application, the application returned to the Barnet Strategic Planning Committee for direction from Members on the Council's position on the development for the purposes of the forthcoming planning inquiry. The recommendation by Members was to object to the called-in application.
- 1.4 GIA prepared an ES Chapter on daylight, sunlight and overshadowing impacts which formed part of the Environmental Statement dated February 2020 (CDA.44 and CDA.61-62) which was based on the maximum parameter scheme ("the Maximum Parameters") (as per drawings CDA.72-84). The Proposed Development was amended during the course of the planning application with the reduction in height of buildings A1, A2, C2 and C3.
- 1.5 The ES Consultant ("Aecom") prepared a Statement of Conformity (dated August 2021) (CDA.30) in consultation with GIA confirming that given the proposed changes to the height, the conclusions of the original ES Chapter (CDA.44) would not be materially altered and there could potentially be marginal isolated improvements.
- 1.6 As such, a technical assessment of the reduced scheme was not undertaken at that time. The results presented in the ES Chapter (CDA.44) therefore presented a worst-case of the likely effects and were determined by the planning committee in September 2021 to be acceptable.
- 1.7 The ES Chapter (CDA.44) demonstrated that while some impacts to neighbouring windows and rooms would fall outside the recommendations of the BRE Guidelines (CDE.019), the impact to the daylight and sunlight amenity of adjoining occupiers would nonetheless be acceptable given the site-specific context. This work was undertaken by myself and my team. I have reviewed the ES Chapter (CDA.44) in preparing this report and I stand by its content and conclusions.
- 1.8 A Daylight & Sunlight Report (February 2020) (CDA.08) was submitted with the application documents to assess the daylight and sunlight potential of the Proposed Development in its outline form. Owing to the outline nature of the application, the façades and internal layouts are yet to be designed, therefore at this stage the assessments were focussed on the Maximum Parameter massing.

- 1.9 It was concluded that the Proposed Development had the potential to offer adequate daylight amenity to its future occupants and whilst there are a few areas of lower daylight availability (as is typical of any scheme of this size and density), these can be addressed through a careful detailed design of the internal layouts and façades at reserved matters stage.
- 1.10 As with the assessment of impacts to neighbouring properties, GIA did not update the analysis of the Proposed Development following the amendments to the scheme to reduce the height of buildings A1, A2, C2 and C3. The amendments were not considered to alter the conclusions of the assessment on internal daylight and sunlight amenity and were likely to result in marginal improvements for the neighbours as a consequence of the reduced massing.
- 1.11 Both the assessments of impact to daylight and sunlight in neighbouring properties and the potential for daylight and sunlight amenity within the Proposed Development were carried out in accordance with the BRE Guidelines 2011 (CDE.019). During the course of the determination of the planning application, the BRE updated its guidance in June 2022 (CDE.020). I have therefore updated the assessments of the Proposed Development against the latest 2022 guidance. These can be found in Appendices 04-07.
- 1.12 The latest work I have undertaken aligns with my original conclusions on these matters. My conclusions in relation to the Proposed Development remain unchanged. I therefore conclude that the Proposed Development should not be refused on the grounds of daylight, sunlight or overshadowing.

SCOPE AND STRUCTURE OF THE REPORT

- 1.13 The relevant statutory plans for the site include the London Plan 2021 (CDE.02); the Barnet Core Strategy DPD 2012 (CDF.03) and the Development Management Policies DPD 2012 (CDF.04). Further detail on daylight and sunlight is contained in the Sustainable Design and Construction SPD (October 2016) (CDF.010).
- 1.14 Part D of Policy D6 (Housing Quality and Standards) of the New London Plan (2021) states that the design of development “*should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.*” (my emphasis). This up to date policy echoes the important degree of flexibility in daylighting matters which is also called for by the NPPF and the PPG (CDE.013) (see below).
- 1.15 Policy DM01e (Protecting Barnet’s character and amenity) of the Development Management Policies DPD 2012 seeks to ensure that development proposals “*should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users*”.
- 1.16 The Sustainable Design and Construction SPD (October 2016) text states that the British Research Establishment (BRE) Guidelines (CDE.019) provide further details on the methodologies for measuring daylight and sunlight levels. It does however refer to the now replaced 2011 guidelines. I have used the most up to date version of the Guidelines issued in June 2022 (CDE.020) as a starting point in my analysis.

- 1.17 The approach to be taken in relation to daylight issues in the context of London and outside of the city has been considered carefully by a number of recent decisions from the Inspectorate. Thus, as in the Buckle Street decision (PINS Ref: APP/E5900/W/17/3191757) (CDG.03) and at Graphite Square (PINS Ref: APP/N5660/W/18/3211223) (CDG.04), a two-stage process reflecting the provisions of national and London policy has been adopted. This was examined more recently at the appeal at Goldsworth Road, Woking, with the Inspector fully endorsing the two stage approach (PINS Ref: APP/A3655/W/21/3276474) (CDG.05). This approach stems from the High Court decision on the application of Melanie Rainbird and The Council of the London Borough of Tower Hamlets¹ (CDG.06).
- 1.18 At stage one, the question to ask is whether there is a noticeable impact on daylighting, and at stage two it is necessary to consider whether any noticeable impact would be acceptable.
- 1.19 In order to answer the stage one question, the BRE's nationally applicable numerical guidelines can be applied. In answering the stage two question, wider considerations are to be taken into account in arriving at a balanced judgement on amenity.
- 1.20 As mentioned above, such a judgement then fits into the overall planning balance exercise and involves a wider number of issues many of which fall out of my area of expertise and within the realm of planning judgment.
- 1.21 When considering Policy D6 of the London Plan 2021, I have assessed whether "sufficient" or retained daylight and sunlight amenity is provided which is "appropriate for" the context of the Site. When considering Policy DM01e, I have considered whether the Proposed Development will allow for "adequate" daylight and sunlight "for adjoining...occupiers and users".
- 1.22 The daylight and sunlight effects of the Appeal Scheme and potential for good daylight and sunlight within it are entirely reflective and, in my experience, expected of an urban location where there is an identified and planned requirement for transformation.
- 1.23 My report is structured as follows:
- Section 2 (Committee Report and SoS Call In) provides a short review of the planning application, the planning committee report and meeting, the SoS Call In, the Council's Statement of Case and the Inspector's Case Management Conference in so far as it relates to daylight and sunlight amenity.
 - Section 3 (The Site, Proposed Development and Wider Context) includes a brief description of the site, surrounding area and the emerging consented developments which neighbour the Appeal Site.
 - Section 4 (Policy Context and Guidance) details the sections from national, regional and local policy documents and relevant guidance which are, in my opinion, the most pertinent in relation to daylight and sunlight matters and how I have approached the effects of the Proposed Development.
 - Section 5 (Daylight and Sunlight: Impact on Neighbours) considers the daylight and sunlight impacts to the neighbouring properties.

1 Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018] EWHC 657

- Section 6 (Daylight and Sunlight: Amenity within the Proposed Development) considers the quality of the Proposed Development in terms of the provision of daylight and sunlight amenity.
- Section 7 (Other Matters) considers the impacts on neighbouring photovoltaic panels and overshadowing within neighbouring amenity spaces.
- Section 8 (Conclusions) is where my conclusions are set out.

1.24 This report is supported by several documents, diagrams and tabulated results which are all enclosed within the Appendices as listed on the Contents Page. All assumptions used in collating this report can be found in Appendix 01.

SECTION 2

**COMMITTEE REPORT
& SECRETARY OF STATE CALL-IN**

2 COMMITTEE REPORT & SECRETARY OF STATE CALL-IN

PLANNING APPLICATION

- 2.1 A detailed description of the Site and surrounding area is enclosed in Montreaux's Statement of Case (CDI.01) and not repeated herein. The description of the Proposed Development is provided below:

"Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1,049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works".

- 2.2 GIA prepared an ES Chapter on daylight, sunlight and overshadowing impacts which formed part of the Environmental Statement dated February 2020 (CDA.44) which was based on the maximum parameter scheme ("the Maximum Parameters") (CDA.72-84) (LBB Ref: 20/3564/OUT).
- 2.3 The Proposed Development was amended during the course of the planning application with the reduction in height of buildings A1, A2, C2 and C3. The ES Consultant ("Aecom") prepared a Statement of Conformity (dated August 2021) (CDA.32) in consultation with GIA confirming that given the proposed changes to the height, the conclusions of the original ES Chapter (CDA.44) would not be materially altered and there could potentially be marginal isolated improvements. As such, a technical assessment of the reduced scheme was not undertaken at that time. The results presented in the ES Chapter (CDA.44) therefore presented a worst-case of the likely effects and were determined by the planning committee in September 2021 to be acceptable.
- 2.4 The ES Chapter (CDA.44) demonstrated that while some impacts to neighbouring windows and rooms would fall outside the recommendations of the BRE Guidelines (CDE.019), the impact to the daylight and sunlight amenity of adjoining occupiers would nonetheless be acceptable given the site-specific context. This work was undertaken by myself and my team. I have reviewed the ES Chapter (CDA.44) in preparing this report and I stand by its content and conclusions.
- 2.5 A Daylight & Sunlight Report (February 2020) (CDA.08) was submitted with the application documents to assess the daylight and sunlight potential of the Proposed Development in its outline form. Owing to the outline nature of the application, the façades and internal layouts are yet to be designed, therefore at this stage the assessments were focussed on the Maximum Parameter massing.
- 2.6 It was concluded that the Proposed Development had the potential to offer adequate daylight amenity to its future occupants and whilst there are a few areas of lower daylight availability (as is typical of any scheme of this size and density), these can be addressed through careful detailed design of the internal layouts and façades at reserved matters stage.
- 2.7 As with the assessment of impacts to neighbouring properties, GIA did not update the analysis of the Proposed Development following the amendments to the scheme to reduce the height of buildings A1, A2, C2 and C3. The amendments were not considered to alter the overall conclusions of the assessment on internal daylight and sunlight amenity and were likely to result in marginal improvements to the neighbouring properties owing to the reduced proposed massing.

COMMITTEE REPORT

- 2.8 The Case Officer's recommendation to the Strategic Planning Committee in September 2021 was that planning permission be granted.
- 2.9 The Case Officer wrote a detailed section within the Committee Report (CDD.01) on the impact to surrounding properties in respect of daylight and sunlight and the daylight and sunlight potential of the Proposed Development.
- 2.10 In the summary at paragraphs 7.15-7.20 and 10.1-10.14 of the Committee Report, the Case Officer considers both aspects of daylight and sunlight amenity. In terms of the impacts to neighbouring properties, it was noted that flexibility was required in the application of the BRE Guidelines and that the proposal represented a good level of compliance in the context of the Site's location in a Regeneration Area and the need to deliver strategic objectives and the wider benefits of the scheme.
- 2.11 In terms of the daylight and sunlight potential within the Proposed Development, the Case Officer concluded that the assessments demonstrated a good potential for daylight and sunlight within the scheme.
- 2.12 The Case Officer recognised that the assessments reflected the taller submission scheme and therefore the results would likely improve with the reduced massing.

STRATEGIC PLANNING COMMITTEE (SEPTEMBER 2021)

- 2.13 The Planning Application was considered by the Planning Committee on 9th September 2021 with the Case Officer recommending approval (CDD.01). Members voted unanimously to approve the application subject to the completion of a s106 agreement.

SECRETARY OF STATE CALL-IN (AUGUST 2022)

- 2.14 Prior to the Council granting formal planning permission, the application was called in by the Secretary of State in August 2022 under his powers in Section 77 of the Town and Country Planning Act 1990. The Secretary of State's letter identified three specific matters that he wishes to be informed upon; namely design, scale, and massing.

Strategic Planning Committee (November 2022)

- 2.15 The application returned to the Strategic Planning Committee on 8th November 2022 with officers seeking direction from Members on the Council's position in relation to the forthcoming planning Inquiry. Members voted against the officer recommendation to support the development and resolved to refuse planning permission.

Putative Reasons for Refusal

- 2.16 The Putative Reasons for Refusal (CDD.04) references the following reason for refusal (that relates to my discipline):

"The proposed development and the parameters sought, by virtue of the excessive height, scale and massing would result in a discordant and visually obtrusive form of development that would demonstrably fail to respect the local context and its

established pattern of development, to the detriment of the character and appearance of the area and the setting of the adjacent Railway Terraces Conservation Area. The proposal would therefore not create a high-quality development, not constitute a sustainable form of development and would be contrary to the provisions of the NPPF, Policies D3, D4, D9 and HC1 of the London Plan 2021 and Policies CS5, DM01, DM05 and DM06 of the Barnet Local Plan Core Strategy and Development Management Policies 2012.”

- 2.17 The Resolution Reason for Refusal does not refer to impacts to neighbouring daylight and sunlight amenity or how the Proposed Development performs in terms of the potential for daylight and sunlight. At the Case Management Conference, the Council confirmed that it raises no objection in relation to my discipline. I will however address the matters the Secretary of State particularly wishes to be informed about so far as they relate to neighbouring daylight and sunlight amenity, overshadowing and the daylight and sunlight amenity within the proposed development.

THE COUNCIL'S STATEMENT OF CASE

- 2.18 The Council issued their Statement of Case (CDI.02) to the Planning Inspectorate and Applicant in November 2022. There is limited reference by LBB to daylight, sunlight and overshadowing other than the policies relating to my discipline.
- 2.19 At Section 4, LBB provide a summary of the consultation responses and representations to the application. At paragraphs 4.28-4.44, LBB have summarised the responses from the Railway Terraces Community Association which cover the Railway Terraces, Cricklewood Conservation Area to the north of the Site. At paragraph 4.31, concern is raised by residents in relation to sunlight to amenity spaces and the Kara Way playground. These points have been addressed in this report.

POST-CASE MANAGEMENT CONFERENCE NOTE

- 2.20 The Inspector issued the post-case management conference note which confirm the main considerations for the inquiry as follows:
- The effect of the proposed development on the historic environment and the character and appearance of the area; and
 - The effect of the proposed development on local transport, with particular regard to sustainable travel, effects on the road network and highway safety, and the amount of parking to be provided.
- 2.21 While no reference is made to daylight and sunlight amenity, this report will help to address any matters which the Secretary of State particularly wishes to be informed about so far as they relate to daylight and sunlight amenity and overshadowing.

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SECTION 3
**PROPOSED DEVELOPMENT,
SITE & WIDER CONTEXT**

3 THE SITE, PROPOSED DEVELOPMENT & WIDER CONTEXT

THE SITE

- 3.1 The Site is located immediately to the west of Cricklewood Station and to the north of Cricklewood Lane. It is occupied by retail uses, the largest of which is a B&Q retail store accommodated within a large warehouse style building. The remainder of the site largely comprises the associated car park.
- 3.2 Figure 01 illustrates the site in the existing context.



Fig. 01: Existing Site within the wider site context

THE PROPOSED DEVELOPMENT

3.3 The description of the Proposed Development is provided at paragraph 2.1 above and illustrated in Figure 02 below.

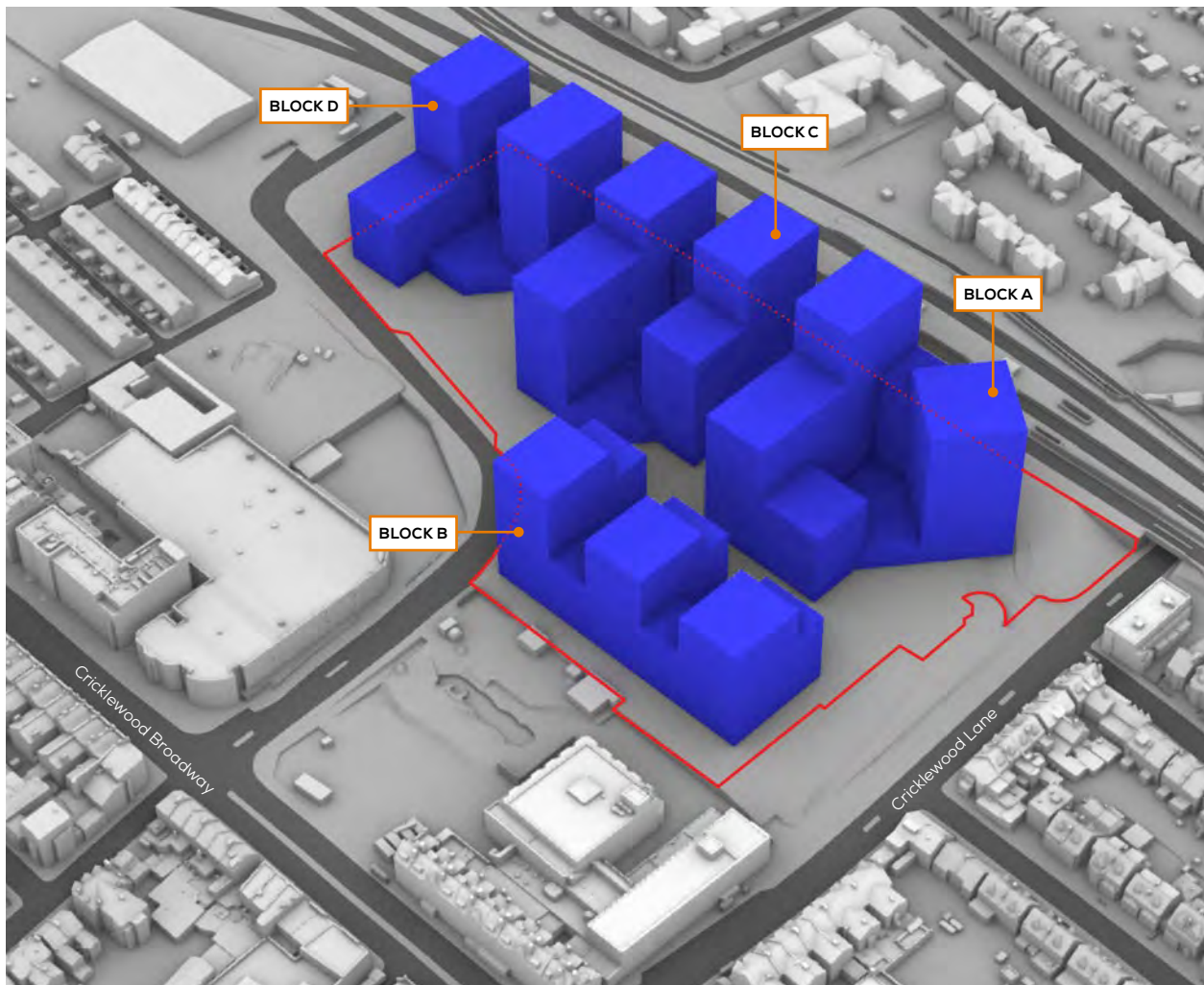


Fig. 02: The Proposed Development within the wider site context

NEIGHBOURING CONSENTED DEVELOPMENTS

- 3.4 Two sites to the immediate south west of the Site benefit from planning permission. Both are residential-led developments and share a boundary with the Site. The consented developments are detailed below:
- 1-13 Cricklewood Lane (LBB Ref: 18/6353/FUL) obtained planning permission in June 2021 for a residential-led redevelopment of the site to include demolition of existing buildings and erection of three blocks ranging from 6-9 storeys with flexible retail (Class A1-A4 & D1) at ground and basement level and 145 residential units (Class C3) on upper floors, with associated parking, servicing arrangements, amenity space, public realm improvements and all necessary ancillary and enabling works.
 - 194 -196 Cricklewood Broadway (LBB Ref: 17/0233/FUL) obtained planning permission in January 2018 for the redevelopment of site to provide a 6-storey building comprising 3,457sqm of Class A1 use (food store) at ground floor level and 96no. self-contained flats (Class C3) at first to fifth floor levels including basement car parking, cycle parking, refuse stores and a single storey car parking deck. The original consent was the subject of a non-material amendment application that

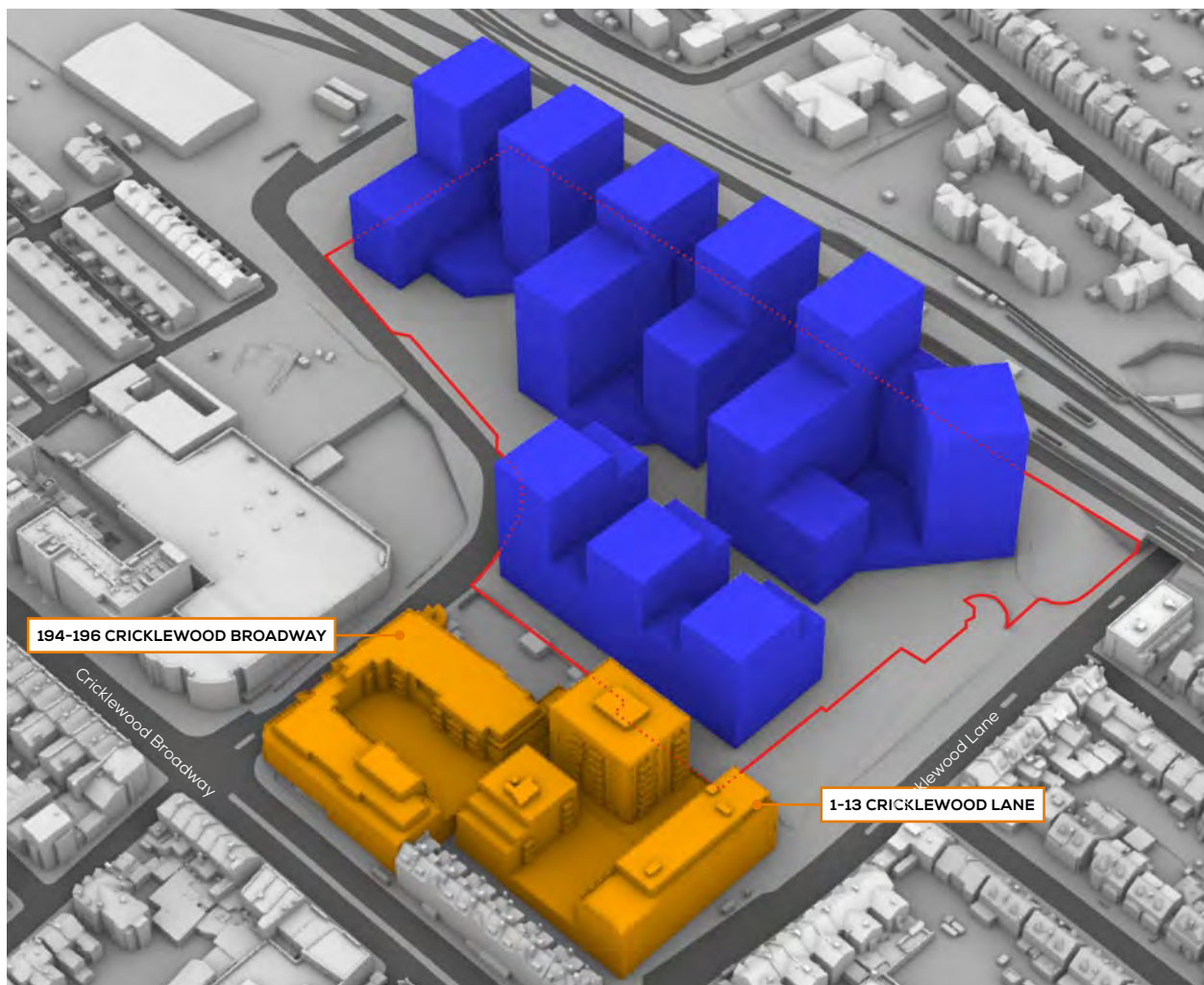


Fig. 03: The Proposed Development and neighbouring consented developments

was approved in October 2019, resulting in a minor increase in building height and an additional residential unit (LBB Ref: 19/5339/NMA). The development is currently under construction.

- 3.5 It is worth noting that the residential components of both schemes were considered by reference to the BRE Guidelines 2011 and the proposed units were assessed against the now withdrawn Average Daylight Factor (ADF) methodology. In later sections, I consider the daylight impact to these developments using the ADF methodology (in addition to the Vertical Sky Component and No Sky Line) in order to provide a clear comparison of results in the approved and proposed scenario.
- 3.6 The Consented Developments and Proposed Developments are illustrated in Figure 03.

SECTION 4

POLICY CONTEXT & GUIDANCE
(DAYLIGHT & SUNLIGHT)

4 POLICY CONTEXT & GUIDANCE (DAYLIGHT & SUNLIGHT)

INTRODUCTION

- 4.1 To understand whether the Appeal Scheme is appropriate in relation to daylight and sunlight matters, I have considered the methodology and criteria set out in the BRE Guidelines (CDE.020).
- 4.2 This document should be read alongside the relevant Barnet Local Plan policies and the relevant policies set out in the National Planning Policy Framework (NPPF) and the London Plan (CDE.02).
- 4.3 The documents discussed within this report can be found in the Core Documents or within the Appendices.
- 4.4 Below I have detailed sections from the following documents as they are, in my opinion, the most pertinent in relation to daylight and sunlight matters and how I have approached the effects of the Proposed Development:
- NPPF (July 2021);
 - Planning Practice Guidance (updated June 2021) (CDE.013);
 - London Plan 2021 (March 2021) (CDE.02);
 - Housing Supplementary Planning Guidance (March 2016) (CDE.04);
 - Barnet Core Strategy DPD (September 2012) (CDF.03);
 - Barnet Development Management Policies DPD (September 2012) (CDF.04);
 - Barnet Sustainable Design & Construction SPD (October 2016) (CDF.010); and
 - The Building Research Establishment Guidelines 2022 (CDE.020).
- 4.5 In addition to the above, I believe it is relevant to consider the emerging Barnet Local Plan which is currently undergoing its Examination in Public with the hearing sessions closing in November 2022 (CDF.01). Furthermore, I have made reference to the relevant sections of the Draft London Plan Guidance on Housing Design Standards which was published for consultation in February 2022 (CDE.018).

NATIONAL PLANNING POLICY FRAMEWORK (JULY 2021)

- 4.6 The NPPF (July 2021) states that local planning authorities should refuse applications which they consider fail to make efficient use of land. The discussion in relation to daylight and sunlight highlights the Government's recognition that increased flexibility is required in response to the requirement for higher density development:

"Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)".²

NATIONAL PLANNING PRACTICE GUIDANCE (JUNE 2021)

- 4.7 In light of the update to the Government's Planning Practice Guidance, I have considered the relevant paragraphs which relate to my discipline, namely daylight and sunlight.
- 4.8 Paragraph 6 of the NPPG (Ref ID: 66-006-20190722) (CDE.013) acknowledges that new development may cause an impact on daylight and sunlight levels enjoyed by neighbouring occupiers. It requires local authorities to assess whether the impact to neighbouring occupiers would be "unreasonable". In terms of amenity within a new development, local authorities need to assess *"whether daylight and sunlight within the development itself will provide satisfactory living conditions for future occupants"*³.
- 4.9 Paragraph 7 (Ref ID: 66-007-20190722) (CDE.013) refers to the wider planning considerations in assessing appropriate levels of daylight and sunlight. The test is whether living standards are 'acceptable' and recognises that acceptability will *"depend to some extent on context"*⁴.

THE LONDON PLAN (MARCH 2021)

- 4.10 The London Plan was published in March 2021 (CDE.02) and sets out the integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- 4.11 The supporting text for Policy D1 (London's form, character and capacity for growth) states that:

"As change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive. Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. Opportunities for change and transformation, through new building forms and typologies, should be informed by an understanding of a place's distinctive character, recognising that not all elements of a place are special and valued."⁵

² MHCLG. (2019). National Planning Policy Framework (2021), p 37, para 125(c)

³ MHCLG. (2021). National Planning Policy Guidance (2021), para 66-006-20190722

⁴ MHCLG. (2021). National Planning Policy Guidance (2021), para 66-007-20190722

⁵ Greater London Authority. (2021). The London Plan 2021. London: Greater London Authority, para 3.1.7 pg 1

- 4.12 Part A of Policy D2 (Infrastructure requirements for sustainable densities) states that:
"The density of development proposals should:
- 1) consider, and be linked to, the provision of future planned levels of infrastructure rather than existing levels*
 - 2) be proportionate to the site's connectivity and accessibility by walking, cycling, and public transport to jobs and services (including both PTAL and access to local services)"*
- 4.13 Part D of Policy D6 (Housing Quality and Standards) states that the design of development:
"should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space."
- 4.14 It is clear that the GLA's focus is on sufficient or retained daylight and sunlight to neighbouring properties and highlights that context will be a consideration to determine sufficiency.
- 4.15 Part C3 of Policy D9 (Tall buildings) states that development proposals should address (among others) environmental impacts in terms of:
"wind, daylight, sunlight penetration and temperature conditions around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building".

HOUSING SPG (MARCH 2016)

- 4.16 The Mayor published the Housing SPG in March 2016 (CDE.04). The SPG remains extant and relevant and provides guidance on sunlight and daylight issues in London.
- 4.17 The SPG clearly moves away from the rigid application of the national numerical values provided in the BRE Guidelines (CDE.020):
*"An appropriate degree of flexibility needs to be applied when using BRE Guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."*⁶
- "The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced*

⁶ Greater London Authority. (2016). Housing Supplementary Planning Guidance. London: Greater London Authority, para 1.3.45 pg 52-53

but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.”⁷

4.18 A more flexible and holistic approach to the strict national numerical standards is thus required within developments if they are to make their appropriate contribution to meeting spatial needs. The Housing SPG policy states that “broadly comparable residential typologies” should be drawn upon to contextualise and to help judge the acceptability of retained levels.

4.19 The requirement in London for significantly more living and working spaces necessitates development and thus greater density:

“BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan’s strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.”⁸

4.20 The Housing SPG, while published in advance of the updated NPPF (2021), London Plan 2021 (CDE.02) and the updated BRE Guidelines 2022 (CDE.020), still provides the most relevant and up to date guidance in relation to the application and interpretation of daylight, sunlight and overshadowing matters in London. The NPPF, NPPG and London Plan tie in with it in their design-led and evidence-based approach, thus keeping the Housing SPG relevant and up to date for the purpose of this Report.

4.21 The Housing SPG clearly outlines the need to move away from applying the same amenity daylight and sunlight benchmark values in all locations and places greater weight on context and comparable schemes.

4.22 The BRE Guidelines 2022 maintain the reference to the use of judgment and flexibility in its application; it is not just numerical matters which are relevant, but also contextual matters. The BRE Guidelines endorse the need for alternative target values in certain contexts and provides clear guidance on this within its Appendix F. In short, acceptability of a given development is not to be equated to ‘meeting’ the BRE Guidelines. Rather the latter is one of many tools which assist the wider judgement of whether a scheme and its impacts are acceptable or not.

7 Greater London Authority. (2016). Housing Supplementary Planning Guidance. London: Greater London Authority, para 1.3.46 pg 53

8 Greater London Authority. (2016). Housing Supplementary Planning Guidance. London: Greater London Authority, p 87-88 para 2.3.47

BARNET CORE STRATEGY (SEPTEMBER 2012)

- 4.23 The Core Strategy DPD (CDF.03) was adopted in September 2012 to guide strategic development within the borough.
- 4.24 Policy CS2 (Brent Cross - Cricklewood) confirms that Brent Cross / Cricklewood is identified as an Opportunity Area in the London Plan and will be a major focus for new jobs and homes given the area's strategic location and high accessibility. As such, it is a defined Regeneration Area in the Core Strategy.
- 4.25 Policy CS5 (Protecting and enhancing Barnet's character to create high quality places) confirms that Brent Cross / Cricklewood Regeneration Area may be appropriate for tall buildings.

BARNET DEVELOPMENT MANAGEMENT POLICIES (SEPTEMBER 2012)

- 4.26 The Development Management Policies DPD (CDF.04) was adopted in September 2012 and sets out the detailed policies to guide development and decision making in the borough.
- 4.27 Policy DM01e (Protecting Barnet's character and amenity) of the Development Management Policies DPD 2012 seeks to ensure that development proposals "should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users".
- 4.28 Policy DM05 (Tall buildings) requires proposals to demonstrate that "the potential microclimatic effect does not adversely affect existing levels of comfort in the public realm".

BARNET SUSTAINABLE DESIGN & CONSTRUCTION SPD (OCTOBER 2016)

- 4.29 The Sustainable Design & Construction SPD (CDF.010) was prepared to provide clarification on Barnet's local interpretation of sustainable development in light of national and regional policy. The SPG states that the BRE Guidelines (CDE.019) provide further details on the methodologies for measuring daylight and sunlight levels. The SPD however, refers to the now replaced 2011 guidelines. I have used the most up to date version of the Guidelines issued in June 2022 (CDE.020) in my analysis.

DRAFT BARNET LOCAL PLAN 2021-2036 (REG 19) (JUNE 2021)

- 4.30 LBB are creating a new Local Plan (CDF.01) which will replace the existing 2012 Local Plan. It will set out a vision for how Barnet will change as a place over the next 15 years and forms a strategy for new development including development management policies. The draft Local Plan is currently undergoing its Examination in Public with the hearing sessions closing in November 2022. Subject to the outcome of the examination including consultation on main modifications, it is anticipated that the Plan will be adopted in mid-2023.

4.31 Draft Policy CDH01 (Promoting High Quality Design) seeks to ensure that new development is of a high architectural and design quality. Developments will be expected to:

“vi. Allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.”

4.32 This reflects the wording of the current Policy DM01e of the Barnet Development Management Policies (2012).

DRAFT HOUSING DESIGN STANDARDS LPG (FEBRUARY 2022)

4.33 The GLA published new guidance (CDE.018) to help interpret the London Plan 2021 policies on housing-related design to assist designers and decision makers when designing and assessing a development. At paragraph 4.1.2, the LPG outlines that daylight and sunlight impacts should be considered in a specific way:

“These standards aim to complement the consideration of daylight and sunlight impacts using the BRE guidance (Site layout planning for daylight and sunlight: a guide to good practice). This process involves a two-stage approach: firstly, by applying the BRE guidance; and secondly, by considering the location and wider context when assessing any impacts.”⁹

⁹ Greater London Authority. (2022). Housing Design Standards LPG. London: Greater London Authority, pg 19 para 4.1.2

BUILDING RESEARCH ESTABLISHMENT GUIDELINES 2022

- 4.34 The BRE Guidelines (CDE.020) note that the document is intended to be used in conjunction with the interior daylighting recommendations in BS EN 17037 *Daylight in buildings*, and in the CIBSE publication *LG 10 Daylighting – a guide for designers*.

Daylight and Sunlight Amenity in Neighbouring Properties

- 4.35 The BRE Guidelines provide two methodologies for daylight assessment of neighbouring properties, namely:
- 1 The Vertical Sky Component (VSC); and
 - 2 The No Sky Line (NSL).
- 4.36 To avoid significant effects to daylight (in accordance with Figure 20 of the BRE Guidelines), both the VSC and NSL tests have to be met.
- 4.37 There is one methodology provided by the BRE Guidelines for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).
- 4.38 It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many planning and urban design matters to consider other than daylight and sunlight.
- 4.39 The BRE Guidelines provide alternative assessments to better understand the impact on a neighbouring property in such situations. The relevant assessments for the purpose of this report are detailed within the BRE Guidelines and summarised below.
- 4.40 Although not used for this report, the BRE Guidelines also provide an alternative assessment where there are existing windows with balconies above them. This test determines whether it is the presence of the existing balcony that is the reason for the large relative impact on daylight (VSC).
- 4.41 The Guidelines outline that a VSC value is calculated for each window; however – *“If a room has two or more windows of equal size, the mean of their VSC’s may be taken”*¹⁰
- 4.42 Where a room is served by two or more windows of the same or different sizes, the VSC value to the room has been calculated by applying an average weighting calculation to understand the VSC value to the room. It is my opinion that this is a reasonable method to follow in that it follows the principles of the Guidelines.
- 4.43 I have summarised below the key sections of the BRE Guidelines which are particularly relevant to the Proposed Development. Appendix 02 of my Report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use and the limitations of each specific recommendation.

10 Littlefair, P. (2022). *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*. Hertfordshire: HIS BRE Press, p 15 para 2.2.6

Setting Alternative Target Values for Skylight and Sunlight analyses

4.44 The BRE Guidelines (CDE.020) dedicate a full appendix to setting alternative values and how they can be derived. F1 notes:

Sections 2.1, 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development.¹¹

4.45 Within this appendix, a table is provided which details how one could derive alternative VSC values. As is evident from paragraph F1, alternative values can be applied to the VSC, NSL and APSH studies.

4.46 Table F1 provides a method of deriving a VSC value based on an obstruction angle. Table F1 of the BRE Guidelines references the Equivalent VSCs, spacing-to-height ratios and boundary parameters corresponding to particular obstruction angles between rows of buildings.

4.47 Table F1 denotes that an obstruction angle of 25° equates to a VSC of 27%; to achieve a VSC value of 18%, the obstruction must subtend 40°. This is a simple method that does not take account for the variation in height and distance of obstructions on an average streetscape.

4.48 On the basis of table F1, calculating the VSC, NSL and APSH values for an area to derive the appropriate alternative value is a more accurate process. This is also in line with the approach provided within Appendix F.

4.49 In recent years, Inspectors and other decision makers have observed that achieving the nationally applicable target level of VSC is challenging whilst seeking to make more efficient use of brownfield land in urban areas. Even in Woking, a satellite town of London, the Inspector (John Braithwaite) who determined the Goldsworth Road appeal (CDG.05) notes that:

“Retaining a VSC level of 27% in neighbouring properties is unrealistic; as has been recognised in many appeal decisions and other documents. Even retaining 20% VSC is considered, generally, to be reasonably good, and in urban areas retaining around mid-teen % VSC is considered to be acceptable.”¹²

4.50 The BRE Guidelines dedicates an appendix to considering alternative target values and thus accept that in certain circumstances, target levels of daylight and sunlight are not achievable, realistic and may unreasonably hamper other legitimate planning objectives.

11 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 85 para F1

12 PINS Ref: APP/A3655/W/21/3276474 para 35

Daylight, Sunlight and Overshadowing within the Proposed Development

- 4.51 The BRE Guidelines provide two methodologies to assess daylight provision in new rooms, namely:
- 1 Target illuminance; and
 - 2 Daylight Factor.
- 4.52 Both methodologies are significantly more accurate than those typically used for assessing neighbouring buildings, however they require a significant level of detail in order to be conducted. They are in fact influenced by a number of factors such as: size and shape of the room, size and position of the fenestration, external obstruction (including that caused by window reveals and balconies), glazing specification and framing type, material reflectances.
- 4.53 Owing to the outline nature of the application, however, the design has not been developed to a sufficient level of detail for these methodologies to be adopted.
- 4.54 The BRE Guidelines specify that at the early design stages in design, when room layouts and window locations may not be decided, a possible approach is to calculate the VSC at a series of adequately spaced points on each main face of the building.
- 4.55 Given the outline nature of the proposed development, I have therefore adopted this approach to gauge the potential for daylight and, in interpreting the VSC levels found on the façades I have referred to the brackets provided within the BRE Guidelines (CDE.020), which dedicate a full paragraph¹³ to discussing the likely implication of different VSC levels to the resulting level of internal amenity. Specifically:
- *VSC at least 27% conventional window design will usually give reasonable results;*
 - *VSC between 15% and 27% special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight;*
 - *VSC between 5% and 15% it is very difficult to provide adequate daylight unless very large windows are used;*
 - *VSC less than 5% it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed*
- 4.56 There is one methodology provided by the BRE Guidelines for sunlight assessment, denoted as Sunlight Exposure. This also requires a level of detail not available for outline applications and so an assessment has also been undertaken on the main face of the buildings,
- 4.57 The Parameter Plans submitted for the outline application set out the potential boundaries for a building with a certain quantum of area and have been designed to allow a degree of flexibility, for example for the provision of balconies. Testing the daylight and sunlight availability to the maximum building envelope defined by the Maximum Parameter Plans would portray an overly cautious scenarios, as the volume would be far larger than the quantum of area than that for which planning permission is being sought.
- 4.58 As an Illustrative scheme has been produced that demonstrates a realistic interpretation of a scheme that could be brought forward with the Parameters and

¹³ Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 9 para 2.1.6

in accordance with the Design Guide, I consider the assessment of the Illustrative Scheme to be the most accurate way, in the context of this outline application, to gauge the potential for the scheme to provide good levels of daylight and sunlight amenity to future residents.

- 4.59 The assessment has been carried out on a blank massing and for all façades, from podium level upwards, including potential blank walls. Similarly, the assessment does not include balconies, as their size, type and position are not final and will be subject to detailed design and will be reviewed as part of a future Reserved Matters Application
- 4.60 Finally, to ascertain the levels of overshadowing to the open areas of amenity, the BRE Guidelines recommend adopting the Sun Hours on Ground (SHOG) methodology.
- 4.61 Similarly to the daylight and sunlight assessments just discussed, I tested the Illustrative Scheme to gauge the potential for the public realm, podiums and roof terraces to provide adequate levels of sunlight.
- 4.62 These assessments, while inevitably simplified given the outline nature of the application, provide a fair understanding of the overall potential of the scheme from a daylight and sunlight amenity point of view.
- 4.63 Full details on the performance will need to be provided as part of future Reserved Matters Application.

POLICY CONCLUSION

- 4.64 It is clear that the Council's strategy is for the Brent Cross / Cricklewood Regeneration Area to be a major focus of new jobs and homes and where the following principles for development are established:
- "Tall Buildings" are anticipated by reference to Policy CS5; and
 - Impacts are anticipated which allow adequate daylight and sunlight for adjoining occupiers by reference to Policy DM01.
 - Adequate daylight and sunlight amenity should be provided for new occupiers by reference to Policy DM01.
- 4.65 In my experience, very few consents in such urban locations are able to strictly adhere to BRE's nationally applicable numerical targets and local authorities, as well as the Planning Inspectorate, correctly take a holistic approach to amenity that facilitates the efficient use of land.
- 4.66 As noted above, a number of the documents recommend that acceptability is established by reference to "alternative values" which can be derived from comparable typologies and circumstances. No specific alternative numerical values are provided within the BRE Guidelines or any of the other documents referenced.
- 4.67 In light of the above, in determining whether there is "sufficient" and "adequate" daylight and sunlight in neighbouring properties following completion of the Proposed Development, consideration should be given to the retained daylight and sunlight values achieved by the properties assessed.
- 4.68 As such, although there may be changes in light and values falling below strict BRE recommended targets, the retained levels will be shown to be appropriate when considered in the context of the Site's location in an Opportunity Area and Regeneration Area.

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SECTION 5

DAYLIGHT & SUNLIGHT: IMPACT ON NEIGHBOURS

5 DAYLIGHT & SUNLIGHT: IMPACT ON NEIGHBOURS

5.1 This section of my report details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

MODELLING

5.2 A three-dimensional computer model of the Proposed Development and surrounding properties was produced based on a photogrammetric survey. Where available we have included floor plans of the relevant properties and this context model has been used to carry out the technical assessments. All relevant assumptions made in producing this model can be found in Appendix 01.

SURROUNDING PROPERTIES

5.3 I have identified eight groups of residential properties which I consider to be relevant for daylight and sunlight assessment. These properties are listed below and collectively referred to as the "Assessed Properties":

- 1-11 Campion Terrace;
- Crown Terrace;
- 26-48 (odd) Cricklewood Lane - excluding 30 Cricklewood Lane;
- 1-8 Oak House;
- 1-6 Raynes Court;
- Dairyman Close;
- 1-6 Kemps Court; and
- Lansdowne Care Home.

5.4 The Assessed Properties are identified in Figure 04 overleaf. All results can be found in Appendix 03.

5.5 Since completing the technical assessments enclosed with the ES Chapter on daylight, sunlight and overshadowing (CDA.61-62) to support the 2020 planning application, we have received updated information on the layouts of neighbouring properties and have updated our context model accordingly.

5.6 Since the Secretary of State called in the application, the BRE published the new edition of 'Site layout planning for daylight and sunlight: a guide to good practice' in June 2022 (CDE.020). This replaces the 2011 version of the same guidance and is to be read in conjunction with BS EN 17037 "Daylight in buildings". A detailed review of the methodologies within the BRE Guidelines is provided in Appendix 02 which also explains some of the terminology used in this Report and defines frequently used abbreviations (e.g. VSC, NSL, APSH, etc).

5.7 The new guidelines do not change the methodology for considering impacts to neighbouring daylight and sunlight amenity or overshadowing.

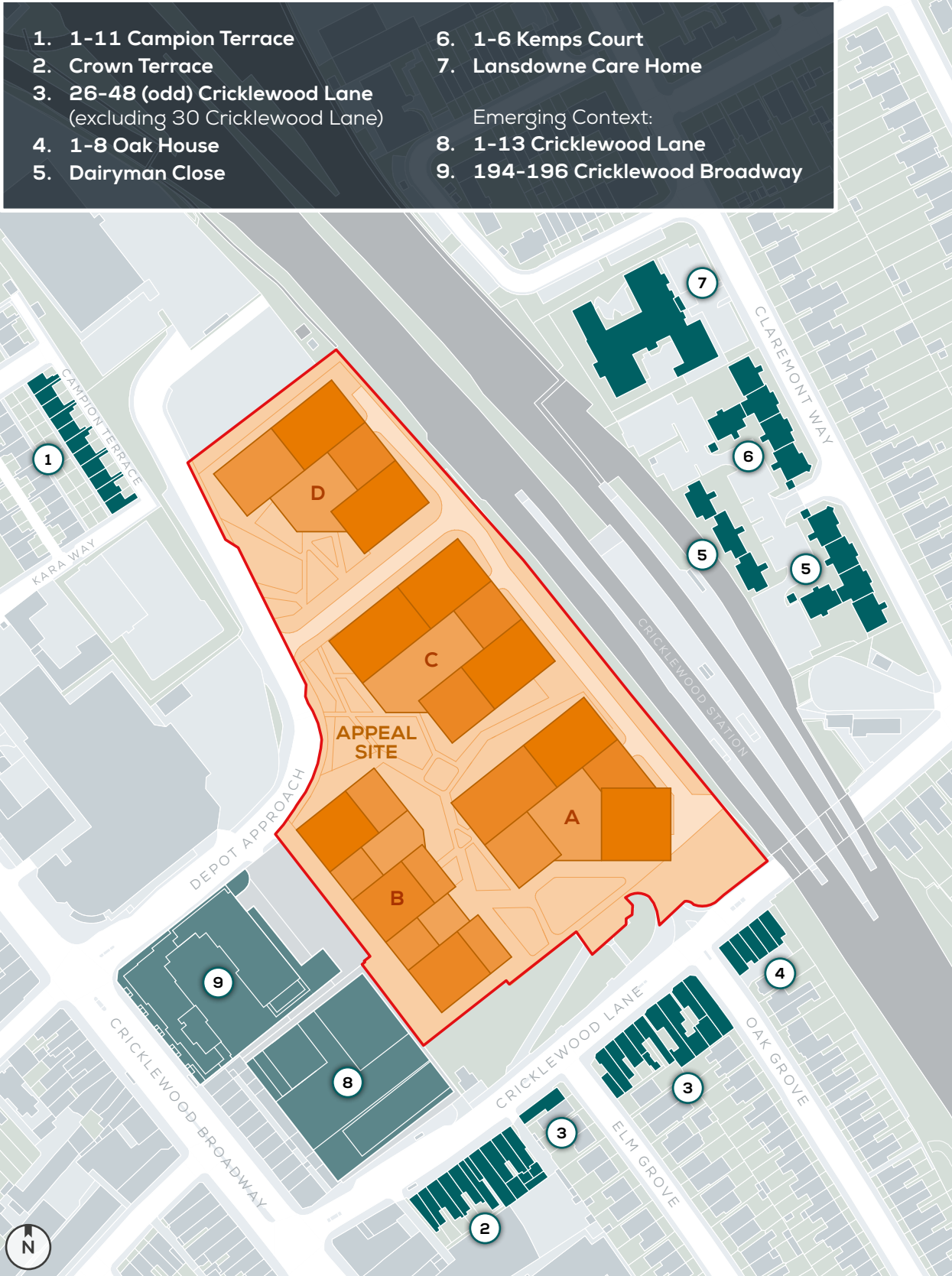


Fig. 04: Location of all Assessed Properties

Assessment Methodology

5.8 I have considered the Assessed Properties in two stages:

Stage 1 - Is there a noticeable impact on daylight and sunlight when applying BRE's guidelines?

- I test against the nationally applicable numerical targets for daylight and sunlight as outlined in the BRE Guidelines (CDE.020). Where properties, windows and rooms meet the recommended numerical targets of the BRE Guidelines, these are not discussed further.

Stage 2 - Is there adequate daylight and sunlight levels for adjoining occupiers?

- Where properties, windows and rooms do not meet the recommended numerical targets of BRE's guidelines, I examine wider material considerations to determine whether there is "adequate" daylight and sunlight levels for adjoining occupiers by reference to Policy DM01e (CDF.04).

DISCUSSION OF RESULTS

Structure of Assessment

5.9 The following properties meet the recommendations of the BRE Guidelines for daylight and sunlight (Stage 1) and have not been considered further:

- 5 and 7-11 Campion Terrace;
- Crown Terrace; and
- 1-6 Kemps Court.

5.10 With the view to streamlining my Report and directing the Secretary of State to the most relevant properties, I have identified properties which experience very minor reductions in VSC and/or NSL. In addition, they either meet BRE's recommendations for sunlight or do not have windows within 90-degrees of due south and are therefore not relevant for assessment. Given the minor and isolated nature of the impact to VSC and/or NSL and the compliance with BRE's sunlight recommendations, I have not considered the following properties further:

- 4 and 6 Campion Terrace;
- 32 Cricklewood Lane; and
- 1-6 Raynes Court.

5.11 The remaining properties are set out below and identified on the window map at Figure 05 overleaf. Again, to streamline the Report, they have been assessed in the following groups:

- 1-3 Campion Terrace;
- 26-28 Cricklewood Lane;
- 34-40 Cricklewood Lane;
- 42-48 Cricklewood Lane;
- Dairyman Close;
- Oak House; and
- Lansdowne Care Centre.

- | | |
|---------------------------|---------------------------------|
| 1. 1-3 Campion Terrace | 6. Oak House |
| 2. 26-28 Cricklewood Lane | 7. Lansdowne Care Home |
| 3. 34-40 Cricklewood Lane | Emerging Context: |
| 4. 42-48 Cricklewood Lane | 8. 1-13 Cricklewood Lane |
| 5. Dairyman Close | 9. 194-196 Cricklewood Broadway |

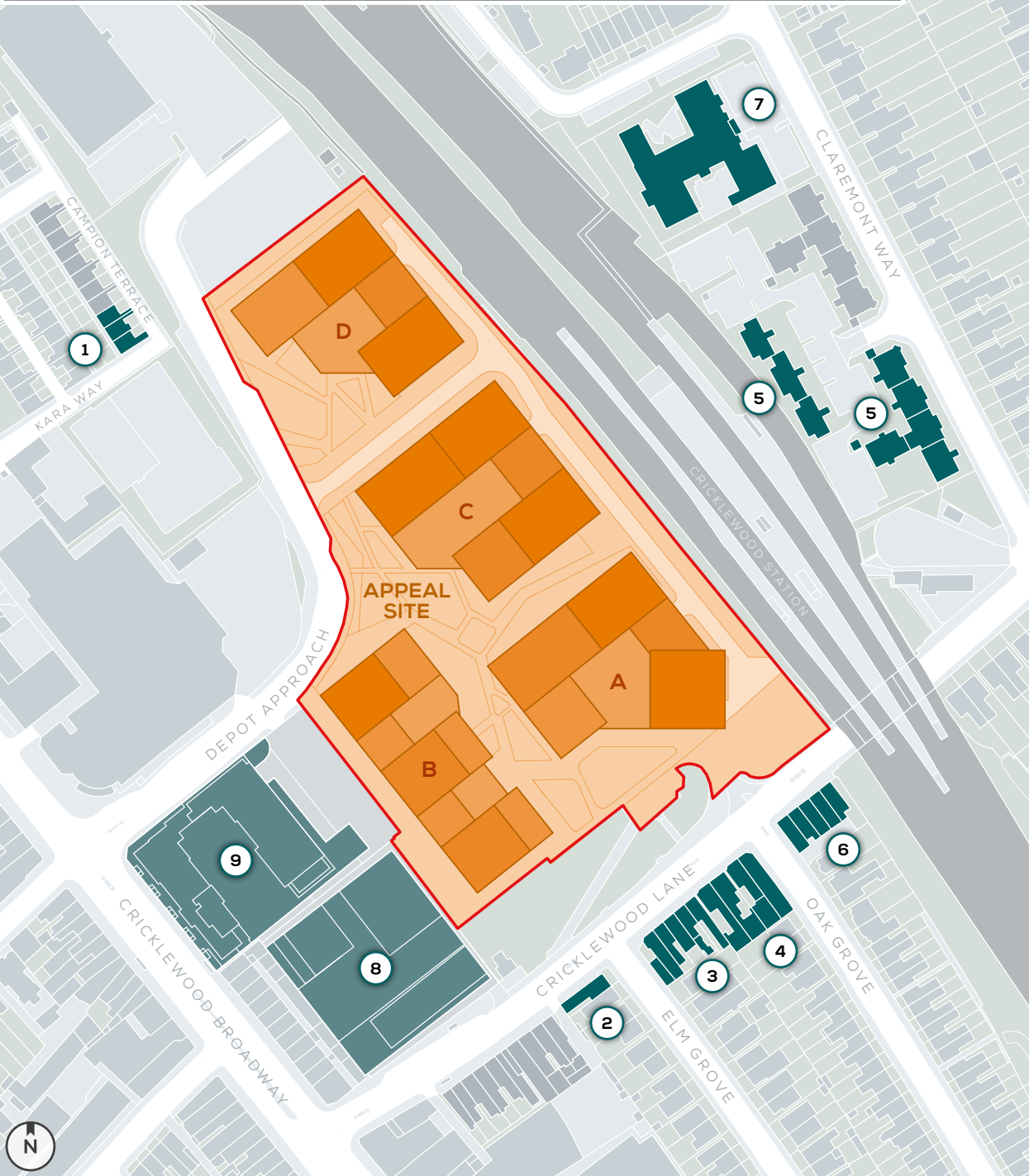


Fig. 05: Location of properties to be discussed in detail

- 5.12 In order to establish whether the Appeal Scheme will allow for “adequate” daylight and sunlight levels for adjoining occupiers (Stage 2) as required by Policy DM01 of the Development Management Policies DPD 2012, I have examined other material considerations such as but not restricted to:
- 1 If the change in daylight (NSL) is to a bedroom; this is “less important” in accordance with paragraph 2.2.10 of the BRE Guidelines;
 - 2 If architectural features (e.g. balconies or protruding side returns) exist which would restrict daylight or sunlight to rooms lit by windows beneath them in accordance with paragraph 2.2.14 of the BRE Guidelines;
 - 3 If the retained VSC values are in excess of 20% are therefore considered to be “reasonably good” by reference to the appeal decision for Goldsworth Road, Woking¹⁴.

14 PINS Ref: APP/A3655/W/21/3276474 para 35

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5.1 1-3 CAMPION TERRACE

5.1.1 The three houses at 1-3 Campion Terrace have rear windows which face towards the Site. While I have not been able to obtain accurate floor layouts of the three dwellings, I have assumed that the rear facing windows at ground floor serve main living spaces such as kitchens / dining rooms and the rear facing windows at first floor serve bedrooms. Across the three properties, there are 15 windows serving 12 rooms.

Stage 1 - Is there a noticeable impact on daylight and sunlight when applying BRE's guidelines?

5.1.2 All three properties meet BRE's recommendations for annual and winter sunlight which is not discuss further. My assessment therefore focuses on daylight amenity only.

VSC	No. of Windows	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	15	12	2	2	0

NSL	No. of Rooms	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	12	10	1	1	0

Stage 2 - Is there adequate daylight and sunlight levels for adjoining occupiers?

VSC

5.1.3 One of the four windows which do not meet the BRE's recommendations for VSC is located at 1 Campion Terrace while the remaining three windows are located at 2 Campion Terrace.

5.1.4 The affected window at 1 Campion Terrace experiences a percentage reduction in VSC of 23.6% and retains 26.8%, just marginally below the BRE's (nationally applicable) recommended target of 27%

5.1.5 At 2 Campion Terrace, the windows experience a percentage reduction in VSC of between 28.8-33%. Two of the three windows (W1/F00 and W2/F00) are located beneath a projecting overhang which restricts the receipt of daylight. The third window (W3/F00) is located alongside the single storey projection located between 2 and 3 Campion Terrace.

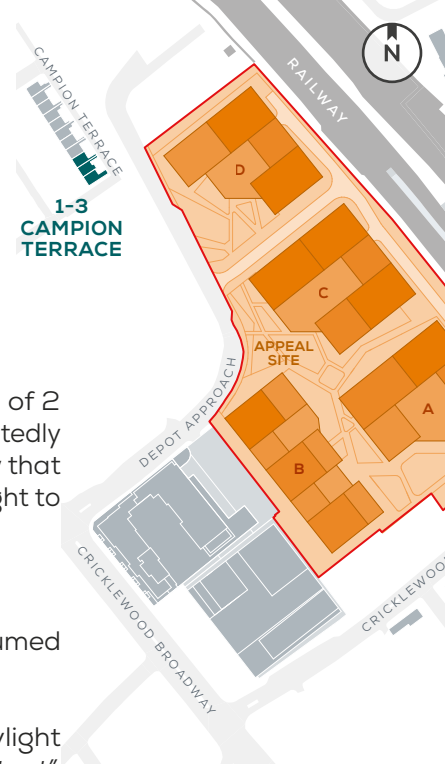
5.1.6 The BRE Guidelines recognise that such features restrict the receipt of daylight:

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight."¹⁵

"A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above."¹⁶

15 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 16 para 2.2.13

16 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 16 para 2.2.14



5.1.7 It is also relevant to consider the existing dense foliage in the rear garden of 2 Campion Terrace. The quality of light within the ground floor room would undoubtedly be driven by the proximity of the large / mature trees and foliage. It is my view that the Proposed Development is unlikely to result in a noticeable change in daylight to this property because of this planting.

NSL

5.1.8 The two rooms which fall short of the BRE's recommendation for NSL are assumed bedrooms at the first floor of 1 Campion Terrace and 3 Campion Terrace.

5.1.9 The BRE Guidelines outline at paragraph 2.2.10 that when considering daylight distribution *"bedrooms should also be analysed although they are less important"*. Given the primary use of the bedroom is for sleeping, they will have a lesser requirement for natural light.

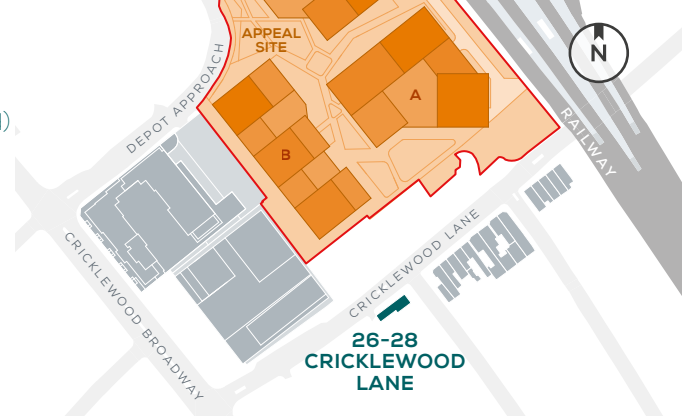
Summary

5.1.10 In consideration of the above factors, although the nationally applicable numerical targets are not met in relation to daylight, I consider that the Proposed Development provides *"adequate"* daylight levels for adjoining occupiers as required Policy DM01 of the Development Management Policies DPD 2012.



Fig. 06: Trees to the rear of 2 Campion Terrace





5.2 26-28 CRICKLEWOOD LANE

5.2.1 Residential accommodation exists on the upper floors of 26-28 Cricklewood Lane. The ground floor area serves a public house / restaurant. I have not been able to obtain accurate floor layouts of the residential accommodation and have therefore assumed the internal configuration. There are four windows serving four assumed rooms.

Stage 1 - Is there a noticeable impact on daylight and sunlight when applying BRE's guidelines?

5.2.2 All windows meet the BRE's recommendations for daylight to the window (VSC) and annual and winter sunlight which are not discuss further. My assessment therefore focuses on daylight to the room (NSL) only.

VSC	No. of Windows	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	8	8	0	0	0

NSL	No. of Rooms	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	4	3	0	1	0

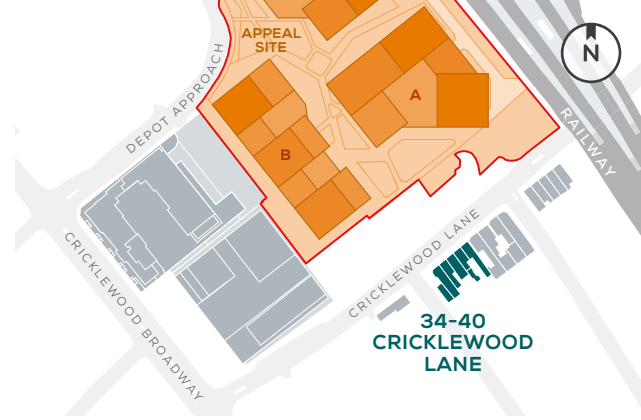
APSH	No. of Windows	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	4	4	0	0	0

Stage 2 - Is there adequate daylight and sunlight levels for adjoining occupiers?

5.2.3 One room experiences a moderate adverse impact but retains a view of the sky from over 61% of the room.

Summary

5.2.4 In consideration of the above factors, although the nationally applicable numerical targets are not met in relation to daylight, I consider that the Proposed Development provides "adequate" daylight levels for adjoining occupiers as required Policy DM01 of the Development Management Policies DPD 2012.



5.3 34-40 CRICKLEWOOD LANE

5.3.1 34-40 Cricklewood Lane is a terrace of mixed use properties with commercial uses on the ground floor and residential accommodation at first floor. I have not been able to obtain accurate floor layouts of the residential accommodation and have therefore assumed the internal configuration. There are 12 windows serving 12 assumed rooms.

Stage 1 - Is there a noticeable impact on daylight and sunlight when applying BRE's guidelines?

5.3.2 The windows are not located within 90-degrees of due south. My assessment therefore focuses on daylight to the window (VSC) and daylight to the room (NSL) only.

VSC	No. of Windows	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	12	0	12	0	0

NSL	No. of Rooms	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	12	7	1	4	0

Stage 2 - Is there adequate daylight and sunlight levels for adjoining occupiers?

VSC

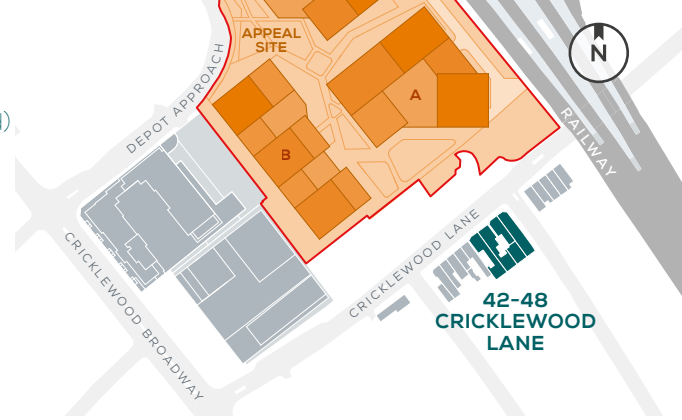
- 5.3.3 As outlined earlier in my Report above, in determining whether there is "sufficient" and "adequate" daylight in neighbouring properties following completion of the Proposed Development, consideration should be given to retained of the daylight and sunlight values achieved by the properties assessed.
- 5.3.4 All impacted windows will retain at least 23.7% VSC which is an excellent level of VSC for an urban area and just below the BRE's (nationally applicable) recommended target of 27%. This is also well in excess of what the Planning Inspectorate have historically considered to be reasonably good for an urban area.

NSL

- 5.3.5 In terms of NSL, one room at first floor experiences a very minor reduction of 22.9% and retains a view of the sky from c.75% of the room. The rooms at second floor will experience moderate reductions in NSL ranging from 32.4-39.5%. The rooms will however retain daylight distribution of between c.55-64% within the room i.e. the rooms will continue to have a view of the sky from over half the room.

Summary

- 5.3.6 In consideration of the above factors, although the nationally applicable numerical targets are not met in relation to daylight, I consider that the Proposed Development provides "adequate" daylight levels for adjoining occupiers as required Policy DM01 of the Development Management Policies DPD 2012.



5.4 42-48 CRICKLEWOOD LANE

5.4.1 42-48 Cricklewood Lane is a terrace of mixed use properties with commercial uses on the ground floor and residential accommodation at first floor. I have not been able to obtain accurate floor layouts of the residential accommodation and have therefore assumed the internal configuration. There are 31 windows serving 18 assumed rooms.

Stage 1 - Is there a noticeable impact on daylight and sunlight when applying BRE's guidelines?

5.4.2 The windows which are oriented within 90-degrees of due south will meet the recommendations of the BRE Guidelines for annual and winter sunlight. My assessment therefore focuses on daylight to the window (VSC) and daylight to the room (NSL) only.

VSC	No. of Windows	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	20	15	11	5	0

NSL	No. of Rooms	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	18	11	2	2	3

APSH	No. of Windows	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	6	6	0	0	0

Stage 2 - Is there adequate daylight and sunlight levels for adjoining occupiers?

VSC

5.4.3 All impacted windows will retain at least 18.9% VSC which is in line with what the Planning Inspectorate deem to be reasonably good for an urban area. The majority of impacted windows will have a VSC value in excess of 22%.

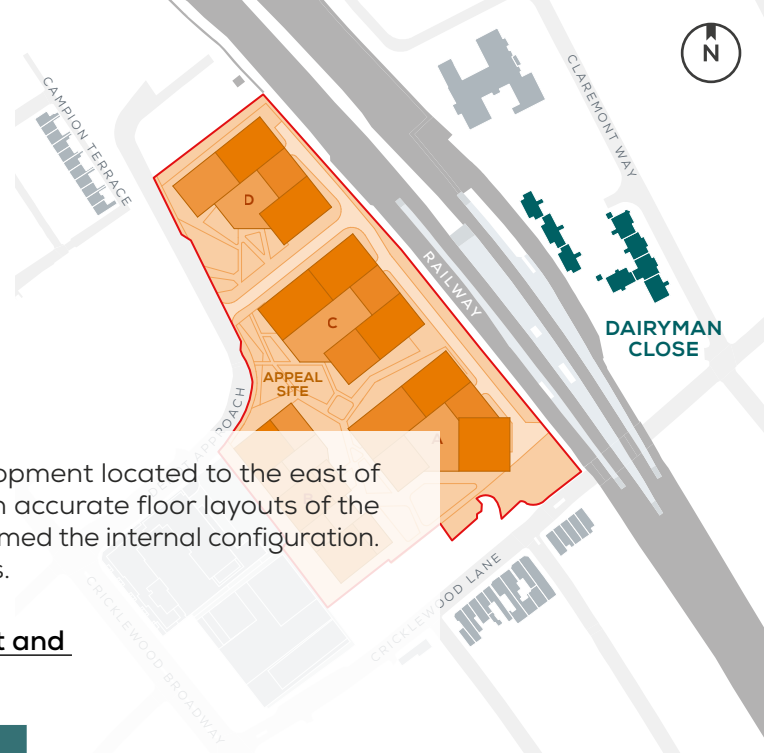
NSL

5.4.4 In terms of NSL, four rooms at first floor experience minor and moderate reductions of between 22.6-36.2% but retain a view of the sky from between 64-74.5% of the room.

5.4.5 The rooms at second floor (which appear to be bedrooms) will experience major percentage reductions in NSL ranging from 44-62%. The BRE Guidelines outline at paragraph 2.2.10 that when considering daylight distribution "bedrooms should also be analysed although they are less important". Given the primary use of the bedroom is for sleeping, they will have a lesser requirement for natural light.

Summary

5.4.6 In consideration of the above factors, although the nationally applicable numerical targets are not met in relation to daylight, I consider that the Proposed Development provides "adequate" daylight levels for adjoining occupiers as required Policy DM01 of the Development Management Policies DPD 2012.



5.5 DAIRYMAN CLOSE

5.5.1 Dairyman Close is a three storey residential development located to the east of Cricklewood Station. I have not been able to obtain accurate floor layouts of the residential accommodation and have therefore assumed the internal configuration. There are 168 windows serving 168 assumed rooms.

Stage 1 - Is there a noticeable impact on daylight and sunlight when applying BRE's guidelines?

VSC	No. of Windows	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	168	108	11	47	2

NSL	No. of Rooms	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	168	146	15	6	1

APSH	No. of Windows	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	141	130	0	0	11

Stage 2 - Is there adequate daylight and sunlight levels for adjoining occupiers?

VSC

5.5.2 All impacted windows will retain over 20% VSC which is in line with what the Planning Inspectorate have historically considered to be reasonably good for an urban area.

NSL

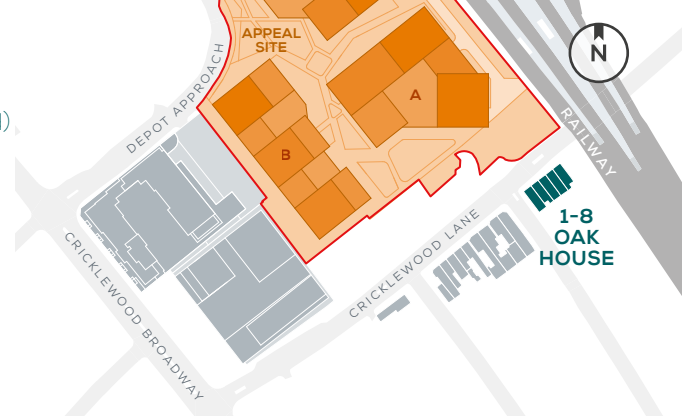
5.5.3 Of the 22 rooms which fall short of the BRE's recommendations, 15 experience minor percentage reductions of between 20.0-27.6%. The remaining seven experience moderate and major percentage reductions but retain a view of the sky from between c.57-70%.

APSH

5.5.4 The 11 windows which fall short of the BRE's recommendations will continue to have annual sunlight levels in excess of the BRE's recommendations. It is only against the winter sunlight target that a shortfall occurs. The expectation of winter sunlight should be considered in the context of the urban grain in this location and the relationship with the neighbouring buildings. In light of this, it is often very difficult to be compliant with the winter sunlight test given the character of the area and position of the sun in the sky during this period.

Summary

5.5.5 In consideration of the above factors, although the nationally applicable numerical targets are not met in relation to daylight and sunlight, I consider that the Proposed Development provides "adequate" daylight and sunlight levels for adjoining occupiers as required Policy DM01 of the Development Management Policies DPD 2012.



5.6 1-8 OAK HOUSE

5.6.1 1-8 Oak House is residential accommodation above commercial units at 50-56 Cricklewood Lane. I have obtained accurate floor layouts of the residential accommodation and incorporated this in to the context model. There are 24 windows serving 16 rooms.

Stage 1 - Is there a noticeable impact on daylight and sunlight when applying BRE's guidelines?

5.6.2 The windows are not located within 90-degrees of due south and are not therefore relevant for sunlight assessment. The rooms will meet the BRE's recommendations for daylight to the room (NSL). My assessment therefore focuses on daylight to the window (VSC).

VSC	No. of Windows	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	24	2	13	9	0

NSL	No. of Rooms	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	16	16	0	0	0

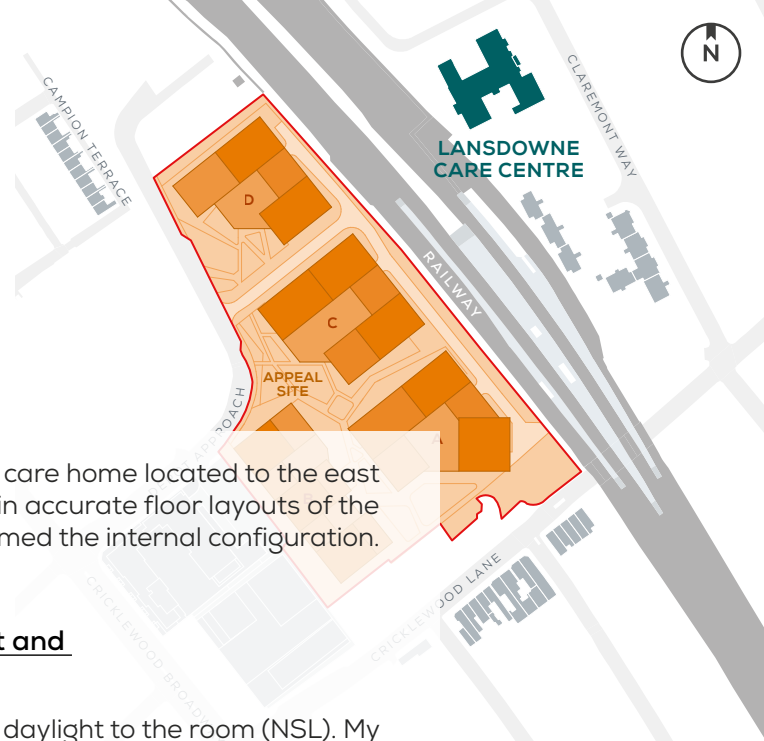
Stage 2 - Is there adequate daylight and sunlight levels for adjoining occupiers?

VSC

5.6.3 All impacted windows will retain at least c.24% VSC which is an excellent level of VSC for an urban area and just below the BRE's (nationally applicable) recommended target of 27%. This is also well in excess of what the Planning Inspectorate have historically considered to be reasonably good for an urban area.

Summary

5.6.4 In consideration of the above factors, although the nationally applicable numerical targets are not met in relation to daylight, I consider that the Proposed Development provides "adequate" daylight levels for adjoining occupiers as required Policy DM01 of the Development Management Policies DPD 2012.



5.7 LANSDOWNE CARE CENTRE

5.7.1 Lansdowne Care Centre is a three storey residential care home located to the east of Cricklewood Station. I have not been able to obtain accurate floor layouts of the residential accommodation and have therefore assumed the internal configuration. There are 61 windows serving 59 assumed rooms.

Stage 1 - Is there a noticeable impact on daylight and sunlight when applying BRE's guidelines?

5.7.2 The rooms will meet the BRE's recommendations for daylight to the room (NSL). My assessment therefore focuses on daylight to the window (VSC) and sunlight (APSH).

VSC	No. of Windows	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	61	49	8	4	0

NSL	No. of Rooms	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	59	59	0	0	0

APSH	No. of Windows	BRE Compliant	+20-30% Reduction	+30-40% Reduction	+40% Reduction
	60	56	0	0	4

Stage 2 - Is there adequate daylight and sunlight levels for adjoining occupiers?

VSC

5.7.3 All impacted windows will retain at least c.19% VSC which is in line with what the Planning Inspectorate deem to be reasonably good for an urban area. The majority of impacted windows will have a VSC value in excess of 23%.

APSH

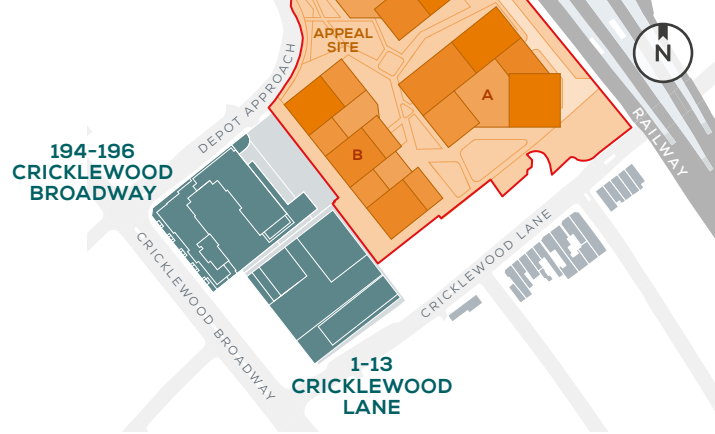
5.7.4 The four windows which fall short of the BRE's recommendations will continue to have annual sunlight levels in excess of the BRE's recommendations. It is only against the winter sunlight target that a shortfall occurs. The expectation of winter sunlight should be considered in the context of the urban grain in this location and the relationship with the neighbouring buildings. In light of this, it is often very difficult to be compliant with the winter sunlight test given the character of the area and position of the sun in the sky during this period.

Summary

5.7.5 In consideration of the above factors, although the nationally applicable numerical targets are not met in relation to daylight and sunlight, I consider that the Proposed Development provides "adequate" daylight and sunlight levels for adjoining occupiers as required Policy DM01 of the Development Management Policies DPD 2012.

5.8 IMPACTS TO EMERGING NEIGHBOURING PROPERTIES

- 5.8.1 In addition to considering the impact of the Proposed Development on the daylight and sunlight amenity of existing neighbouring properties, it is also important to consider the effect on emerging schemes. As outlined in Section 03, two sites to the immediate south west of the Appeal Site benefit from planning permission. Both are residential-led developments and share a boundary with the Appeal Site. The consented developments are detailed below:
- 1 1-13 Cricklewood Lane (LBB Ref: 18/6353/FUL)
 - 2 194 -196 Cricklewood Broadway (LBB Ref: 17/0233/FUL, as amended by 19/5339/NMA). The development is currently under construction.
- 5.8.2 It is worth noting that the residential components of both schemes were considered by reference to the BRE Guidelines 2011 and the proposed units were assessed against the now withdrawn Average Daylight Factor (ADF) methodology. In order to understand the daylight impact to these developments and provide a clear comparison between the approved and proposed values, I have used the ADF methodology in addition to the Vertical Sky Component and No Sky Line in this instance.
- 5.8.3 The Consented Developments (orange) and Proposed Developments (blue) are illustrated in Figure 07 overleaf.
- 5.8.4 With the view to streamlining my report and directing the inquiry to the most relevant parts of the neighbouring properties, I have identified the properties which fall within the following criteria as retaining very good levels of daylight and do not require further examination:
- Rooms which meet the BRE's recommendations for VSC and NSL;
 - Rooms which meet or exceed the minimum recommended ADF value for that particular room use; and
 - LKDs or Studios which meet or exceed 1.5% ADF which is the minimum recommended ADF for a living room.
- 5.8.5 In 1-13 Cricklewood Lane, 139 of the 171 rooms assessed (81%) fall within these categories. For Cricklewood Broadway, 74 of the 90 rooms assessed (80%) fall within these categories.
- 5.8.6 When we consider the remaining rooms in both properties, our analysis confirms that one or more of the following considerations apply:
- The rooms will have a 0.1-0.2% shortfall from the minimum recommended ADF value for that particular room use, which we consider to be acceptable given the urban environment and policy allocation for the Site;
 - An overhanging balcony exists which restricts daylight to rooms lit by windows beneath them;
 - The rooms are positioned immediately on the boundary line and thus place an unfair burden on the Proposed Development; and
 - The post-development retained ADF values are commensurate with other unaffected rooms within the building with the same use on the same floor.



Cumulative Effects

- 5.8.7 The ES chapter prepared for the 2020 planning application also included a Cumulative Scenario assessing the combined effect of the Proposed Development and the two emerging schemes at 1-13 Cricklewood Lane and 194-196 Cricklewood Broadway.
- 5.8.8 Owing to the position of the schemes in relation to each other and to the existing neighbours, the effects of these three schemes mainly occur to different properties and the cumulative interactive effects are generally isolated and minor. Therefore, while I have appended the full results of the cumulative assessment within Appendix 03, any isolated cumulative impact would not alter my conclusion that the Appeal Scheme is acceptable in terms of its effect on neighbouring properties.

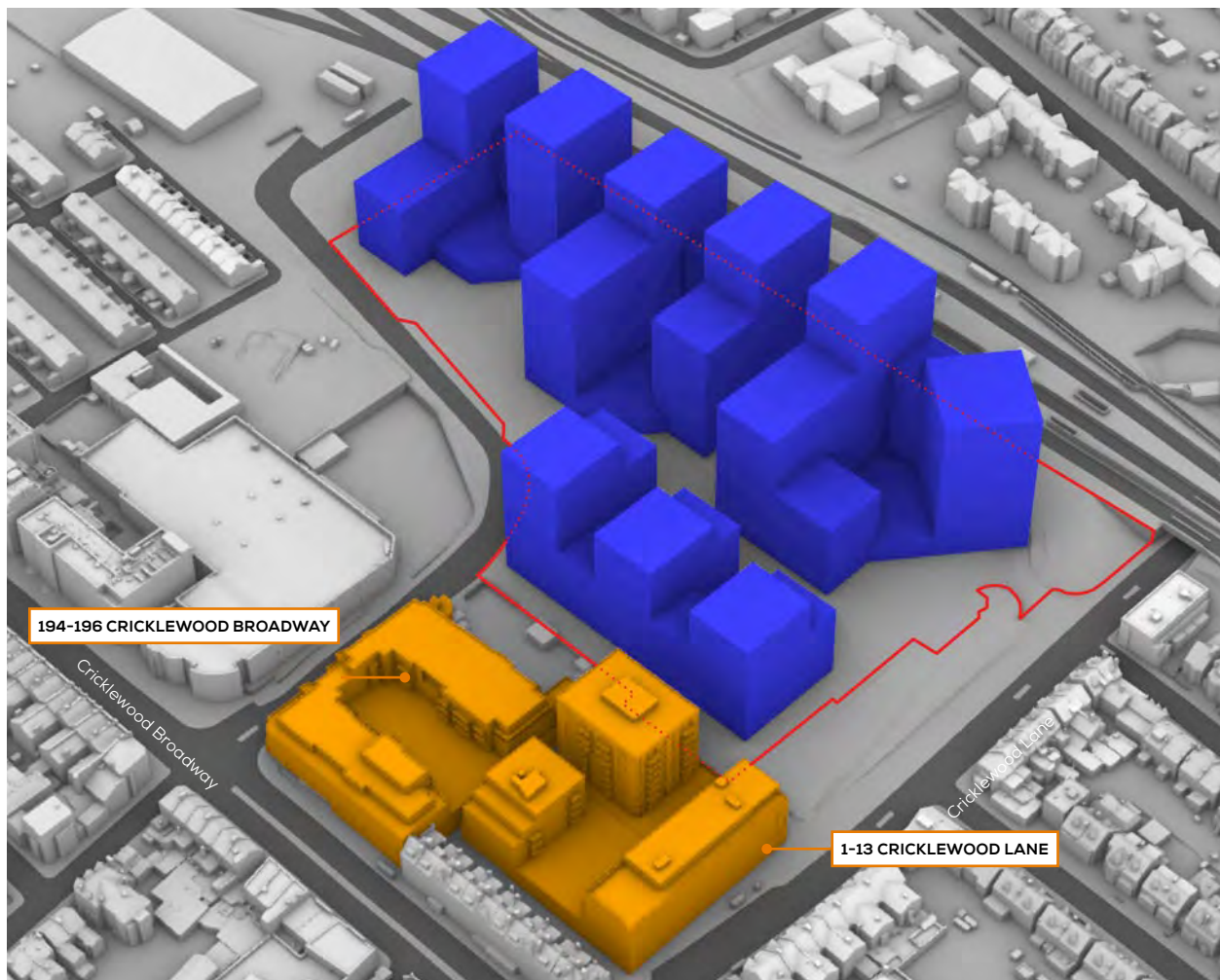


Fig. 07: The Proposed Development and neighbouring consented developments

5.9 CONCLUSION ON IMPACTS TO NEIGHBOURING PROPERTIES

- 5.9.1 As set out fully within my Report, following the 2 stage assessment outlined above, it is my opinion, that the Proposed Development has an acceptable effect upon neighbouring properties.
- 5.9.2 The daylight and sunlight effects of the Appeal Scheme are reflective and, in my experience, expected of an urban location where there is an identified and planned requirement for transformation. From my experience, the impact arising from the Appeal Scheme is entirely proportional to what can be expected in an Opportunity Area where change and redevelopment is not only anticipated but encouraged.
- 5.9.3 The implementation of the Proposed Development provides “adequate” daylight and sunlight levels for adjoining occupiers by reference to Policy DM01e (CDF.04).

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SECTION 6

**DAYLIGHT & SUNLIGHT:
AMENITY WITHIN THE
PROPOSED DEVELOPMENT**

6 DAYLIGHT & SUNLIGHT: AMENITY WITHIN THE PROPOSED DEVELOPMENT

6.1 This section of my Report details the daylight and sunlight levels within the Proposed Development.

MODELLING AND APPROACH

6.2 To undertake the daylight and sunlight assessments set out in the previous pages, we have prepared a three dimensional computer model and used specialist lighting simulation software. The three dimensional representation of the Illustrative Scheme has been provided by EPR Architects. This has been placed in the context of its surrounding buildings which have been modelled from photogrammetry.

6.3 This allows for a precise model, which in turn ensures that the analyses accurately represents the amount of daylight and sunlight available to the building façades, internal and external spaces considering all of the surrounding obstructions and orientation.

6.4 The two consented schemes located next to the Development Site (1-13 Cricklewood and 194 -196 Cricklewood Broadway) have been considered as part of the context to reflect a worst-case scenario in terms of surrounding obstruction.

6.5 The assessed scenario is identified in Figure 08 overleaf. All results can be found in Appendices 06.

6.6 Since completing the technical assessments submitted to support the 2020 planning application, the BRE published the new edition of 'Site layout planning for daylight and sunlight: a guide to good practice' in June 2022. This replaces the 2011 version of the same guidance and is to be read in conjunction with BS EN 17037 "Daylight in buildings". A detailed review of the methodologies within the BRE Guidelines is provided in Appendix 02 which also explains some of the terminology used in this Report and defines frequently used abbreviations (e.g. VSC, SHOG etc).

6.7 The new guidelines do not change the methodology for considering daylight potential nor overshadowing to proposed open spaces.

6.8 The methodology originally used for assessing sunlight (APSH) has been superseded. The updated recommendations suggest that an assessment of Solar Exposure is undertaken on 21st March and so I have updated the analysis accordingly.

Daylight

6.9 In order to understand the levels of daylight potential within the proposed massing, VSC facade assessments have been undertaken on all façades within the Illustrative Scheme, from podium level upwards. The façades are split into squares approximately one metre wide and one storey high, the colour of which represents the VSC value achieved at that location.

6.10 The VSC studies' principal use should be as a starting point for establishing the potential for good levels of daylight to be achieved at detailed design stage. The VSC is a very simple test and good levels of daylight can still be found in rooms with low levels of VSC provided the future designs are brought forward with daylight in mind and any areas with lower daylight potential are mitigated successfully.

6.11 Any future reserved matters applications (RMAs) submitted for a residential building will be accompanied by a report setting out how the design has been brought forward to enhance natural light and the final levels of daylight achieved (as determined by the applicable detailed methodology).

Sunlight

6.12 Solar Exposure assessments have been undertaken on the façades of the residential elements on the equinox. These are presented through false-coloured facade maps similar to those used for the VSC assessments.

6.13 These show the Sunlight Exposure value that a window in that location would enjoy. As the detailed assessment is meant to be undertaken on the inside face of the window aperture, the levels shown in the diagrams do not account for the shading effect of the window reveals. Therefore, a degree of reduction is expected once these are factored in as part of a detailed assessment.

6.14 Similarly, balconies would also reduce the sunlight levels available to the windows set below them.

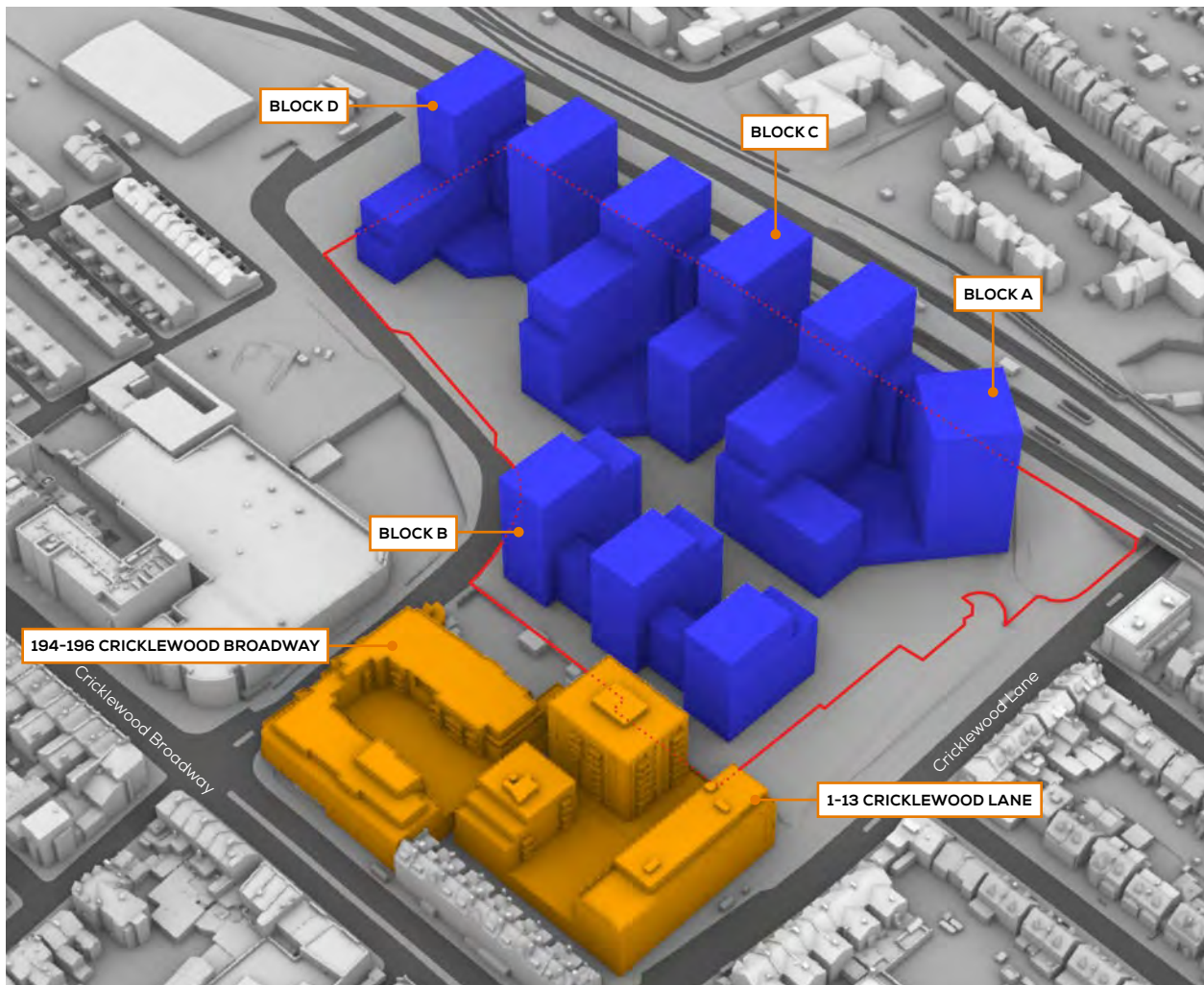


Fig. 08: The Proposed Development (Illustrative) and neighbouring consented developments





- 6.15 Any future RMAs submitted for a residential building will be accompanied by a report setting out how the design has been brought forward to enhance natural light and the final levels of daylight achieved (as determined by the applicable detailed methodology).

Overshadowing

- 6.16 To illustrate the sunlight availability within the proposed areas of outdoor public and communal amenity throughout the year, assessments of Sun Hours on Ground and Sun Exposure assessments have been undertaken.
- 6.17 The results of the Sun Hours on Ground assessment are presented showing the areas which receive direct sunlight for two hours or more on the equinox. The BRE recommend that at least 50% of each area should receive such levels of sunlight.
- 6.18 Additional Sun Exposure assessments are presented showing the number of hours of sunlight in all the areas within the Illustrative Scheme both on the equinox and summer solstice.
- 6.19 Again, it is noted that these consider the Illustrative Scheme and so, should a detailed design emerge which could alter the findings of these assessments significantly, the relevant RMA would be supported by an updated overshadowing assessment.

DAYLIGHT

- 6.20 Appendix 05 illustrates the full VSC results available on the residential façades.
- 6.21 A breakdown is provided below, grouped according to the banding provided within the BRE Guidelines (CDE.020) at paragraph 2.1.6¹⁷.

VSC (%) LEVELS	FACADE AREA (%)	COLOUR
0 ≤ VSC < 5	0.5%	
5 ≤ VSC < 15	10.5%	
15 ≤ VSC < 27	27.3%	
VSC ≥ 27	61.7%	

- 6.22 The results of the assessments show that good levels of daylight potential are generally seen, with 61.7% of the facade area seeing VSC levels in excess of 27%. In these areas, as stated in the BRE Guidance, a conventional window design will generally lead to good levels of daylight indoors.
- 6.23 An additional 27.3% of the facade area sees at least 15% VSC which means that good levels of daylight are easily achievable, provided that larger windows are specified. It follows that the vast majority of the façades (89%) perform well and so, overall, good levels of light can be expected at detailed design stage.
- 6.24 Even in these areas of good or relatively good daylight potential, particular attention should be paid to the location of balconies, as these inherently reduce the amount of light reaching the windows below (if projecting) or behind them (if recessed).
- 6.25 The provision of private amenity space, however, is an important planning requirement and it is considered to offset the reduced daylight and sunlight amenity it causes. This is a common trade-off of different types of amenity (private amenity space v daylight and sunlight amenity) which is generally deemed acceptable across London, particularly in flatted accommodation.
- 6.26 Lower daylight availability (between 5% and 15% VSC) can be seen in isolated locations, accounting for only 10.5% of the facade area. In these locations, according to the BRE Guidelines (CDE.020), it is *“very difficult to provide adequate daylight unless very large windows are used”*.
- 6.27 This levels occur predominantly in the inner corners and on the lower-rise linking blocks, as can be expected of any courtyard arrangement.
- 6.28 Based on my experience, such levels of daylight are not uncommon within urban environments and generally unavoidable within dense developments of this scale and size.
- 6.29 While these levels of daylight are not ideal, habitable rooms could still achieve the recommended levels of daylight, provided apertures and layouts are designed accordingly.

¹⁷ Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 9 para 2.1.6

- 6.30 Where possible, however, these portions of the facade are best used to accommodate secondary windows, or rooms without an expectation for daylight, such as circulation spaces, shared facilities, cores, bathrooms and so on.
- 6.31 Where providing residential accommodation in these areas is unavoidable for the overall buildability and efficiency of the scheme not to be compromised, a careful detailed design of the internal layouts and elevations would be advisable to mitigate the lower access to daylight.
- 6.32 In general, there are a number of strategies available to mitigate these isolated areas with low daylight potential, the most relevant of which are summarised below:
- maximising the fenestration would allow greater daylight ingress into the rooms;
 - shallow layouts would allow for more uniform light distribution within the rooms;
 - balconies should be avoided or located so as not to obstruct living areas; and
 - higher floor to ceilings (and therefore window heads), facilitate the penetration of light deeper into the rooms.
- 6.33 It is also important to note that dual-aspect rooms partly located behind obstructed facade areas can easily achieve acceptable daylight levels, provided at least one window has greater access to daylight. This window should be generous in size and not obstructed by a balcony;
- 6.34 Finally, only a negligible proportion of the facade area (<1%) would receive VSC levels <5%, which the BRE Guidance defines as those areas where it is *"often impossible to achieve reasonable daylight"*.
- 6.35 Given the limited proportion of facade area seeing VSC levels in this category, it should be easy for the detailed design to avoid locating main windows in these areas.
- 6.36 The ring chart provided in Figure 09 helps visualise the VSC distribution across the façades, split in the four groups identified in the previous paragraphs.
- 6.37 In the following paragraphs, I will focus my attention on the small proportion (c. 11%) of the facade area seeing levels of light below 15% and discuss potential mitigating design strategies.
- 6.38 It is unlikely that any living area provided in these locations would achieve the daylight levels recommended within the BRE Guidelines (CDE.020).
- 6.39 However, as previously discussed, bedrooms can be designed in these locations that would achieve adequate daylight levels.
- 6.40 Therefore, a sensitive design strategy would be aimed at minimising the number of living spaces provided in these facade areas.
- 6.41 Ultimately, there will be a number of additional considerations that the final design will need to balance with the access to daylight and sunlight such as noise, overheating and privacy. Therefore, a detailed daylight and sunlight report will accompany future RMAs setting out how the design has been brought forward to enhance natural light compatibly with other design considerations, and the final performance achieved.

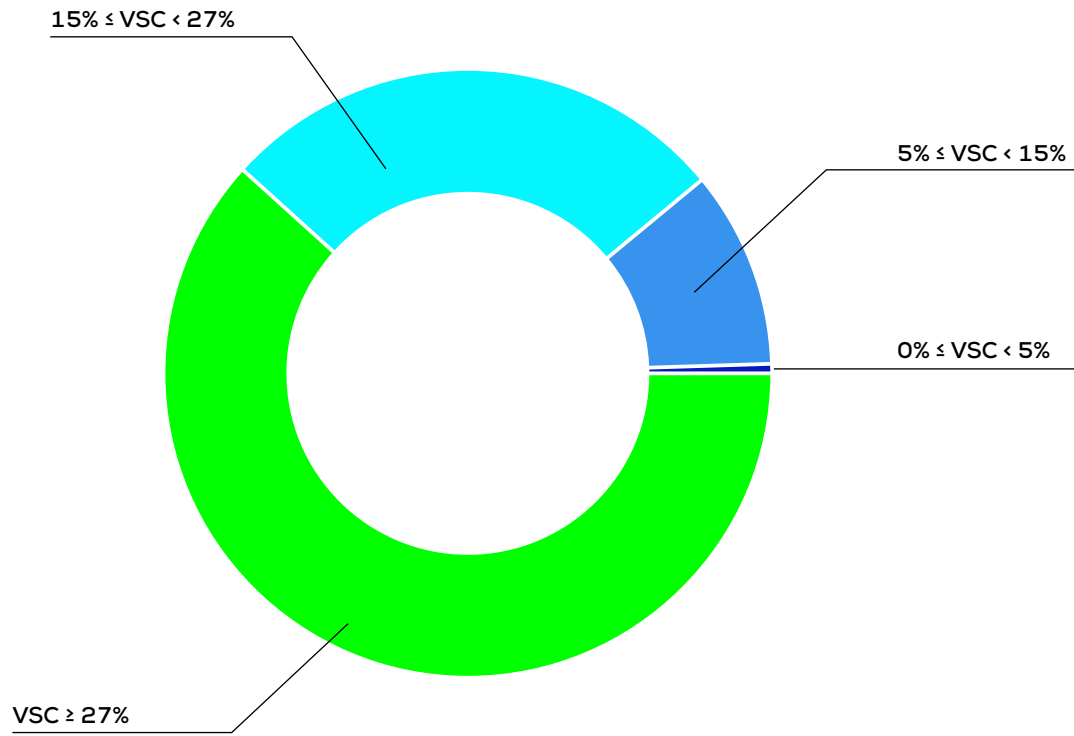
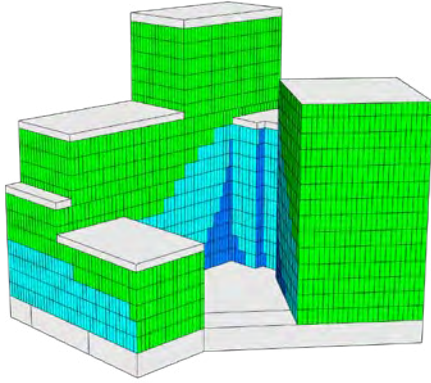


Fig. 09: Daylight Potential (VSC) distribution

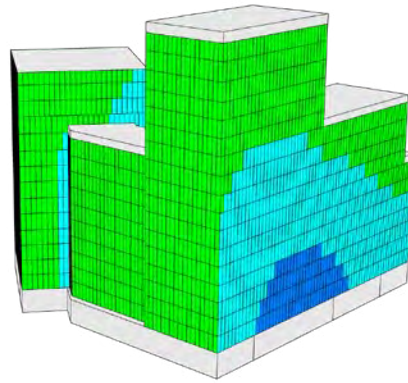
Block A

- 6.42 As illustrated in Figure 10, the areas seeing lower VSC levels than 15% are mainly located in close proximity to the inner courtyard corners and in a small area of the north-west elevation, towards Block C.
- 6.43 The north-west facing area (view 2) extends for only four storeys above podium level and progressively reduces in size, so it is reasonable to assume that only a limited number living spaces would end up being located here.
- 6.44 When looking within the courtyard (views 1 and 3), there are some areas receiving little daylight closer to the corners. These areas should be preferentially used to provide windows to the cores or for secondary bedrooms and bathrooms.
- 6.45 The area where lower levels of light occur the farthest from the courtyard corners is the podium level of A2 and A3. It is reasonable to assume that this area may also contain some shared amenities, as well communal circulation for residents to access to the podium, which will inherently reduce the number of residential units located in at this level.
- 6.46 With the exception of the lowest few levels, the area of lower potential extends for only a few metres from the corners and so will realistically accommodate one or two windows as most (which should ideally be bedrooms).
- 6.47 The A1/A2 link block is quite shallow (11.5 - 14 metres) and given its configuration it is reasonable to assume that through aspect units will be placed here, accessible from the cores of A1 and A2, respectively. Given the exceptionally high levels of light available towards the railway line, units could be designed with adequately daylight bedrooms facing into the courtyard and very good levels of light available on the opposite elevation.
- 6.48 Finally, the entirety of the A4 facade looking into the courtyard will fall within the 5% to 15% VSC category (view 3). This portion of the building, however, extends for less than 24 metres out from A3 and sees excellent daylight potential to its south-east elevation.
- 6.49 Therefore, the reduced daylight levels in this already small area could be further mitigated by designing dual-aspect units at the corner, which would benefit from excellent levels of light coming from south-east. The bedrooms looking into the courtyard can also be adequately lit, provided they are shallow and highly glazed, as previously explained.

VIEW 1



VIEW 2



VIEW 3

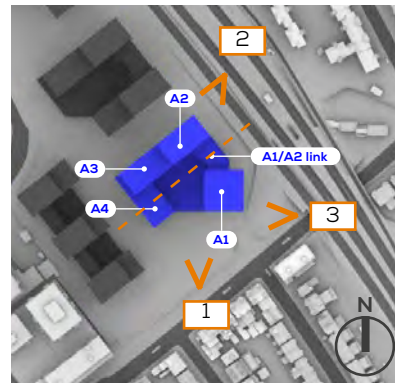
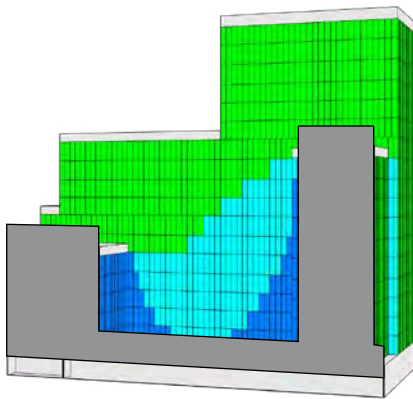
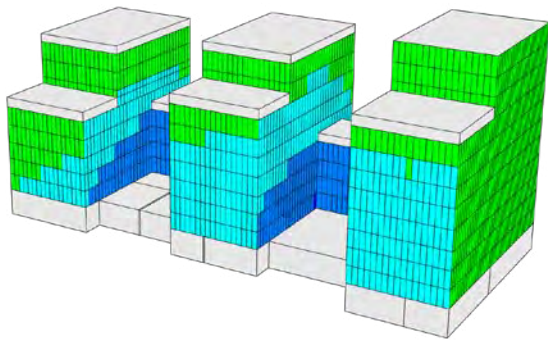


Fig. 10: Block A - Daylight Potential

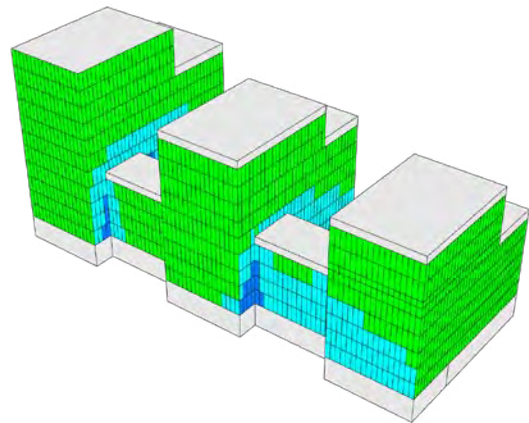
Block B

- 6.50 Being composed of two adjacent courtyards, this Block B has a restricted daylight potential predominantly on the link blocks and in the inner corners of both courtyards. This is illustrated in Figure 11.
- 6.51 With the link blocks being only 10 metres deep, these will inevitably have to accommodate through-aspect units (or rooms). Therefore, given that good levels of light are seen on the other elevation of the link blocks (facing 11-13 Cricklewood Lane and 194-196 Cricklewood Broadway), a layout could be designed with bedrooms facing into the courtyards and the main living spaces located on the opposite side, or a with through-aspect living area relying from both elevations for natural light.
- 6.52 Only a few units will end up in the remaining areas of low daylight potential, while the rest of the blocks will perform well, with levels of VSC in excess of 15%.

VIEW 4



VIEW 5



VIEW 6

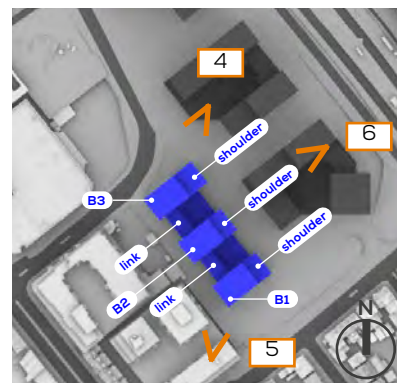
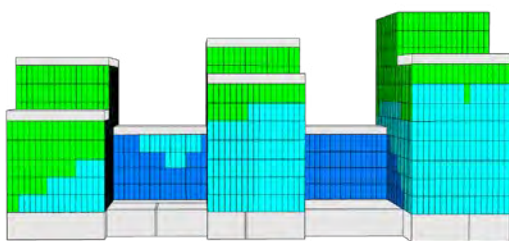
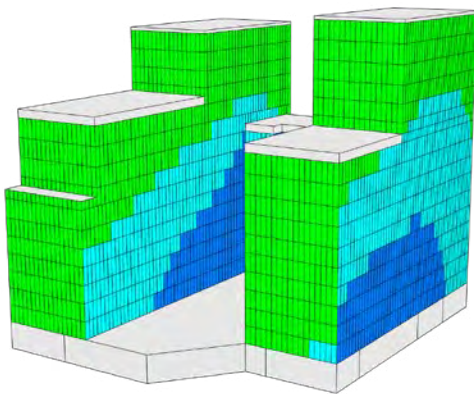


Fig. 11: Block B - Daylight Potential

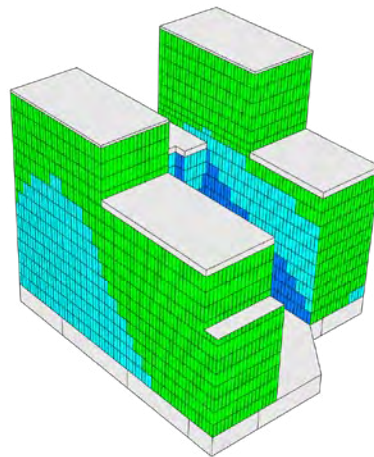
Block C

- 6.53 As illustrated in Figure 12, the areas with the lowest daylight potential are mainly located towards Block A to the south, and within the courtyard, especially closer to the inner corners.
- 6.54 Similarly to what already discussed for Block A, the link block will likely accommodate through-aspect units accessible from C2 and C3 cores, respectively.
- 6.55 Again, given the exceptionally high levels of light available towards the railway line, units could be designed with adequately daylighted bedrooms facing into the courtyard and very good levels of light available on the opposite elevation.
- 6.56 The area facing Block A can be partly mitigated by positioning a dual-aspect unit with the main living space receiving light from the south-west elevation of C2, which sees excellent levels.
- 6.57 As typical of courtyard configurations, lower levels of light can be expected in the inner elevations, however the images clearly demonstrate how the vast majority of the building allows for good to very good daylight potential.
- 6.58 The remaining areas will inevitably have to accommodate some living rooms, however these would be a small proportion of units.

VIEW 7



VIEW 9



VIEW 10

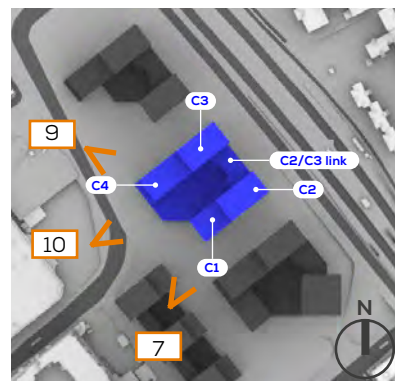
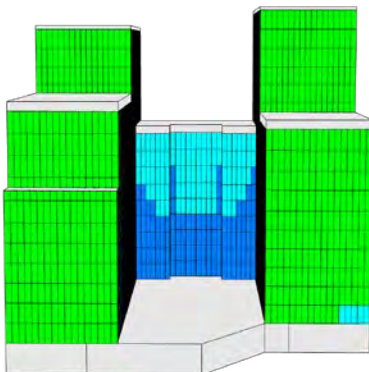
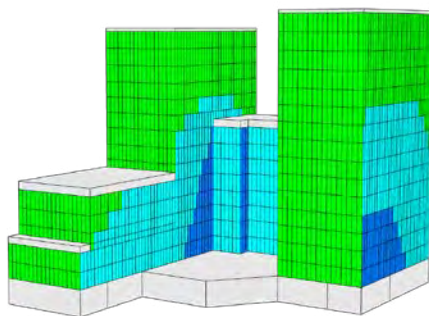


Fig. 12: Block C - Daylight Potential

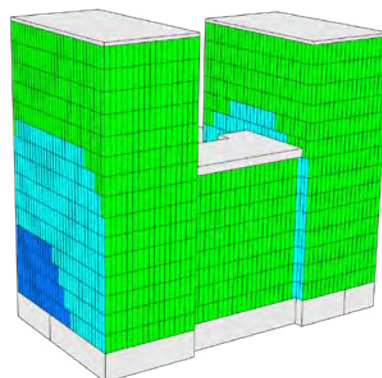
Block D

- 6.59 Being located at the edge of the site, almost unobstructed from three directions, Block D sees very good daylight levels, overall. Only a few windows are likely to be provided within D2, close to the inner courtyard corner.
- 6.60 The areas of low daylight potential within D1 can be mitigated by relying on the excellent daylight levels available to the south-west elevation of D1.
- 6.61 The D1/D2 link block performs quite well, but the through-aspect configuration likely to be adopted in this location will further enhance the daylight performance.

VIEW 11



VIEW 12



VIEW 14

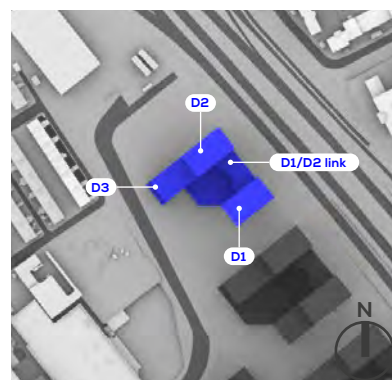
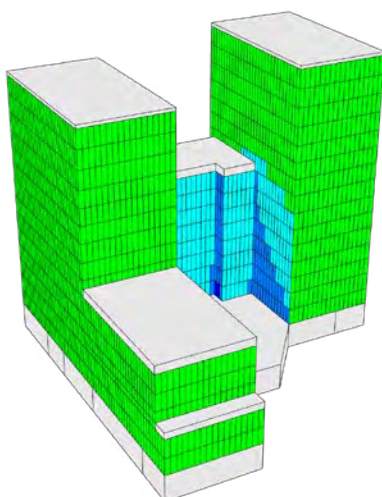


Fig. 13: Block D - Daylight Potential

Conclusions On Daylight

- 6.62 I have demonstrated in this section how the vast majority of the Proposed Development's façades are expected to receive good daylight levels.
- 6.63 Where lower levels of light are seen, rooms can still be designed that receive adequate daylight, but it would be less likely for living areas to achieve the daylight illuminance levels recommended within the BRE Guidelines (CDE.020).
- 6.64 I illustrated where these areas are located, and identified potential strategies that would further reduce the number of units departing from the BRE recommendations.
- 6.65 As specified within the BRE Guidelines¹⁸ "*natural lighting is only one many factors in site layout design*". A successful design may see other considerations taking precedence (including but not limited to energy efficiency, building fabric efficiency, avoidance of overheating, protection from noise, outlook, layout efficiency).
- 6.66 However, my reasoning demonstrates how the principle of the massing does not itself prejudice this development from achieving good daylight levels.
- 6.67 As in all higher density residential developments, a degree of flexibility must be accepted to ensure an efficient use of land, in line with the recommendations contained within the NPPF and London Plan (CDE.02).
- 6.68 Overall, I conclude that the Proposed Development has the potential to offer adequate daylight amenity to its future occupants, which is commensurate for its form and to its emerging context. Whilst there are a few areas of lower than ideal daylight availability, as is typical of any scheme of this size and density, these can be addressed through careful detailed design of the internal layouts and façades to minimise the number of rooms which may fall short of the recommended levels within the BRE Guidelines.

18 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 7 para 1.6

SUNLIGHT

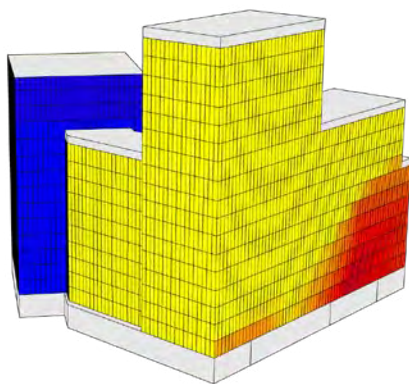
- 6.69 The BRE Guidance suggests that a dwelling that has a particular requirement for sunlight will appear reasonably sunlit if a habitable room can receive a total of at least 1.5 hours of sunlight on 21st March. Ideally, this should happen in the living room.
- 6.70 The assessment results show that the vast majority of the elevations see at least 1.5 hours of direct sunlight on 21st March recommended by the BRE providing plenty of opportunities for direct sunlight exposure.
- 6.71 Lower levels of sunlight are only seen in isolated areas. This is the case predominantly on the north-east facade of Block A and in the linking blocks connecting the three buildings that Block B is comprised of, and the lower levels.
- 6.72 This is in line with expectations for a development of this scale and massing, as it is often inevitable for some windows to have a northerly aspect and so no real potential, nor expectation, for direct sunlight.
- 6.73 The BRE Guidelines (CDE.020) recognises that for larger development of flats it may not be possible to provide every living room with a southerly window, however there are a number of strategies that can be explored at detailed design stage to maximise the number of dwellings with access to good levels of sunlight.
- 6.74 Units should be arranged with the potential for sunlight in mind, ideally placing the living rooms at end corners (so that they can be dual-aspect), and try to shift cores and ancillary areas (where these have windows) to the north side of the building.
- 6.75 It should also be noted that the aim should *“minimise the number of dwellings whose living rooms face solely north, northeast, or northwest, unless there is some compensating factor such as an appealing view to the north”*¹⁹ and any building typically has areas receiving lower levels of direct sunlight, as this is an inevitable consequence of the built environment.
- 6.76 Whilst there is some flexibility for the massing to slightly alter and increase the sunlight availability to the façades at detailed design stage, substantial changes are unlikely.
- 6.77 Therefore, a successful strategy to maximise the sunlight levels would be to try and locate at least one room per unit (ideally the living room) in the areas of greatest sunlight potential.
- 6.78 As discussed for daylight, balconies reduce the sunlight ingress to the rooms below (if projecting) or behind them (if recessed). Therefore, where balconies are provided (and particularly in the areas where the access to sunlight is more limited), I would recommend that their positioning is carefully designed so as to allow for maximum sunlight ingress into the rooms beneath or behind them. This can be achieved by staggering the balconies and/or internal layouts, or ensuring that additional windows free of obstructions are provided within each dwelling.
- 6.79 Where balconies act as shading devices, high-angle summer sunlight will still be enjoyed within the balconies themselves, whilst low-angle winter sunlight will typically

¹⁹ Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 7 para 1.6

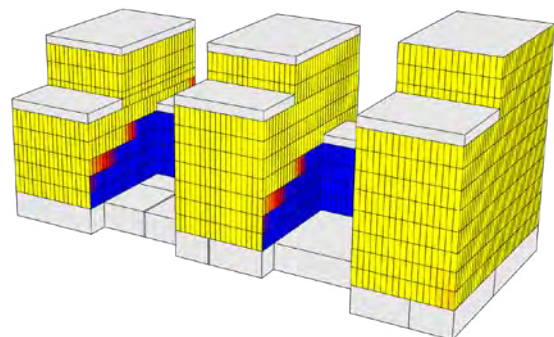
be able to penetrate within the rooms, resulting in passive solar gains when these are most desired.

- 6.80 Overall, however, the provision of private amenity space is generally considered to offset the reduced sunlight amenity it causes. This is a common trade-off of different types of amenity (private amenity space v sunlight amenity) which is generally deemed acceptable, particularly in dense urban areas within London.
- 6.81 When looking at the images provided in Appendix 05 for the whole site, the sunlight potential is generally excellent, with most of the proposed façades meeting the recommended sunlight levels.
- 6.82 I have extracted in Figure 14 below the two views which best illustrate the areas seeing lower levels of sunlight exposure than those recommended within the BRE Guidelines (CDE.020). View 2 shows Block A, and particularly the north facade of A1, while View 4 shows Block C from north-east.
- 6.83 It is inevitable for the north facade of A1 not to receive sunlight on the spring equinox, as this is inherent of any north-facing elevation. However, the massing configuration is such that dual-aspect corner units will be able to rely on good levels of sunlight from east and west.
- 6.84 On the lowest storeys, owing to the presence of the A1/A2 link element, it is safe to assume that any window provided in this elevation will belong to a dual-aspect unit.
- 6.85 Only the four upper storeys, above the link element, may end up accommodating a few north-facing units. This will be inevitably subject to detail design considerations, however it should be noted that these units, despite the lack of direct sunlight, are likely to have an excellent daylight performance.

VIEW 2



VIEW 4



SUNLIGHTING

21ST MARCH - MINUTES



Fig. 14: Areas with reduced sunlight potential

- 6.86 The other area of suboptimal sunlight performance within Block A is located at the west end of the north-west elevation. Again, a substantial proportion of this facade area will accommodate dual-aspect units receiving good levels of sunlight from south-west.
- 6.87 Block B would only see lower levels than recommended in the courtyards, which are open towards north-east and so are inevitably more shaded.
- 6.88 As I already discussed for daylight, the units located within the link blocks will likely rely on the sunlight coming from the south-west elevation and should therefore meet the BRE's recommendations for sunlight.
- 6.89 The remaining areas of lower sunlight availability are in the corners between B1 and B2, and the link blocks can be partly mitigated by locating dual-aspect units relying on the sunlight coming from the north-east elevations. Only the areas closest to the inner corners will inevitably result in units with no access to sunlight.
- 6.90 Overall, I consider the Proposed Development to have the potential to deliver good quality homes with adequate sunlight amenity, in line with the flexibility advocated within the BRE Guidelines themselves.

OVERSHADOWING

- 6.91 The scheme provides a range of public or communal outdoor spaces at ground level, podium level and on the roofs. These areas have been assessed for overshadowing, in line with the recommendations contained within the BRE Guidelines.
- 6.92 In addition to the BRE Sun Hours on Ground test, extracted from Appendix 05 and reported in Figure 15 overleaf, sun exposure assessments have also been undertaken for the equinox and summer solstice in order to provide a better understanding of the sunlight availability throughout the year.
- 6.93 Two large public spaces are provided at ground level, both of which have excellent access to sunlight and exceed BRE's recommendation for a space to be well sunlit over the whole year.
- 6.94 Regarding the potential communal areas to be provided at podium and roof terrace level, 16 of the 18 areas assessed also exceed BRE's recommendation and will therefore receive good sunlight levels throughout the year.
- 6.95 Only two small courtyards within Block B (labelled as 3 and 4 in Figure 15) have limited access to direct sunlight owing to their north-east orientation, with massing to the south-west obstructing sunlight before it can reach podium level. However, future occupants of this block will be able to enjoy good levels of sunlight within the five roof terraces as well as within the ground-level generous outdoor space.
- 6.96 Overall, I can therefore conclude that the sunlight amenity within the proposed areas of public or communal amenity across the scheme is very good, especially for a scheme of this typology and size.

CONCLUSIONS

- 6.97 In consideration of the above factors, although there are some isolated areas where the results fall below those recommended within the BRE Guidelines, I consider that the Proposed Development has the potential to provide adequate daylight and sunlight to future occupants, overall, which are appropriate for its context and the ambition to redevelop the Appeal Site. This is in line with Barnet's Policy DMO1e, the London Plan and NPPF.
- 6.98 The daylight and sunlight potential of the Appeal Scheme is very good and in my experience higher than what would typically be expected for a development of this scale and nature in an urban location where there is an identified and planned requirement for change.
- 6.99 Detailed assessment will be undertaken as part of future RMAs, once the detailed design has been developed. At that point full details about the proposed levels of daylight and sunlight amenity will be available for full consideration by the Local Authority.

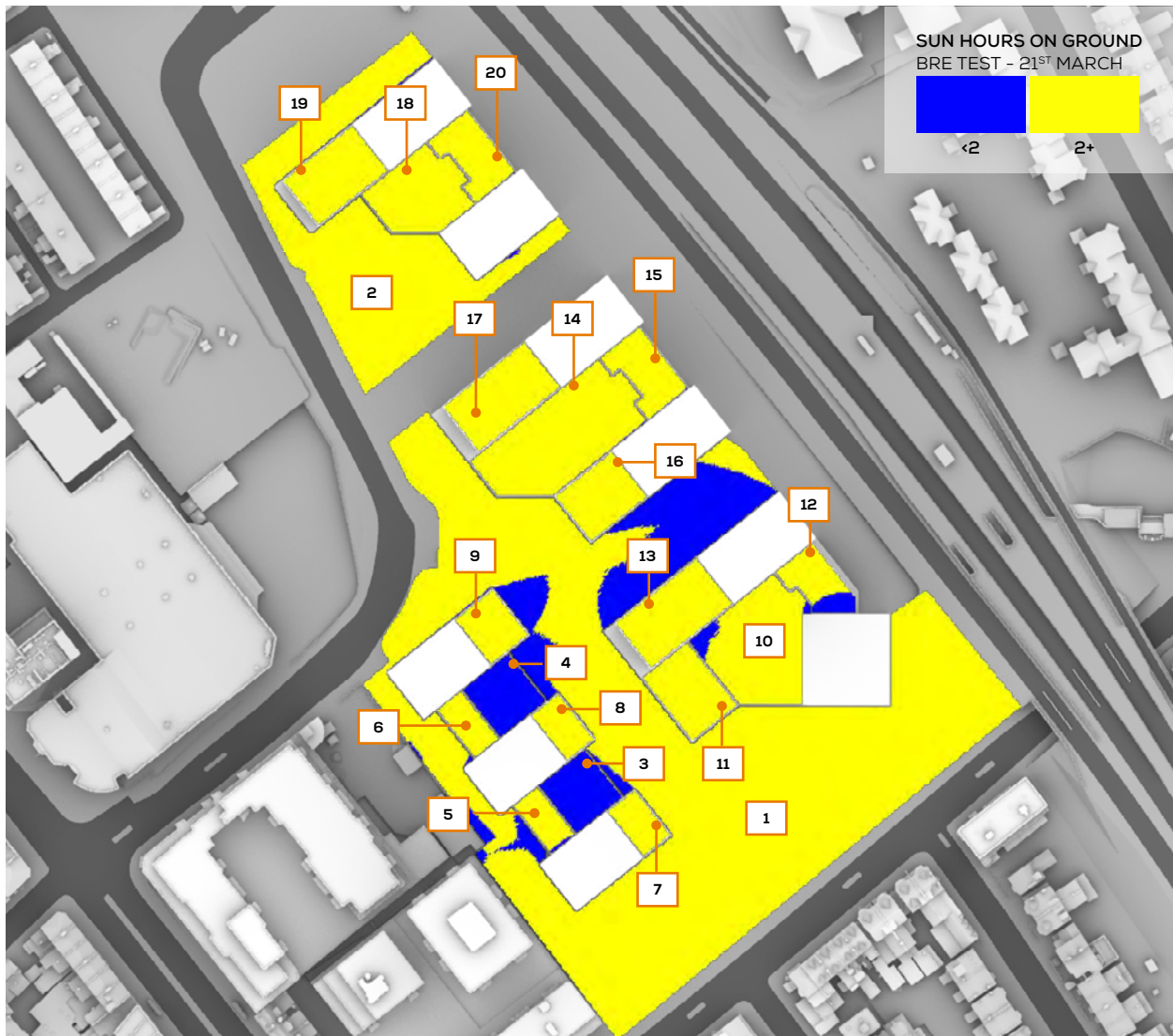


Fig. 15: BRE Sun Hours on Ground test

SECTION 7 OTHER MATTERS

7 OTHER MATTERS

ANALYSIS OF PHOTOVOLTAICS

- 7.1 The BRE Guidelines 2022 (CDE.020) introduce new guidance on photovoltaics and suggests that *“where a proposed development may result in loss of radiation to existing solar panels (either photovoltaic or solar thermal), an assessment should be carried out.”*²⁰
- 7.2 The BRE Guidelines go on to state that:
- “Where the annual probable sunlight hours received by a solar panel with the new development in place is less than 0.90 times the value before, a more detailed calculation of the loss of solar radiation should be undertaken. This is a specialist type of assessment and expert advice should be sought. The assessment should include both direct solar and diffuse sky radiation; over a whole year, around 60% of the radiation received on a horizontal roof comes from the sky. However, reflected radiation from the ground and obstructions need not be included. The modelling should take account of the effects of cloud in reducing direct solar radiation at different times of year, and include a realistic simulation of the way that incoming solar radiation varies from different parts of the sky.”*²¹
- 7.3 Paragraph 4.5.9 states that *“if over the whole year the ratio of total solar radiation received with the new development, to the existing value is less than the values given in Table 2, then the loss of radiation is significant.”*
- 7.4 Finally, paragraph 4.5.10 notes that *“numerical values given are purely advisory. Different criteria may be used based on the requirements for solar energy in an area viewed against other site layout constraints. Another important issue is whether the existing solar panels are reasonably sited, at a sensible height and distance from the boundary. A greater loss of solar radiation may be inevitable if panels are mounted close to the ground and near to the site boundary.”*
- 7.5 PV panels have been identified in the surrounding context, on the roof of the Travelodge Hotel at 214-218 Cricklewood Broadway, shown in Figure 16. As such, an assessment has been undertaken in line with the new guidance. The results of this assessment can be found in Appendix 06.
- 7.6 Similarly, the consented drawings for 1-13 Cricklewood Lane and 194-196 Cricklewood Broadway show PV panels on the roof. For the latter, the application drawings only show the area devoted to panels, rather than the position of the panels themselves, and so the whole dedicated roof area has been assessed.
- 7.7 None of the PV panels in the surrounding context experience reductions beyond 10% in the Annual Probable Sunlight Hours (APSH) assessment. As such, as outlined by the BRE Guidelines, there is no requirement to undertake a further assessment of the solar radiation reaching the PV panels and the impact is not considered significant.

²⁰ Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 35 para 4.5.

²¹ Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 36 para 4.5.8



Fig. 16: Existing PV Panels - Aerial view

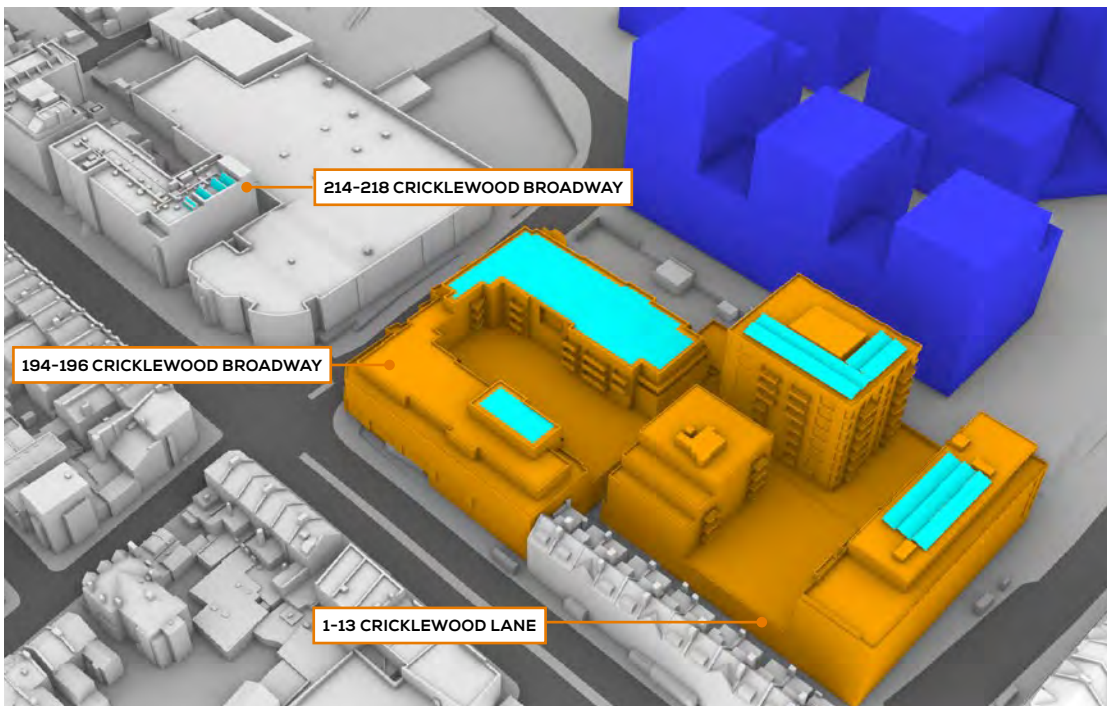


Fig. 17: Existing and emerging panels - Perspective view

OVERSHADOWING OF NEIGHBOURING AMENITY SPACES

Methodology

- 7.8 The guidance in respect of overshadowing of amenity spaces is set out in paragraph 3.3.1 of the BRE Guidelines (CDE.020). It recommends that *“for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.”*²²
- 7.9 In addition to the above, where a large building is proposed that could potentially affect a number of gardens or open spaces, the BRE Guidelines suggest that shadow plans may be produced that show the location and extent of shadows at different times of day and year.
- 7.10 This assessment was undertaken to compare the ‘before’ and ‘after’ shadow plots, showing the difference that the proposed building makes. I will refer to this assessment as Transient Overshadowing (TOS).
- 7.11 In interpreting such differences, it must be borne in mind that nearly all structures create areas of new shadow, and some degree of overshadowing of is to be expected.
- 7.12 To illustrate the sunlight availability within the neighbouring amenity spaces throughout the year, a Transient Overshadowing and a Sun Hours on Ground assessment has been undertaken.
- 7.13 The assessment results can be found in Appendix 4.

Discussion of results

- 7.14 The following areas have been considered, in line with what agreed as part of the EIA Scoping process:
- Rear gardens of properties at Gratton Terrace;
 - Rear gardens of properties at Midland Terrace;
 - Rear gardens of properties at Johnson Terrace;
 - Rear gardens of properties at Campion Terrace;
 - Allotments at Campion Terrace;
 - Kara Way Playground;
 - Amenity areas at Lansdowne Care Home;
 - Communal amenity area at Kemps Court; and
 - Communal amenity area at Raynes Court.

²² Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 29 para 3.3.17

- 7.15 As demonstrated by the TOS assessment, the rear gardens and allotments to the north-west of the Proposed Development would only experience very limited additional overshadowing, as already by 09:00 GMT on 21st March the area is clear from shadows cast by the Proposed Development and remains so for the remainder of the day.
- 7.16 When looking at the shadow plots for Kara Way Playground, it is apparent that the recommendation for at least two hours of sunlight on the 21st March will be well exceeded, thus complying with the BRE criterion.
- 7.17 The remaining four amenity spaces (three serving Lansdowne Care Home and one serving Dairyman Close) have been assessed in further detail using a SHOG assessment to determine whether any impacts arising are within the recommendations of the BRE Guidelines. The results of the assessments can be found at Figure 18.
- 7.18 The four amenity spaces will remain BRE compliant by either experiencing no more than a 20% reduction in the proposed scenario or retaining two hours of direct sunlight to at least half of the space on the equinox (21st March).
- 7.19 In consideration of the above, we do not consider that the Proposed Development results in an unacceptable impact on overshadowing.

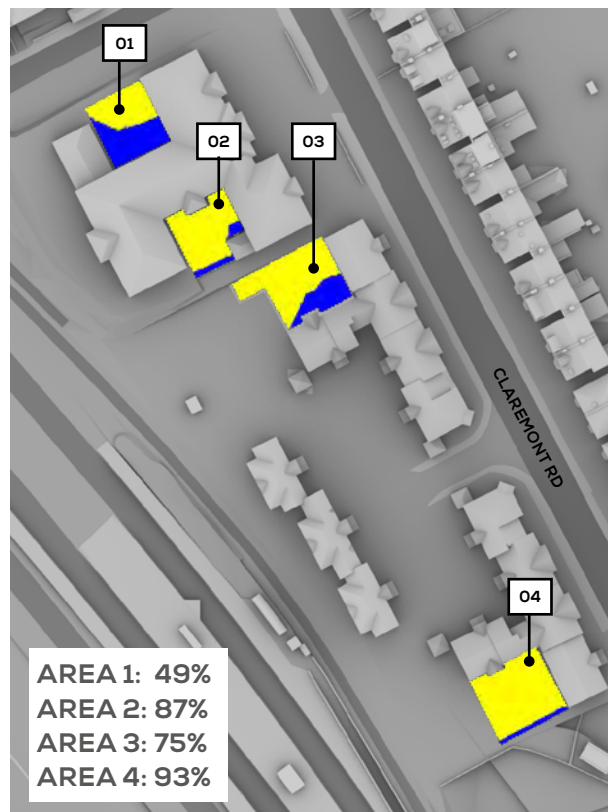
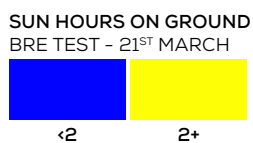


Fig. 18: Sun Hours on Ground - 21st March - Existing v Proposed

SECTION 8
CONCLUSIONS

8 CONCLUSIONS

- 8.1 This report has been prepared in order to reflect the latest amendments to the Proposed Development's massing and to assess the scheme against the new BRE Guidelines (CDE.019) to help the Inspector on matters within my expertise.
- 8.2 Within Sections 05, I have considered daylight and sunlight impacts to the neighbouring properties.
- 8.3 Within Section 06 I have considered the quality of the Proposed Development from a daylight and sunlight amenity point of view.
- 8.4 Finally, within Section 07, I have considered other matters, such as impacts on PV panels and on neighbouring amenity areas.
- 8.5 As confirmed by the Rainbird case (CDG.06), a two-stage process should be followed when assessing the impacts on neighbouring properties. At Stage one the question to ask is whether there is a noticeable impact, and at Stage two it is necessary to consider whether any harm is acceptable. In order to answer the stage one question, the BRE Guidelines (CDE.019) can be applied. In answering the Stage two question, wider amenity considerations are to be taken into account in arriving at a balanced judgement.
- 8.6 When considering the available and most appropriate methodologies to assess the daylight impact of a new development, VSC is more often used when considering the impact on established buildings (for example, in Victorian terraces where the layouts are unknown). ADF, on the other hand, is more commonly considered on phased developments where the affected buildings have been recently (or not yet) occupied and the layouts are known.
- 8.7 In terms of the daylight and sunlight amenity within the Proposed Development, owing to the outline nature of the application, I have undertaken simplified assessments of the Illustrative Scheme prepared by EPR Architects to gauge the potential for the detailed scheme to provide adequate levels of daylight and sunlight amenity.
- 8.8 With the vast majority of the elevation seeing both the recommended daylight and sunlight levels and with good levels of sunlight available to most of the open spaces provided, I conclude that the Proposed Development has the potential to deliver residential accommodation of adequate daylight and sunlight quality.
- 8.9 The daylight and sunlight effects of the Appeal Scheme and potential for good daylight and sunlight within it are entirely reflective and, in my experience, expected of an urban location where there is an identified and planned requirement for transformation.
- 8.10 It is therefore my considered view that the Proposed Development provides "adequate" daylight and sunlight levels for adjoining occupiers as required Policy DM01 of the Development Management Policies DPD 2012.
- 8.11 For all the reasons noted above and within this report, I support the Proposed Development on behalf of the Applicant and invite the Inspector to allow planning permission for the Proposed Development.

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**B&Q
BROADWAY RETAIL PARK
CRICKLEWOOD LANE**

DAYLIGHT & SUNLIGHT REPORT
APPENDICES 01-06

Simone Pagani

Montreaux Cricklewood Limited

17 January 2023

Planning Appeal Reference: **APP/N5090/V/22/3307073**
Planning Application Reference: **20/3564/OUT**

PROJECT DATA:

Client **Montreaux Cricklewood Limited**
Architect **EPR Architects**
Project Title **B&Q, Broadway Retail Park, Cricklewood Lane**
Project Number **15075**

REPORT DATA:

Report Title **Daylight & Sunlight Report Appendices**
Dated **17 January 2023**
Prepared by **Simone Pagani**
Assisted by **Jacopo Francisconi / Katie Harley**

Simone Pagani

This document has been prepared by Simone Pagani to assist the Public Inquiry at B&Q, Broadway Retail Park, Cricklewood Lane.

Planning Appeal Reference: **APP/N5090/V/22/3307073**
Planning Application Reference: **20/3564/OUT**

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APPENDIX 01

ASSUMPTIONS

01

- A1.1 The context model has been produced using our VU.CITY platform. GIA have extracted the required area, creating a 3D model with an overall building tolerance of up to 150mm.
- A1.2 This type of model includes details such as the topography of the area (green spaces, roads, pavements, terrain etc), existing buildings and buildings under construction. The pertinent receptors have been added to the 3D model from site photographs, using photogrammetry techniques and brick counting to locate the position of the windows.
- A1.3 New information on the layouts of neighbouring properties has been received since the work undertaken to support the 2020 planning application and so we have updated our context model accordingly.

02

- A1.4 GIA have sought to create the most accurate 3D model possible based on the data available, however, a degree of tolerance should be applied.

03

- A1.5 The scope of buildings assessed has been determined as a reasonable zone which considers both the scale of the proposed scheme and the proximity of those buildings which surround and face the site. This was agreed with the Local Authority as part of the EIA scoping process. There may be properties outside of the considered scope that are affected by the scheme, however, no significant effects are anticipated.

04

- A1.6 The property uses have been ascertained by reference to a Valuation Office Agency search carried out on date and/or based upon external observations.

05

- A1.7 Where GIA have obtained full or partial floor plans, these layouts have been incorporated into our 3D computer model. It is reasonable to assume that

these layouts have been implemented, however, GIA would require access to confirm this.

06

- A1.8 Where GIA have not been able to source detailed internal floor-plans reasonable assumptions as to the internal layouts of the rooms behind the fenestration have been made. This is normal practice where access to adjoining properties is undesirable in terms of development confidentiality. Unless the building form dictates otherwise, we assume a standard 4.27 m deep room (14 ft) for residential properties.

07

- A1.9 Floor levels have been assumed for adjoining properties as access has not been obtained. This dictates the level of the working plane which is the point at which the No Sky Line assessments are carried out.

08

- A1.10 GIA have discounted rooms that appear to be or are confirmed to be bathrooms, hallways, circulation space etc. These rooms are not considered to be habitable and thus do not require assessment in accordance with the BRE Guidelines.

09

- A1.11 For the PV panels assessment, the panels have been modelled from high-resolution aerial images and drawings obtained from the planning portal.
- A1.12 For 194-196 Cricklewood Broadway, the planning drawings did not include details on the number of panels nor on their arrangement. Therefore, an assessment grid has been tested across the whole roof area devoted to the installation of PV panels.
- A1.13 The analysis has been carried out using typical historic data in order to simulate the solar radiation throughout the year. The International Weather for Energy Calculation (IWEC) weather data for London Gatwick has been used.

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APPENDIX 02
SUMMARY OF BRE GUIDELINES 2022

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APPENDIX 02

SUMMARY OF BRE GUIDELINES 2022

BUILDING RESEARCH ESTABLISHMENT: SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE 2ND EDITION (2011) (BRE GUIDELINES)

- A.2.1 The following section details the numerical guidelines for assessing daylight and sunlight outlined within the BRE Guidelines 2022.
- A.2.2 I have provided some observations throughout this section which we believe are important to consider, particularly when using the BRE Guidelines to calculate changes in daylight and sunlight condition. In doing so, I will illustrate that while the BRE Guidelines offer a starting point to assess daylight and sunlight impacts, they do not provide an illustration of the “real life” light condition.
- A.2.3 The BRE Guidelines provide two methodologies for daylight assessment of impacts to existing properties, namely;
- 1 The Vertical Sky Component (VSC); and
 - 2 The No Sky Line (NSL).
- A.2.4 The BRE Guidelines provide one method of sunlight assessment, the Annual Probable Sunlight Hours (APSH).
- A.2.5 For the emerging neighbours, I have complemented the metrics just outlined with the Average Daylight Factor (ADF).
- A.2.6 For the assessment of open spaces, the BRE Guidelines provide one method of sunlight assessment, the Sun Hours on Ground (SHOG).
- A.2.7 For the assessment of sunlight within newly proposed accommodation, the BRE Guidelines provide one method of sunlight assessment, the Solar Exposure.

Vertical Sky Component (VSC)

A 2.8 The Vertical Sky Component (VSC) method is described in the BRE Guidelines (CDE.020) as the;

“This is a measure of the amount of light reaching a window. It is the ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. Usually the ‘given vertical plane’ is the outside of a window wall. The VSC does not include reflected light, either from the ground or from other buildings.”¹

A 2.9 In simple terms, the VSC calculates the skylight falling on a vertical plane (i.e. window) in the circumstance of an overcast sky (CIE standard). The VSC is quantified as a percentage of the amount of light reaching a window straight from the sky.

A 2.10 The nationally applicable numerical value target “ideal” for VSC is 27%. The BRE Guidelines advise that upon implementation of a development, a window should retain a VSC value of 27% or at least 0.8 of its former value (i.e. no more than a 20% change).²

A 2.11 The image in Figure 01 indicatively illustrates the VSC analysis. The existing buildings are solidly pictured with the proposed scheme semi-transparent in the foreground.

A 2.12 This form of assessment does not take account of context or detailed matters such as window size, room use, room size, window number or dual aspect rooms. This assessment also assumes that all obstructions to the sky are 100% non-reflective.

1 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 6
 2 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, para 2.2.7 and 2.2.23

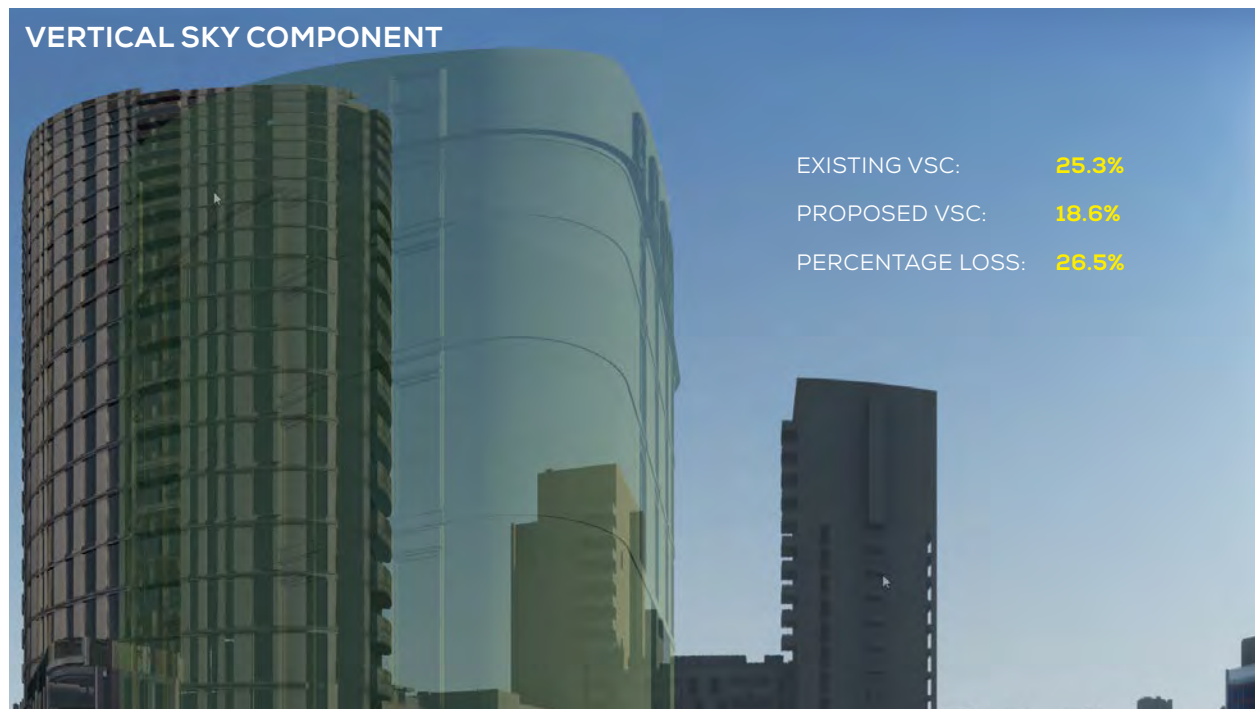


Figure 01: Vertical Sky Component (VSC) indicative analysis

A 2.13 In the images below, I provide an example of how the VSC methodology does not necessarily paint an accurate picture of the experiential change in daylight condition. Figure 02 shows three windows of different size serving three rooms of identical size. In each case, the windows will have equal VSC values given that VSC is a measurement of the amount of sky visible from the centre point of a window.

A 2.14 The three rooms will experience a very different daylight environment because of the varying window sizes serving each one. Figure 03 depicts how window size affects the distribution of daylight within a room despite each window having an identical VSC value. This highlights that while the VSC methodology is a reasonable starting point to assess daylight, it does not accurately depict the change likely to be experienced with the room.

A 2.15 The BRE Guidelines (CDE.020) state that a VSC of 27% VSC or more should mean that enough skylight is reaching the window of an existing building and that if windows retain at least 0.8 times its former value, occupants would not notice the reduction in skylight.

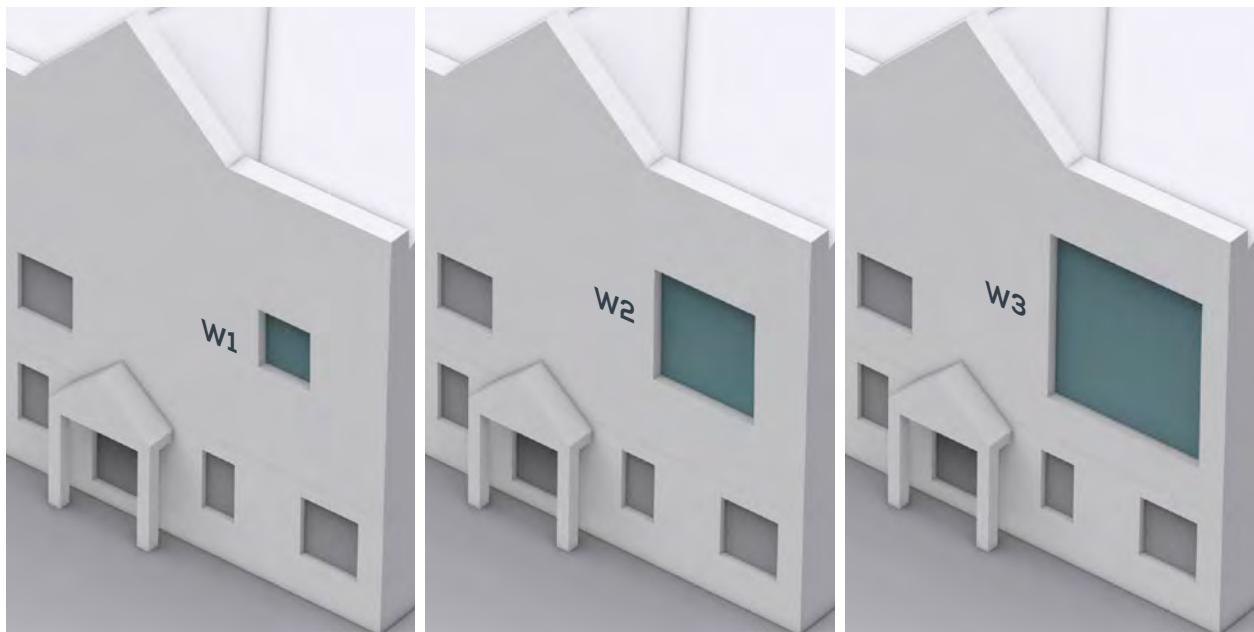


Figure 02: Vertical Sky Component (VSC) indicative analysis

DAYLIGHT FACTOR STUDIES FOR SAMPLE ROOMS WITH SAME VSC

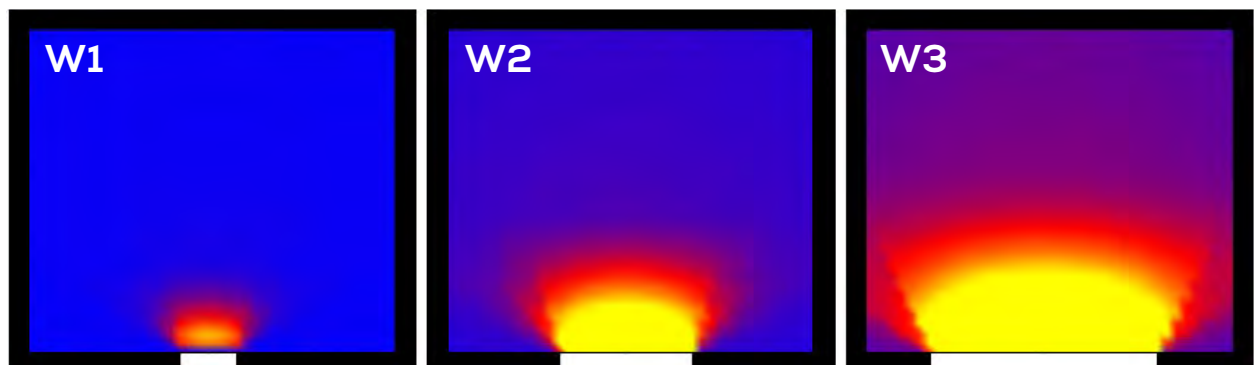


Figure 03: Comparative radiance analysis

- A 2.16 As an example, if a window with a retained VSC value of 27% experiences a reduction of 20% thus retaining 21.6% VSC (see Figure 04), the impact would meet the recommendations of the BRE Guidelines by reference to paragraph 2.2.7. This indicates logically that a retained value of 21.6% should be acceptable in principle. Of course, in urban areas, the threshold of what might be acceptable must for the reasons identified above be much more flexible.
- A 2.17 If, however, a window has a higher existing value than 27% and it experiences a greater than 20% reduction (which still provides a retained value of 21.7% VSC) the reduction is technically outside of the recommendations of the BRE Guidelines despite an identical retained level of VSC (see Figure 04).
- A 2.18 This was explored at the public inquiry for the redevelopment of Hertford Gasworks (PINS Ref: APP/J1915/W/19/3234842) (CDG.09) in which the Inspector considered that a minimum value of 21.6% VSC would be acceptable:
- “The appellant took this further and adopted (with explanation) an approach with a retained VSC of 21.6% as the minimum level. This was specifically accepted by the Council’s witness in cross-examination. On that basis, there would be only a very small number of windows falling below that level, and those which did fail would only do so by a narrow margin.”³*
- A 2.19 In this case, the Inspector considered that a minimum VSC value of 21.6% would be appropriate in the county town of Hertford. It would follow that the expectation for dense urban areas and Opportunity Areas would fall below this minimum VSC value.

3 PINS Ref: APP/J1915/W/19/3234842 (para 57)

VERTICAL SKY COMPONENT (VSC)

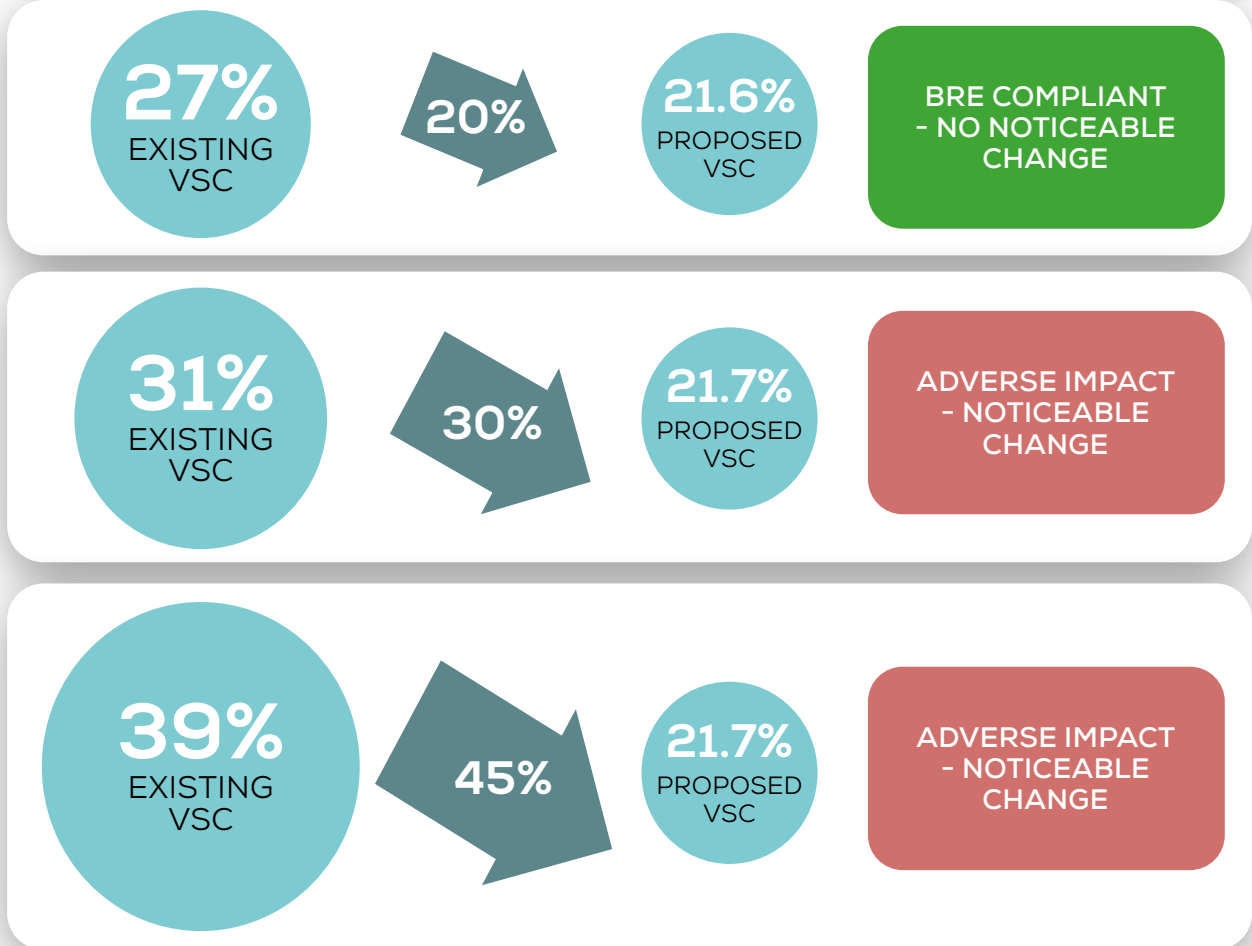


Figure 04: Percentage reduction in VSC and retained VSC values

No Sky Line (NSL)

- A 3.1 The No Sky Line (NSL) or Daylight Distribution (DD) method is described as *"the outline on the working plane of the area from which no sky can be seen."*⁴
- A 3.2 In summary, the NSL calculation assesses where the sky can and cannot be seen from inside a room at the working plane, *"in houses the working plane is assumed to be horizontal and 0.85m high"*⁵.
- A 3.3 The Guidelines state that *"Where room layouts are known (for example if they are available on the local authority's planning portal), the impact on the daylighting distribution in the existing building should be found by plotting the no sky line in each of the main rooms"*⁶. While the NSL calculation considers the size and configuration of a room, it is not generally recommended where room layouts are unknown. It is industry practice, however, to assume room sizes and configurations in order to calculate any movement of the no sky line.
- A 3.4 The change in position of the NSL between the existing and proposed scenario is then calculated. This change is illustrated on a contour plot, an example of which can be found in Figure 05.
- A 3.5 The BRE Guidelines state at paragraph 2.2.11 that;
*"If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit. This is also true if the no sky line encroaches on key areas like kitchen sinks and worktops."*⁷
- A 3.6 In simple terms this calculation plots where the sky can and cannot be seen within a room at table top height. If the NSL experiences more than a 20% change from the existing situation then, in accordance with the strict application of the national numerical values, the change in daylight would be noticeable to the occupants.
- A 3.7 This assessment takes the number and size of windows serving a room into account however, there is no qualitative assessment of the light in the room, only where sky can or cannot be seen.
- A 3.8 Figure 06 articulates that even a minor single storey extension may result in a significant reduction in NSL, but it does not accurately depict the change in light likely to be experienced within the room.

4 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 6

5 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 16 para 2.2.10

6 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 15 para 2.2.10

7 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 16 para 2.2.11

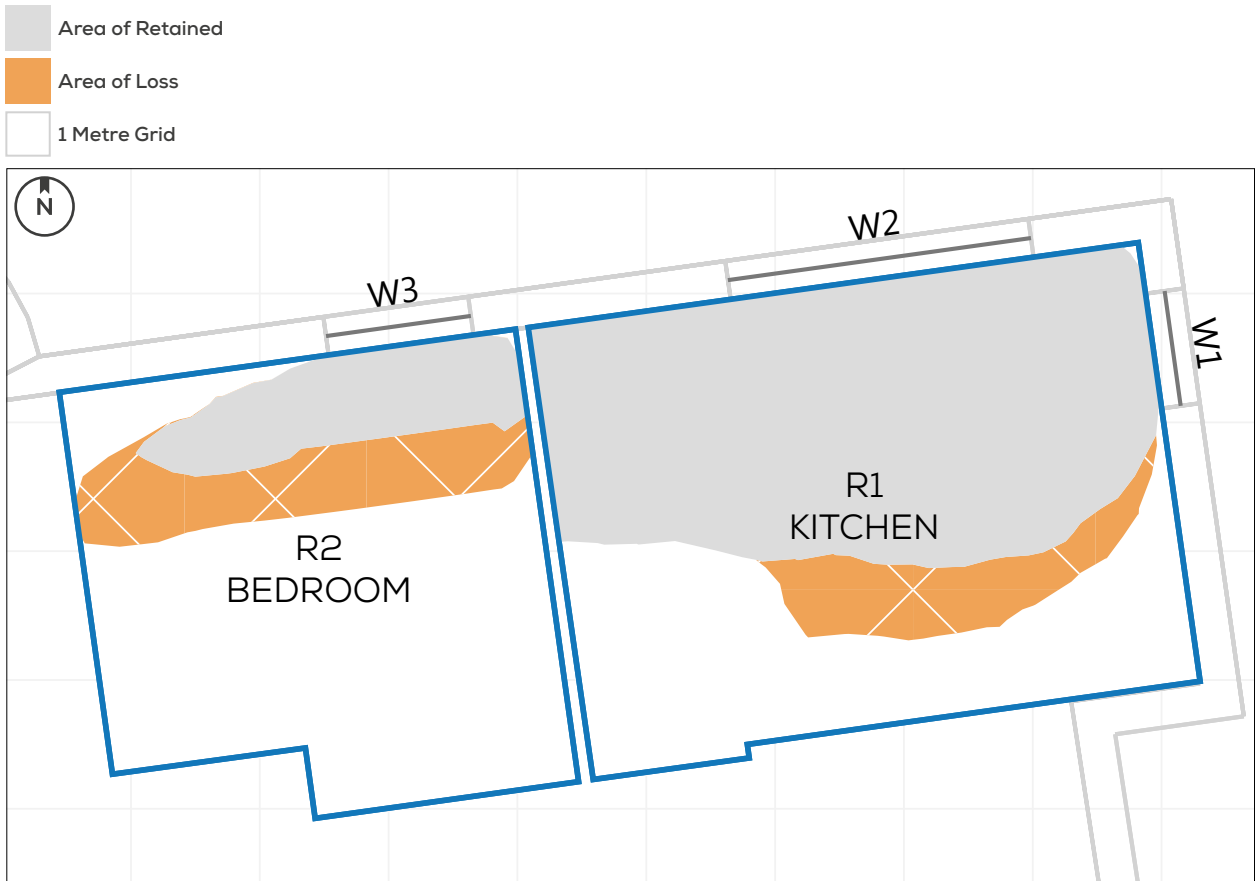


Figure 05: Example NSL Contour Plot

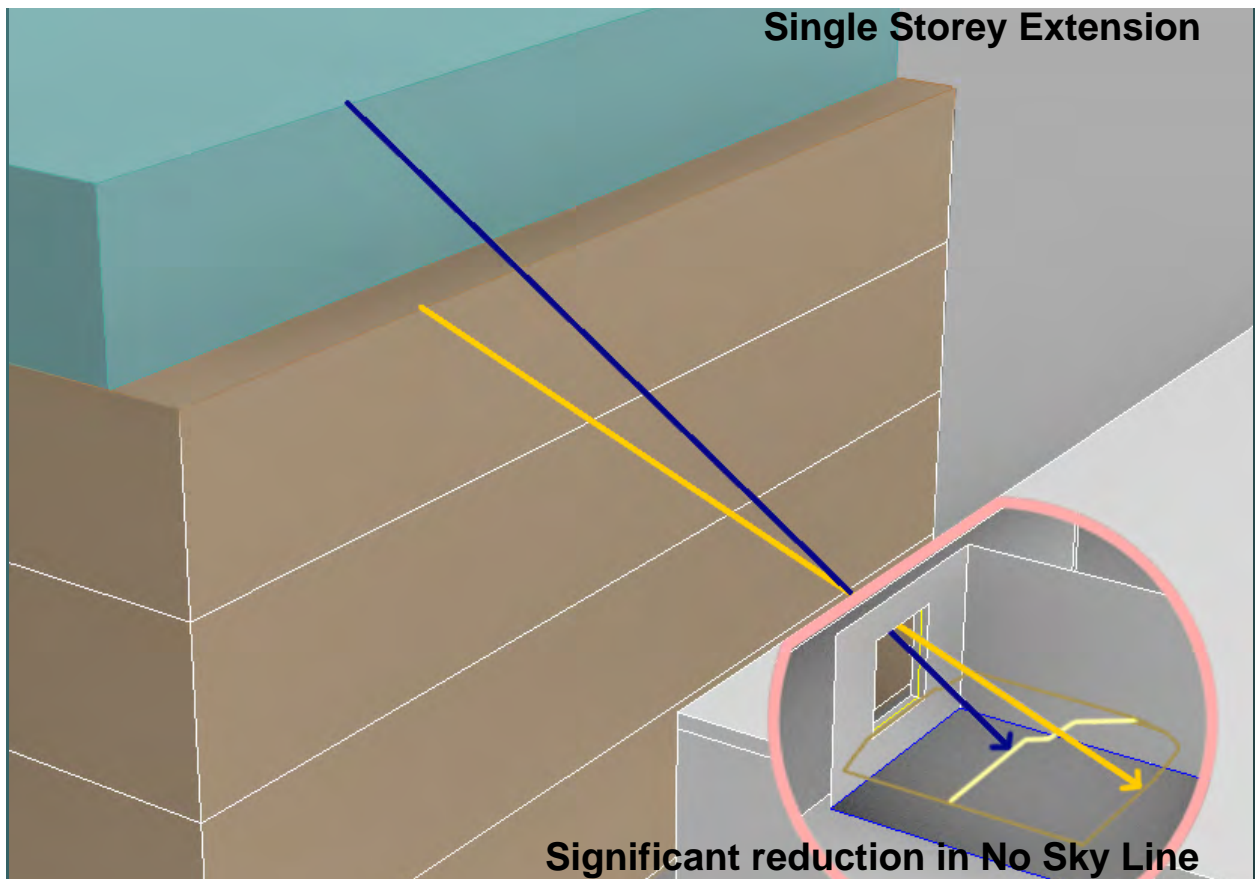


Figure 06: Example of movement of NSL

Decision Chart (Figure 20 of the BRE Guide)

- A 3.9 The flowchart in Figure 08⁸ illustrates the steps and criteria outlined within the BRE Guidelines (CDE.020) to understand whether the daylighting (VSC and NSL) has been significantly affected.
- A 3.10 Almost invariably when this methodology is applied in a town centre or more generally in an urban context the flowchart will point to “daylight likely to be significantly affected” when the real-life experiential change in light may not appear to be even noticeably affected.
- A 3.11 The section at Figure 07⁹ provides an example of the angle measurement subtended by a new development. This is the starting point provided within the BRE Guidelines from which to assess whether daylighting is likely to be significantly affected by new development. It is clear from the image that this principle has not been developed with urban town centre locations in mind.

8 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, Figure 20 p. 18
 9 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, Figure 14 p. 15

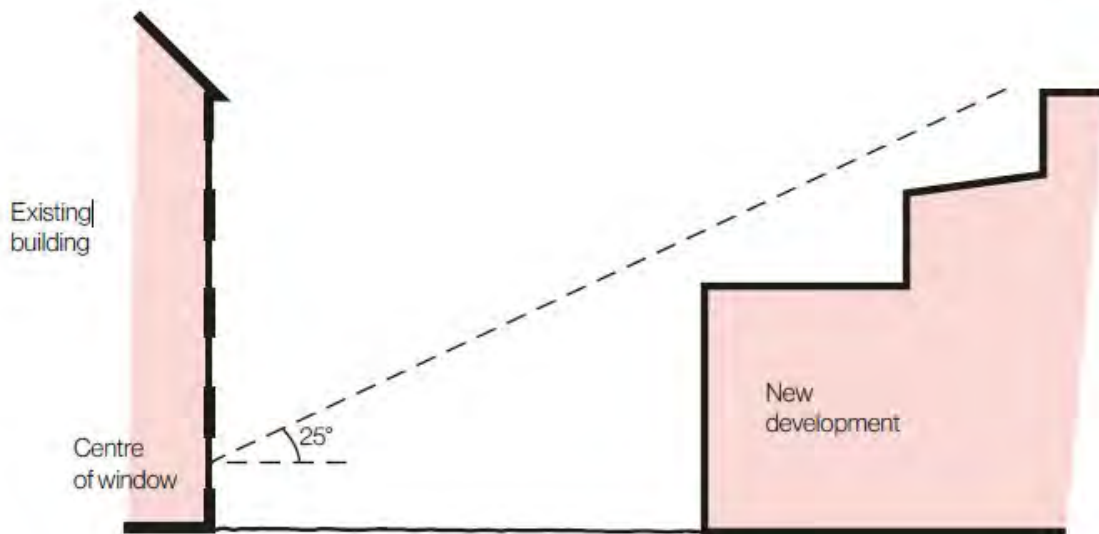


Figure 07: BRE VSC diagram (Figure 14): Section in plane perpendicular to the affected window wall

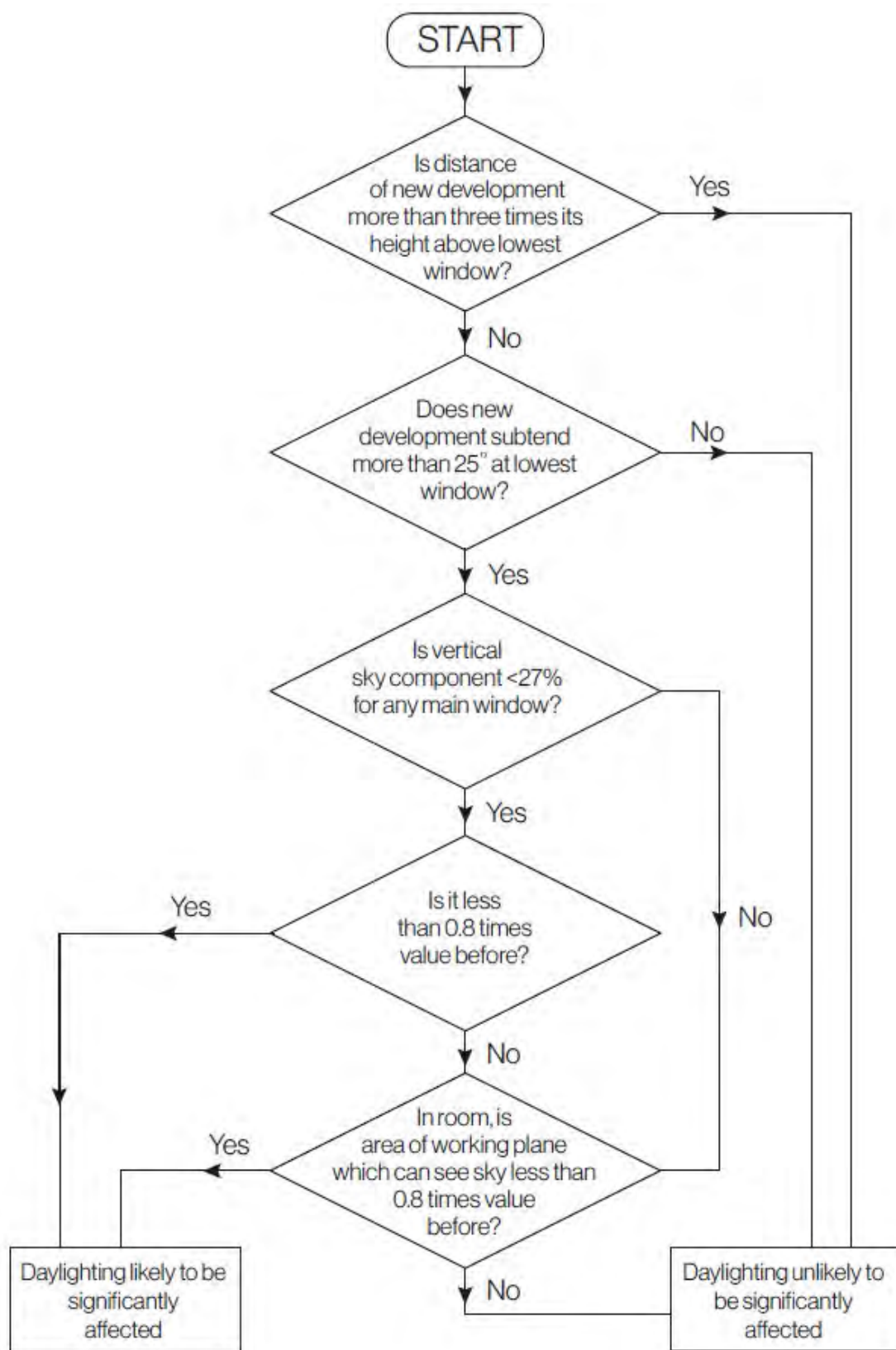


Figure 08: BRE Decision Chart (Figure 20): diffuse daylight in existing buildings.

Annual Probable Sunlight Hours (APSH)

- A 3.12 Sunlight is measured using a sun indicator which contains 100 spots, each representing 1% of Annual Probable Sunlight Hours (APSH).
- A 3.13 Where no obstruction exists the total annual unobstructed total number of sunlight hours in London is 1486 hours.
- A 3.14 The number of spots is calculated for both the whole year and during the winter period (21st September to 21st March), prior to an obstruction and after the obstruction is put in place. This provides a percentage of APSH for each of the time periods for each window assessed.
- A 3.15 The BRE Guidelines set out the overall methodology and criteria for the assessment of sunlight in Chapter 3. The BRE Guidelines state:

“all main living rooms of dwellings...should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.”¹⁰

“If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked.”¹¹

“If a room can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% of APSH in the winter months between 21 September and 21 March, then it should still receive enough sunlight.”¹²

Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount above and less than 0.8 times their former value, either over the whole year or just during the winter months (21 September - 21 March), then the occupants of the existing building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant.”¹³

Sun Analysis Key:

- Winter sun restricted by the existing buildings
- Summer sun restricted by the existing buildings
- No impact to Winter sun
- No impact to Summer sun
- Winter sun restricted by the Proposed Development
- Summer sun restricted by the Proposed Development

10 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 24 para 3.2.3

11 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 25 para 3.2.5

12 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 25 para 3.2.6

13 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 25 para 3.2.7

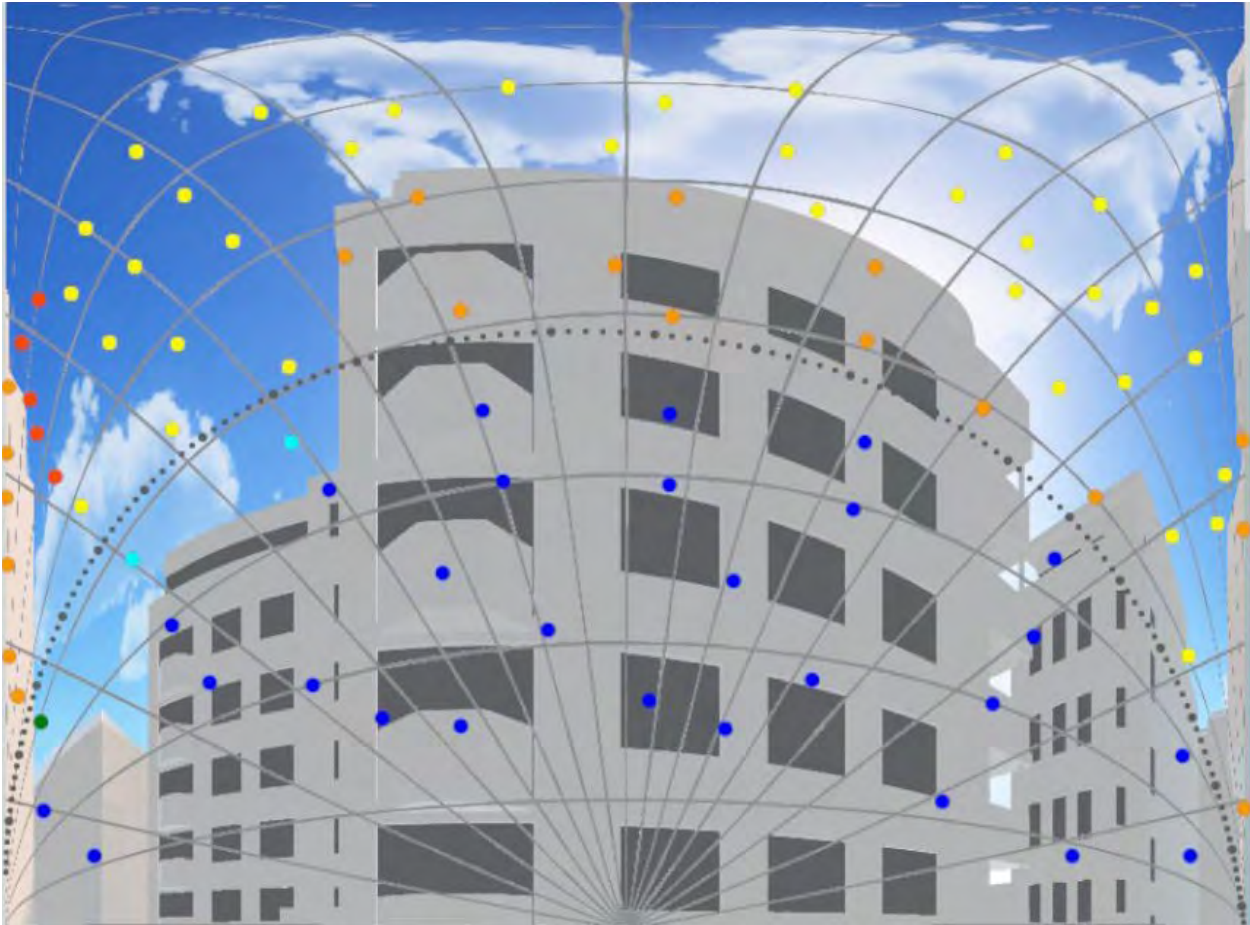


Figure 09: Existing APSH: 43% Existing WPSH: 3%

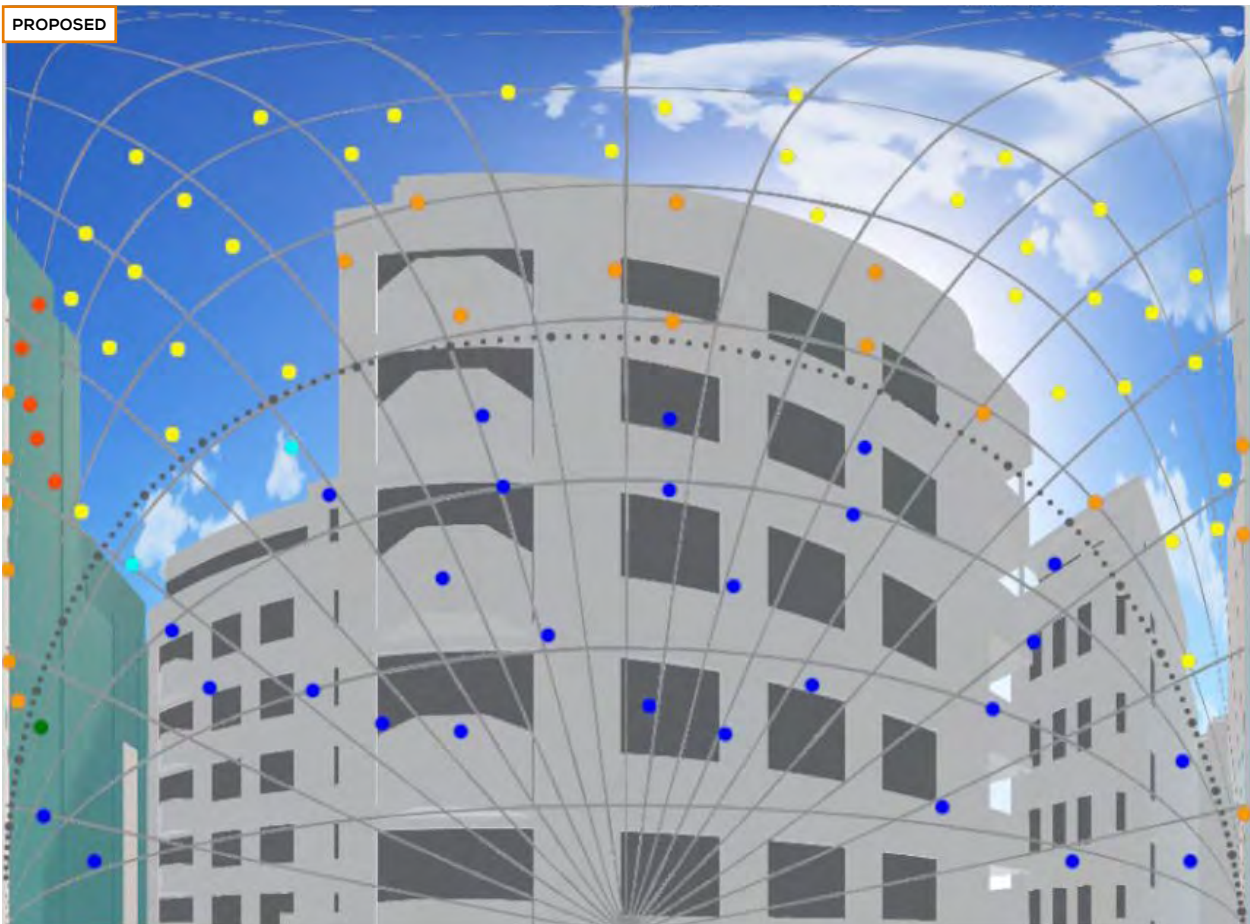


Figure 10: Proposed APSH: 37% Proposed WPSH: 2%

- A 2.20 The BRE Guidelines (CDE.020) provide that for existing buildings, the Sunlight to a window may be adversely affected if a point at the centre of a window receives:
- Less than 25% of the APSH during the whole year, of which 5% APSH must be in the winter period; and
 - Receives less than 0.8 times its former sunlight hours in either time period; and
 - Has a reduction in Sunlight for the whole year of more than 4% APSH.¹⁴
- A 2.21 In Figures 09 and 10, I have provided an example of how this is assessed through the practice of counting the sun spots.
- A 2.22 The number of spots is calculated for both the whole year and also during the winter period (21st September to 21st March) prior to an obstruction and after the obstruction is put in place.
- A 2.23 In this scenario, the proposed development will result in a good level of APSH (37% against the BRE's target of 25%). It is only in the winter months where a transgression occurs because sun is lower in the sky. Despite good levels of retained sunlight throughout the year, the winter sunlight transgression results in a limited breach when strictly applying the methodology within the BRE Guidelines.
- A 2.24 This test does not consider surrounding context or how sunlight is experienced in the remainder of the year.
- A 2.25 In locations which have an urban character, it can be challenging to meet the target for sunlight within the BRE Guidelines.

Solar Exposure

- A 2.26 The BRE provide guidance in respect of sunlight quality for new developments within section 3.1 of the handbook. It is generally acknowledged that the presence of sunlight is more significant in residential accommodation than it is in commercial properties, and this is reflected in the BRE document.
- A 2.27 It states, *"in housing, the main requirement for sunlight is in living rooms, where it is valued at any time of the day, but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens where people prefer it in the morning rather than the afternoon."*
- A 2.28 The BRE guide considers the critical aspects of orientation and overshadowing in determining the availability of sunlight at a proposed development site.
- A 2.29 The guide proposes minimising the number of dwellings whose living room face solely north unless there is some compensating factor such as an appealing view to the north, and it suggests a number of techniques to do so. Furthermore, it discusses massing solutions with a sensitive approach to overshadowing, so as to maximize access to sunlight.
- A 2.30 At the same time, it acknowledges that the site's existing urban environment may impose orientation or overshadowing constraints which may not be possible to overcome.
- A 2.31 To quantify sunlight access for interiors where sunlight is expected, it refers to the BS EN 17037

¹⁴ Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 25 para 3.2.6

criterion that the minimum duration of sunlight exposure in at least one habitable room of a dwelling should be 1.5 hours on a selected date between February 1st and March 21st. It goes on to suggest that March 21st is used. Table A.5 within BS EN 17037 also suggests medium and high sunlight targets (3 and 4 hours).

A 2.32 This is to be checked at a reference point located centrally to the window's width and at the inner surface of the aperture (façade and/or roof). For multiple apertures in different facades it is possible to cumulate the time of sunlight availability if not occurring at the same time. The reference point is minimum 1.2 m above the floor and 0.3 m above the window sill if present.

A 2.33 The summary of section 3.1 of the guide states as follows:

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

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

Sun Hours on Ground

A 2.34 Sun Hours on Ground assessments have been undertaken to illustrate the sunlight availability in outdoor amenity areas within the neighbouring properties and within the Proposed Development.

A 2.35 The BRE Guidelines (CDE.020) suggest that Sun Hours on Ground assessments should be undertaken on the Equinox (21st March and 21st September).

A 2.36 Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not. The summary of Section 3.3 of the BRE Guidelines states:

It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.

A 2.37 Section 3.3 of the BRE Guidelines state:

Sunlight in the spaces between buildings has an important impact on the overall appearance and ambiance of a development. It is valuable for a number of reasons:

To provide attractive sunlit views (all year)

To make outdoor activities, like sitting out and children's play more pleasant (mainly during the warmer months)

To encourage plant growth (mainly in spring and summer)

To dry out the ground, reducing moss and slime (mainly during the colder months)

To melt frost, ice and snow (in winter)

To dry clothes (all year)

As with regard to any other site layout dependent factors, the quality of an outdoor open space is determined by an array of important amenities like greenery, landscape, accessibility and design for instance, of which sun on ground is one component.

A 2.38 I have also provided additional diagrams to illustrate the quantum of hours received on the 21 March as well as 21 June. This helps to demonstrate the quantum of sunlight hours available throughout the summer months when the outdoor spaces are most likely to be used. These diagrams are referred to as Sun Exposure diagrams.

Average Daylight Factor (ADF) - BRE GUIDELINES 2011

- A 3.1 The Average Daylight Factor (ADF) calculation is a measure of the overall amount of Daylight in a space. The BRE Guidelines does not generally recommend the use of ADF to determine loss of light to existing buildings and suggest that the ADF assessment should be used to “*check that adequate daylight is provided in new rooms*”.
- A 2.39 This is with the exception of using it for testing phased masterplans. This is mainly because all details about the neighbouring properties will be known, and the developer would have the ability to design the future phases in the knowledge of the potential impacts upon the previous ones, often before these are occupied.
- A 2.40 In this report, I have used the ADF metric for the emerging neighbours, to complement VSC and NSL tests as this metric provides a more detailed appreciation of the daylight quality retained within the dwellings. This calculation encompasses not only the amount of skylight falling on the vertical face of the window i.e. the VSC, but also the glazing size and location, light transmittance value, internal and external material reflectances, room area, room geometry and room use. Accordingly, it is a more detailed analysis of the daylight levels and quality within a room.
- A 2.41 Furthermore, the ADF would have been the primary method used to assess the quality of daylight within the emerging neighbouring schemes themselves.
- A 2.42 The ADF criterion is the main prescribed methodology for evaluating the daylight quality within a room, and the values referenced by the BRE Guidelines are:
- 2% ADF for a kitchen;
 - 1.5% ADF for a living room; and
 - 1.0% ADF for a bedroom.
- A 2.43 The simulation assumptions used for the purposes of my assessments are as follows:
- Walls (light grey): 0.68
 - Internal ceiling (white paint): 0.85
 - Internal floor (medium veneer):0.3
 - Surrounding: 0.2
 - Glazing transmittance (double low-E glass) 0.75 (before maintenance factors)

BRE GUIDELINES: ADDITIONAL DAYLIGHT & SUNLIGHT CONSIDERATIONS

- A 3.1 The BRE Guidelines (CDE.020) note that the document is intended to be used in conjunction with the interior Daylight recommendations found within the British Standard EN 17037.
- A 3.2 The BRE Guidelines also provide advice on site layout planning to determine the quality of daylight and sunlight within open spaces between buildings.
- A 3.3 It is important to note, however, that this document is a guide and states that its aim *“is to help rather than constrain the designer”*¹⁵.
- A 3.4 The BRE Guidelines provide advice, but also clearly state that it *“is not mandatory and this document should not be seen as an instrument of planning policy.”* The BRE Guidelines also acknowledge in its introduction that *“it is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location.”*
- A 3.5 It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many other conflicting and potentially more important planning and urban design matters to consider other than just the provision of ideal levels of daylight and sunlight.
- A 3.6 The BRE Guidelines provide alternative assessments to understand the impact on a neighbouring property in such situations.
- A 3.7 The relevant assessments for the purpose of my report are detailed within the BRE Guidelines and summarised below.

Daylight and Sunlight - VSC and APSH to Rooms: specific examples

- A 3.8 As outlined within the BRE Guidelines the VSC value is calculated for each window; however - *“If a room has two or more windows of equal size, the mean of their VSC’s may be taken”*¹⁶.
- A 3.9 In cases where a room is served by two or more windows of the same or different sizes, the VSC value to the room has been calculated by applying an average weighting calculation to understand the VSC value to the room. The formula used is as follows;
- $$\frac{\sum(V_n \cdot A_n)}{\sum A_n}$$
- Where:
- V = window VSC
 - A = window area
 - n = the number of windows
- A 3.10 It is my opinion that this is a reasonable method to follow in that it follows the principles of the BRE Guidelines.
- A 3.11 The BRE Guidelines provide a methodology to calculate APSH in relation to the room and window.

15 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 7 para 1.6

16 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 15 para 2.2.6

"Care needs to be taken in applying this guideline to rooms with multiple windows. Except where the windows are in opposite walls, the annual probable sunlight hours cannot simply be added together. If the calculation method used does not avoid double counting of sunlight through multiple windows, the annual probable sunlight hours for the best sunlit window should be taken."¹⁷

A 3.12 Evaluating per-room Probable Sunlight Hours is meant to be carried out with diagrams and acetate overlays, which makes accounting for individual spots challenging, if not impossible. APSH assessments are now typically calculated using specialised computer software, assessing rooms with multiple windows is generally done somewhat differently (and more accurately) than what is suggested in the BRE Guidelines.

Setting Alternative Target Values for Skylight and Sunlight analysis

A 2.44 The BRE Guidelines dedicates a full appendix to setting alternative values and how they can be derived. F1 notes:

Sections 2.1, 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development.¹⁸

A 2.45 Within this appendix, a table is provided which details how one could derive alternative VSC values. As is evident from paragraph F1, alternative values can be applied to the VSC, NSL and APSH studies.

A 2.46 Table F1 provides a method of deriving a VSC value based on an obstruction angle. Table F1 of the BRE Guidelines references the Equivalent VSCs, spacing-to-height ratios and boundary parameters corresponding to particular obstruction angles between rows of buildings.

A 2.47 Table F1 denotes that an obstruction angle of 25° equates to a VSC of 27%; to achieve a VSC value of 18%, the obstruction must subtend 40°.

A 2.48 This is a simple method that does not take account for the variation in height and distance of obstructions on an average streetscape.

A 2.49 On the basis of table F1, calculating the VSC, NSL and APSH values for an area to derive the appropriate alternative value is a more accurate process. This is also in line with the approach provided within Appendix F.

A 2.50 In recent years, Inspectors and other decision makers have observed that achieving the target level of VSC is challenging. Even in Woking, the satellite town of London, the Inspector who determined the Goldsworth Road appeal (CDG.05) notes that:

"Retaining a VSC level of 27% in neighbouring properties is unrealistic; as has been recognised in many appeal decisions and other documents. Even retaining 20% VSC is considered, generally, to be reasonably good, and in urban areas retaining around

17 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 25 para 3.2.8

18 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 85 para F1

mid-teen % VSC is considered to be acceptable.”¹⁹

- A 2.51 The BRE Guidelines dedicates an appendix to considering alternative target values and thus accept that in certain circumstances, target levels of daylight and sunlight are not achievable or realistic.

Balconies and Projecting Wings

- A 2.52 The BRE Guidelines (CDE.020) recognise the burden that can arise from the presence of balconies or overhangs above windows, stating:

“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.80 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.”²⁰

- A 2.53 This is taken further and the same logic is applied to the presence of projecting wings on existing buildings. The Guidelines state:

“A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.”²¹

- A 2.54 Both statements recognise that the existing buildings can have features which restrict the receipt of daylight and sunlight to neighbouring windows. While balconies are not a common feature in the buildings neighbouring the Appeal Scheme the shape and form of Impact House means that many windows are located in corner positions alongside projecting wings.

¹⁹ PINS Ref: APP/A3655/W/21/3276474 para 35

²⁰ Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 16 para 2.2.13

²¹ Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 16 para 2.2.14

BRE GUIDELINES: LOSS OF RADIATION TO SOLAR / PV PANELS

- A 2.55 Paragraph 4.5.2 states that “where a proposed development may result in loss of radiation to existing solar panels (either photovoltaic or solar thermal), an assessment should be carried out.”
- A 2.56 Paragraph 4.5.8 states that “Where the annual probable sunlight hours received by a solar panel with the new development in place is less than 0.90 times the value before, a more detailed calculation of the loss of solar radiation should be undertaken. This is a specialist type of assessment and expert advice should be sought. The assessment should include both direct solar and diffuse sky radiation; over a whole year, around 60% of the radiation received on a horizontal roof comes from the sky. However, reflected radiation from the ground and obstructions need not be included. The modelling should take account of the effects of cloud in reducing direct solar radiation at different times of year, and include a realistic simulation of the way that incoming solar radiation varies from different parts of the sky.”
- A 2.57 Paragraph 4.5.9 states that “if over the whole year the ratio of total solar radiation received with the new development, to the existing value is less than the values given in Table 2²², then the loss of radiation is significant.”

SLOPE OF SOLAR PANEL IN DEGREES TO HORIZONTAL	RECOMMENDED MINIMUM RATIO OF RADIATION RECEIVED AFTER/BEFORE
0 - 30	0.90
30.01 - 59.99	0.85
60 - 90	0.80

- A 2.58 Finally, paragraph 4.5.10 notes that “numerical values given are purely advisory. Different criteria may be used based on the requirements for solar energy in an area viewed against other site layout constraints. Another important issue is whether the existing solar panels are reasonably sited, at a sensible height and distance from the boundary. A greater loss of solar radiation may be inevitable if panels are mounted close to the ground and near to the site boundary.”

²² Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 36, Section 4, Table 2

APPENDIX 03
**IMPACTS TO NEIGHBOURING
PROPERTIES (VSC, NSL, ADF, APSH)**

PROJECT DATA:

Client **Montreaux Cricklewood Limited**
Architect **EPR Architects**
Project Title **B&Q, Broadway Retail Park, Cricklewood Lane**
Project Number **15075**

REPORT DATA:

Report Title **Impacts on Neighbouring Properties**
GIA Department **The Daylight Department**
Dated **17 January 2023**

Prepared by **FC**
Checked by **JF**
Type **Appendix**

Revisions	No:	Date:	Notes:	Signed:

DISCLAIMER:

N.B This report has been prepared for Montreaux Cricklewood Limited by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for Montreaux Cricklewood Limited and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.

SOURCES OF INFORMATION:

Information Received **IR-29-15075**
Release Number **Rel_05_15075_DSD**
Issue Number **07**
Site Photos **GIA**
3D models **VERTEX**
OS Data **FIND Maps**



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1 ASSESSMENT SCENARIOS



Fig. 01: Site Overview - Baseline Scenario - Top view

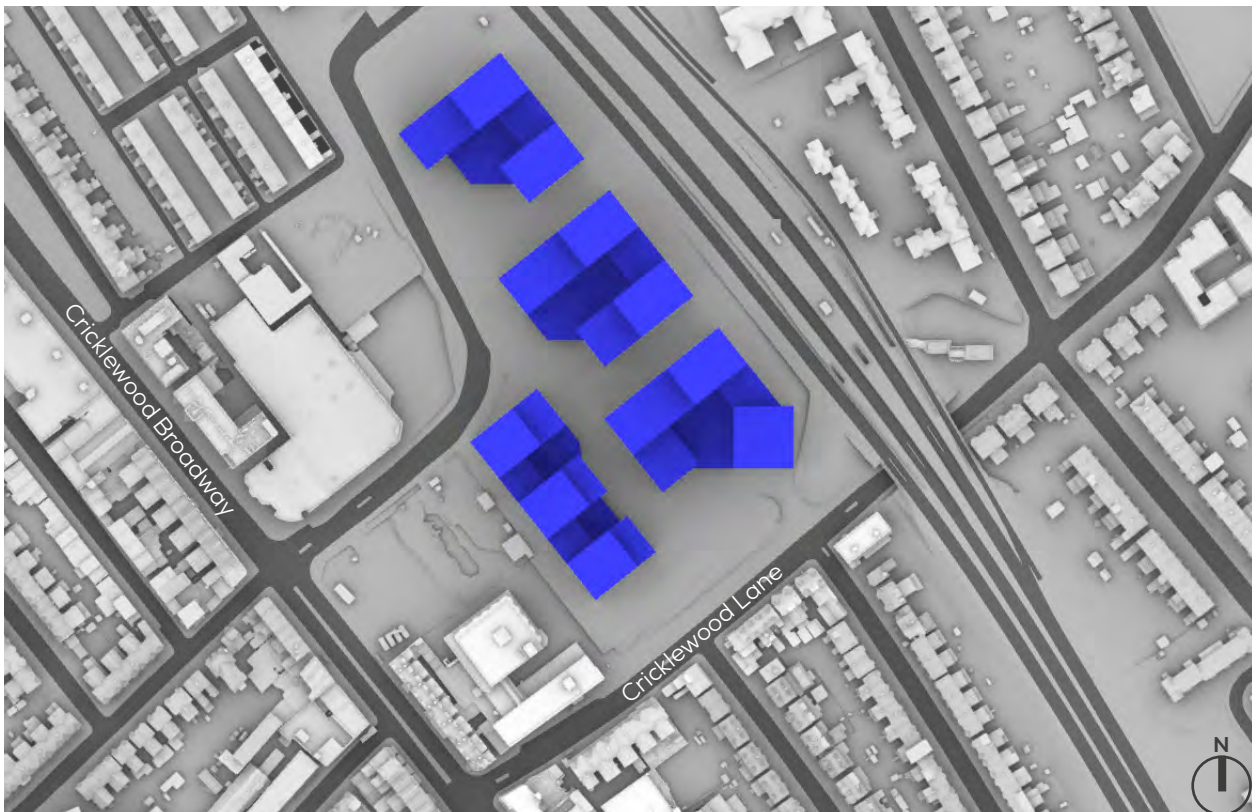


Fig. 02: Site Overview - Proposed Scenario - Top view



Fig. 03: Site Overview - Baseline Scenario - Perspective view

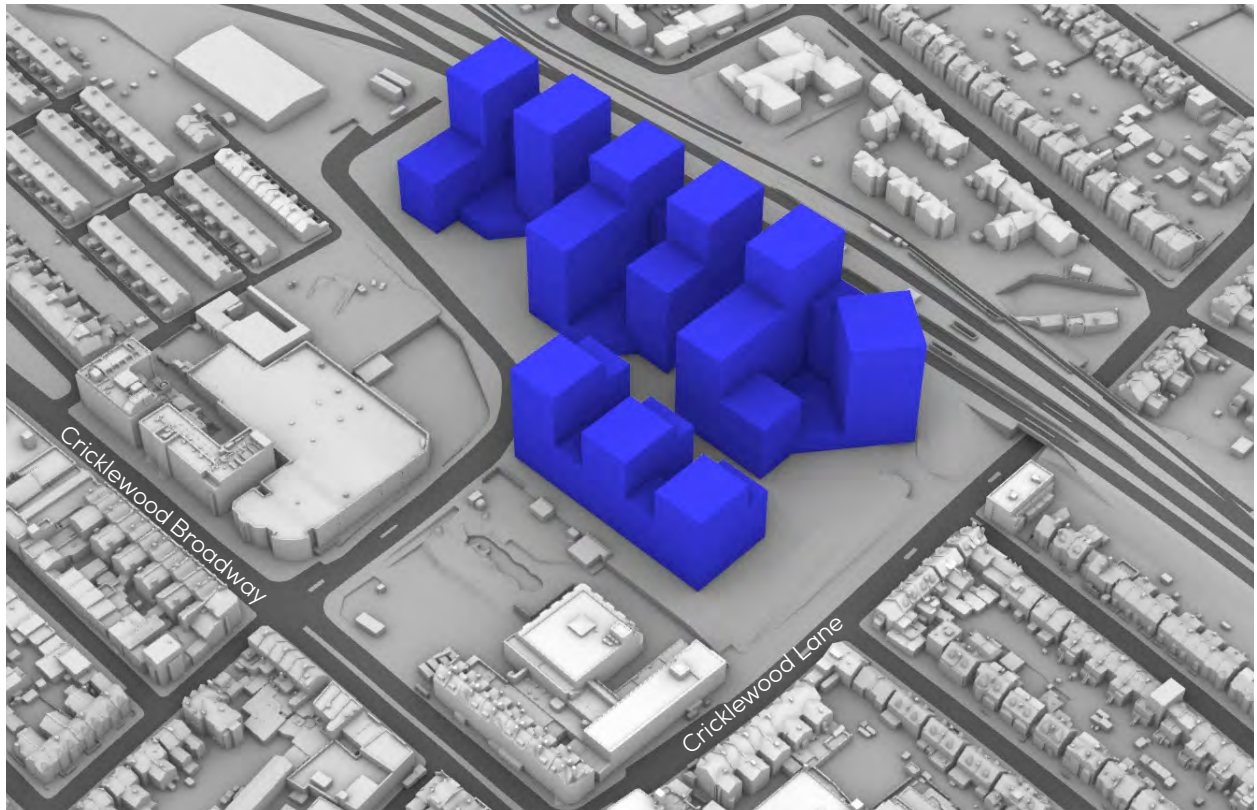


Fig. 04: Site Overview - Proposed Scenario - Perspective view



Fig. 05: Site Overview - Future Baseline Scenario - Top view



Fig. 06: Site Overview - Cumulative Scenario - Top view



Fig. 07: Site Overview - Future Baseline Scenario - Perspective view



Fig. 08: Site Overview - Cumulative Scenario - Perspective view

2 IMPACTS TO SURROUNDING PROPERTIES

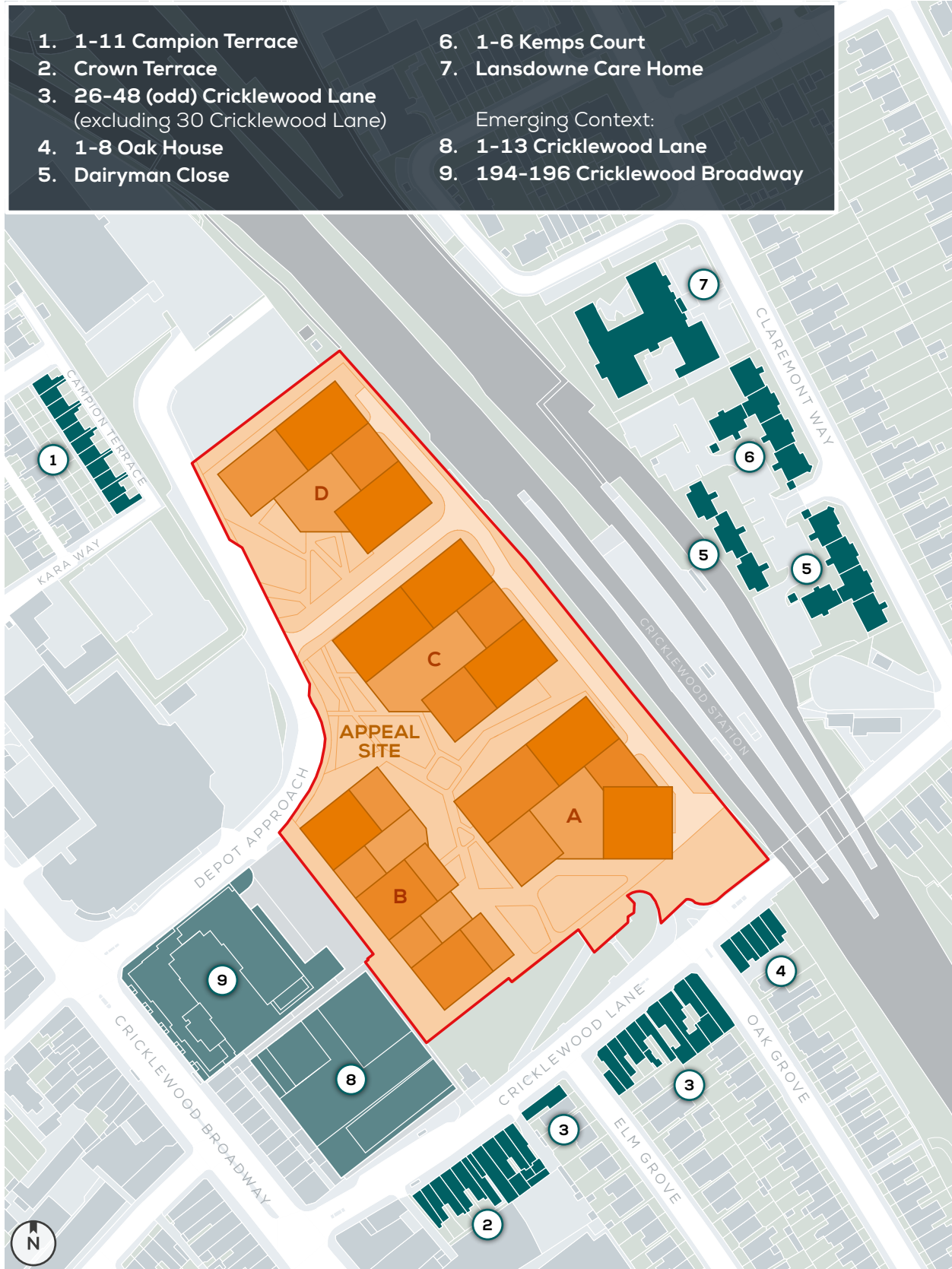


Fig. 09: Location of all Assessed Properties

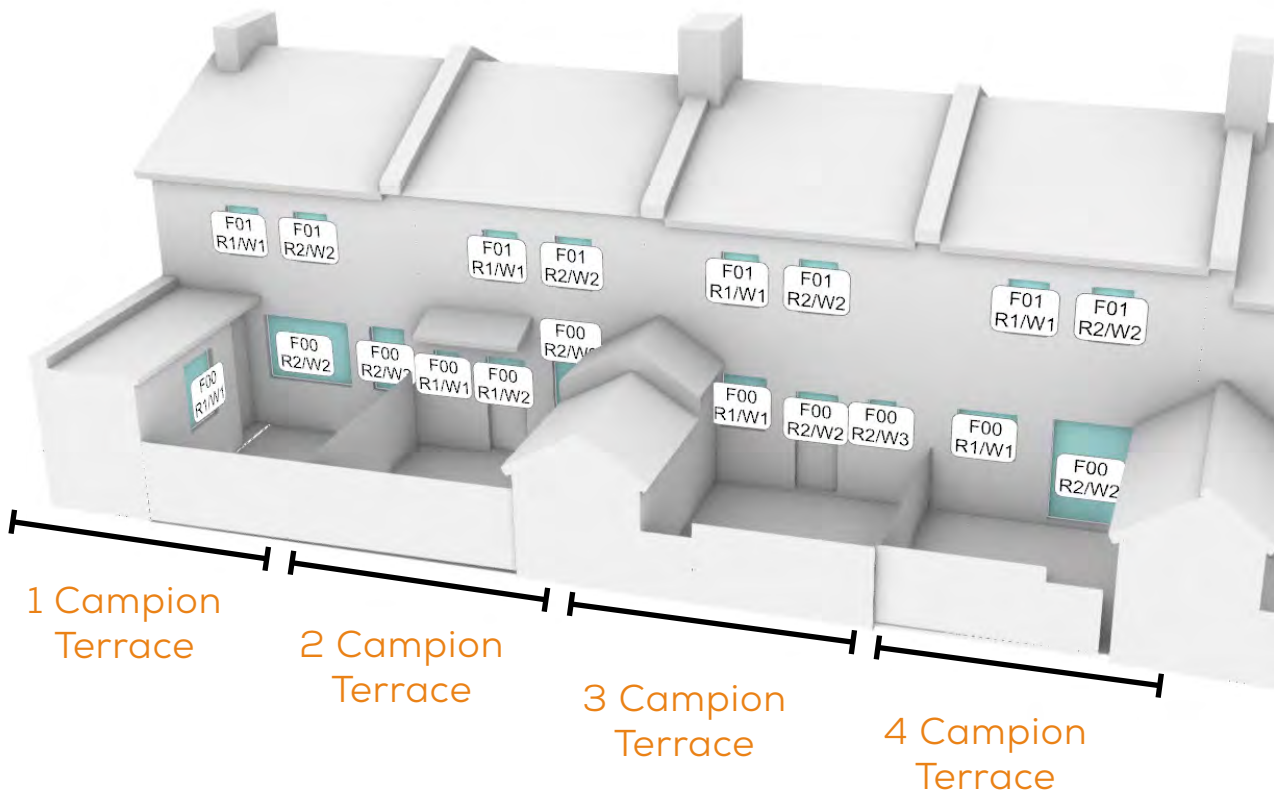
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BASELINE V PROPOSED SCENARIO

1-4 Campion Terrace

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%
CAMPION TERRACE 01											
F00	R1	UNKNOWN	W1	26.0	26.0	0.0	0.0	81.5	81.5	0.0	0.0
	R2	UNKNOWN	W2	28.6	25.8	2.8	9.8	99.0	99.0	0.0	0.0
			W3	31.9	25.6	6.3	19.7				
F01	R1	UNKNOWN	W1	35.1	26.8	8.3	23.6	96.2	93.3	2.9	3.0
	R2	UNKNOWN	W2	35.1	27.0	8.1	23.1	95.3	62.7	32.6	34.2
CAMPION TERRACE 02											
F00	R1	UNKNOWN	W1	24.0	17.1	6.9	28.8	98.4	98.4	0.0	0.0
	R2	UNKNOWN	W2	22.9	15.6	7.3	31.9				
			W3	22.2	14.8	7.4	33.3	95.7	80.9	14.8	15.5
F01	R1	UNKNOWN	W1	35.1	27.5	7.6	21.7	95.7	95.7	0.0	0.0
	R2	UNKNOWN	W2	35.1	27.7	7.4	21.1	96.5	77.8	18.7	19.4
CAMPION TERRACE 03											
F00	R1	UNKNOWN	W1	24.2	23.8	0.4	1.7	96.1	96.1	0.0	0.0
	R2	UNKNOWN	W2	32.1	27.6	4.5	14.0	98.9	98.9	0.0	0.0
			W3	31.9	26.2	5.7	17.9				
F01	R1	UNKNOWN	W1	35.1	28.1	7.0	19.9	96.5	96.5	0.0	0.0
	R2	UNKNOWN	W2	35.0	28.3	6.7	19.1	95.6	69.7	25.9	27.1
CAMPION TERRACE 04											
F00	R1	UNKNOWN	W1	33.0	26.8	6.2	18.8	96.9	96.9	0.0	0.0
	R2	UNKNOWN	W2	26.7	20.8	5.9	22.1	99.3	93.5	5.8	5.8
F01	R1	UNKNOWN	W1	35.0	28.8	6.2	17.7	96.7	96.7	0.0	0.0
	R2	UNKNOWN	W2	35.1	29.0	6.1	17.4	95.9	80.5	15.4	16.1

Table 01: Assessments data



■ Neighbour
■ Façade Assessed

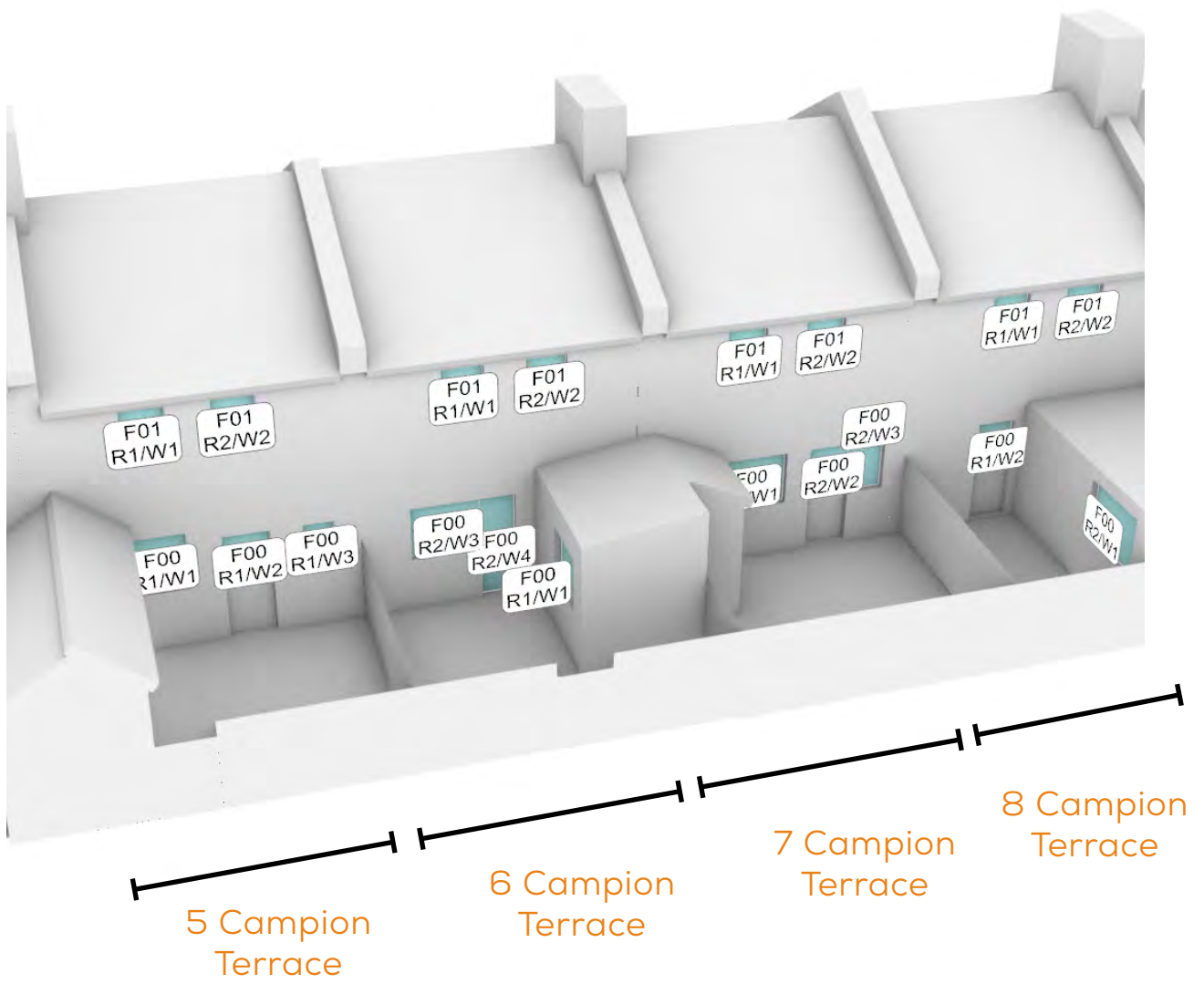


Fig. 10: Property key map

5-8 Campion Terrace - Part 01/02

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE				
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%	
CAMPION TERRACE 05												
F00	R1	UNKNOWN	W1	25.1	25.1	0.0	0.0	97.9	97.9	0.0	0.0	
			W2	31.4	28.7	2.7	8.6					
			W3	31.3	27.4	3.9	12.5					
F01	R1	UNKNOWN	W1	33.2	27.5	5.7	17.2	96.6	96.6	0.0	0.0	
	R2	UNKNOWN	W2	33.2	27.6	5.6	16.9	95.0	82.7	12.3	12.9	
CAMPION TERRACE 06												
F00	R1	KITCHEN	W1	22.8	17.8	5.0	21.9	93.1	92.2	0.9	1.0	
		LIVING ROOM	W2	27.2	27.2	0.0	0.0					
				W3	31.7	27.0	4.7	14.8				
				W4	23.9	19.9	4.0	16.7				
F01	R1	BATHROOM	W1	33.2	28.1	5.1	15.4	93.7	93.7	0.0	0.0	
	R2	BEDROOM	W2	33.1	28.2	4.9	14.8	95.8	90.4	5.4	5.6	
CAMPION TERRACE 07												
F00	R1	UNKNOWN	W1	28.0	28.0	0.0	0.0	97.7	97.7	0.0	0.0	
	R2	UNKNOWN	W2	33.8	30.2	3.6	10.7					
			W3	33.5	29.6	3.9	11.6					
F01	R1	UNKNOWN	W1	33.1	28.6	4.5	13.6	96.2	96.2	0.0	0.0	
	R2	UNKNOWN	W2	33.1	28.7	4.4	13.3	96.2	93.3	2.9	3.0	
CAMPION TERRACE 08												
F00	R1	L/K/D	W2	25.5	21.4	4.1	16.1	86.9	73.5	13.4	15.4	
			W3	25.8	25.8	0.0	0.0					
			W4	29.2	29.2	0.0	0.0					
			W5	25.7	25.6	0.1	0.4					
			W1	28.2	22.9	5.3	18.8					
F01	R2	UNKNOWN	W1	28.2	22.9	5.3	18.8	93.4	87.7	5.7	6.1	
	R1	BEDROOM	W1	33.1	29.0	4.1	12.4	94.4	94.4	0.0	0.0	
	R2	BEDROOM	W2	33.1	29.1	4.0	12.1	92.1	85.1	7.0	7.6	

Table 02: Assessments data



■ Neighbour
■ Façade Assessed

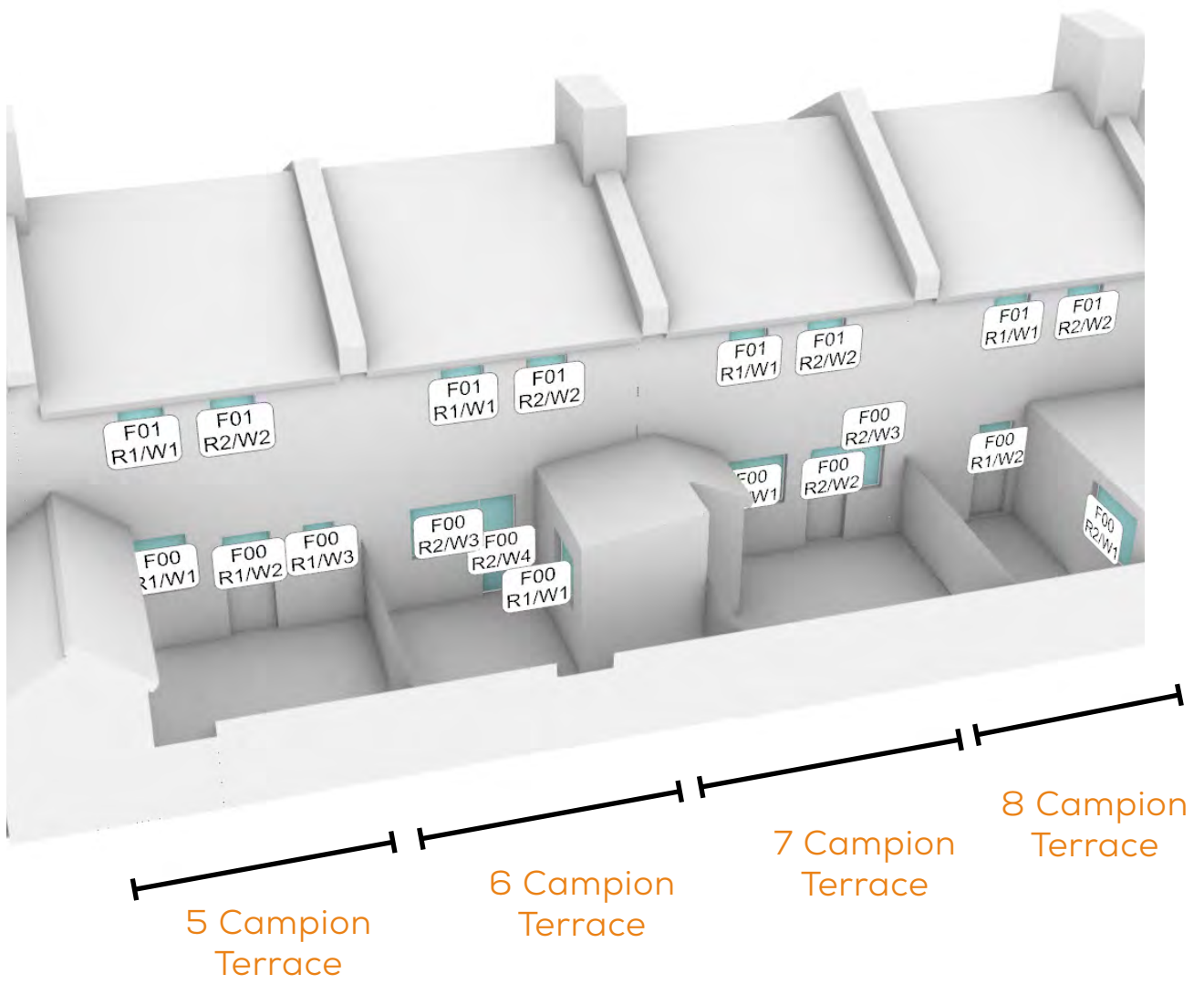


Fig. 11: Property key map

5-8 Campion Terrace - Part 02/02

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW PROP		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
CAMPION TERRACE 05									
F00	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
			W2	N/A	N/A	N/A	N/A	N/A	N/A
			W3	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	UNKNOWN	W2	N/A	N/A	N/A	N/A	N/A	N/A
CAMPION TERRACE 06									
F00	R1	KITCHEN	W1	44.0	8	33	5	25	37.5
		LIVING ROOM	W2	44.0	12	44	12	0	0
	R2	UNKNOWN	W3	24.0	2	14	1	41.7	50
			W4	28.0	3	18	2	35.7	33.3
F01	R1	BATHROOM	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	BEDROOM	W2	N/A	N/A	N/A	N/A	N/A	N/A
CAMPION TERRACE 07									
F00	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	UNKNOWN	W2	N/A	N/A	N/A	N/A	N/A	N/A
			W3	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	UNKNOWN	W2	N/A	N/A	N/A	N/A	N/A	N/A
CAMPION TERRACE 08									
F00	R1	L/K/D	W2	22.0	2	14	0	38.4	100
			W3	31.0	5	31	5	0	0
			W4	54.0	16	54	16	0	0
			W5	51.0	16	51	16	0	0
	R2	UNKNOWN	W1	55.0	12	46	9	16.4	25
F01	R1	BEDROOM	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	BEDROOM	W2	N/A	N/A	N/A	N/A	N/A	N/A

Table 03: Assessments data



- Neighbour
- Façade Assessed

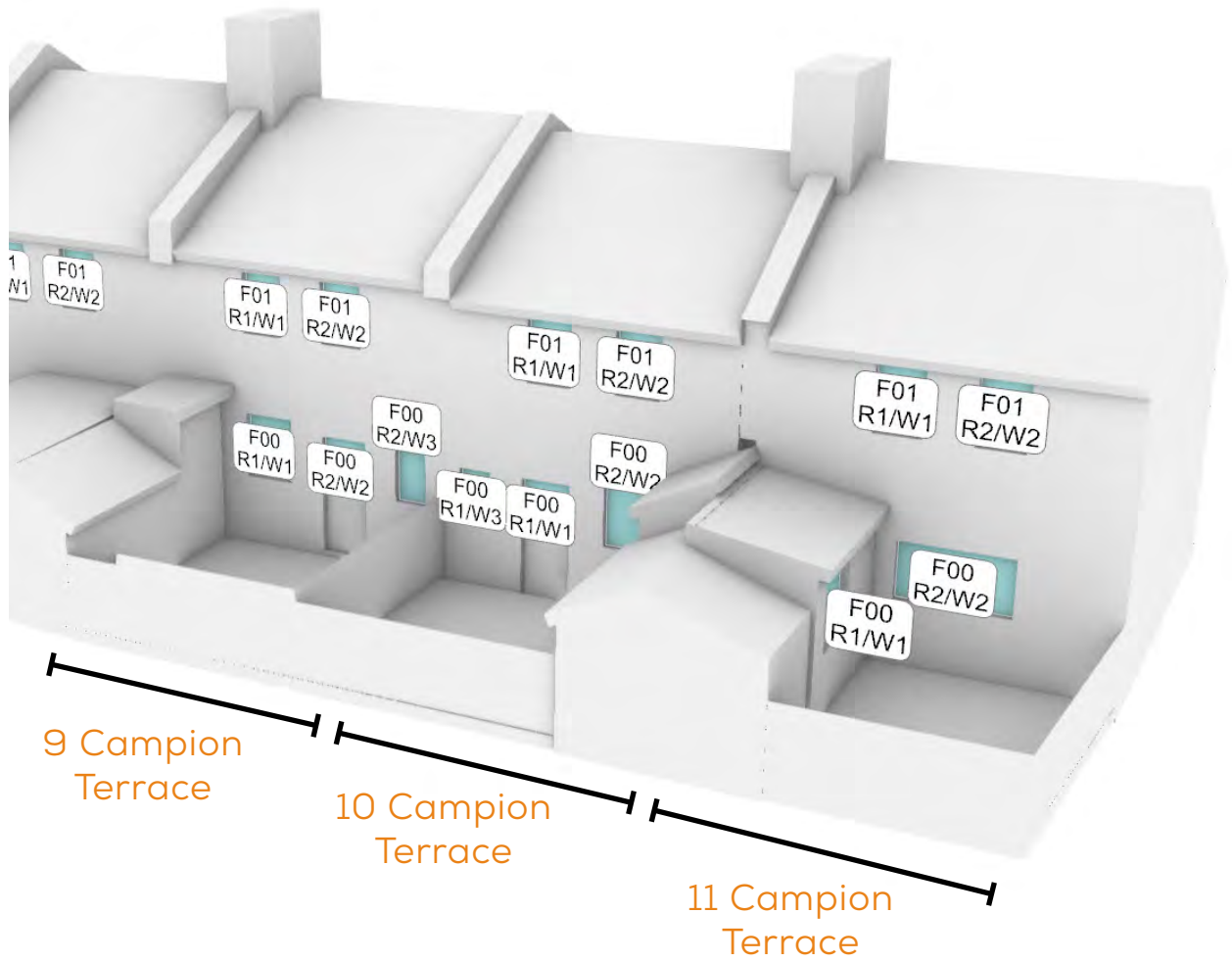


Fig. 12: Property key map

9-11 Campion Terrace

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%
CAMPION TERRACE 09											
F00	R1	UNKNOWN	W1	26.3	26.3	0.0	0.0	95.5	95.5	0.0	0.0
	R2	UNKNOWN	W2	32.4	30.4	2.0	6.2	98.5	98.5	0.0	0.0
				W3	31.9	29.1	2.8	8.8			
F01	R1	UNKNOWN	W1	33.0	29.4	3.6	10.9	95.1	95.1	0.0	0.0
	R2	UNKNOWN	W2	33.0	29.5	3.5	10.6	95.5	94.2	1.3	1.4
CAMPION TERRACE 10											
F00	R1	UNKNOWN	W1	32.8	29.6	3.2	9.8	99.2	99.2	0.0	0.0
			W3	31.8	28.8	3.0	9.4				
	R2	UNKNOWN	W2	28.1	24.9	3.2	11.4	96.4	96.4	0.0	0.0
F01	R1	UNKNOWN	W1	32.2	29.0	3.2	9.9	95.9	95.9	0.0	0.0
	R2	UNKNOWN	W2	32.2	29.1	3.1	9.6	96.3	95.1	1.2	1.2
CAMPION TERRACE 11											
F00	R1	UNKNOWN	W1	23.3	23.3	0.0	0.0	93.3	93.3	0.0	0.0
	R2	KITCHEN	W2	28.1	28.1	0.0	0.0	94.4	94.4	0.0	0.0
F01	R1	BED/STORAGE	W1	32.1	29.3	2.8	8.7	98.3	98.3	0.0	0.0
	R2	BEDROOM	W2	32.1	29.4	2.7	8.4	93.6	92.4	1.2	1.3

Table 04: Assessments data



■ Neighbour
■ Façade Assessed

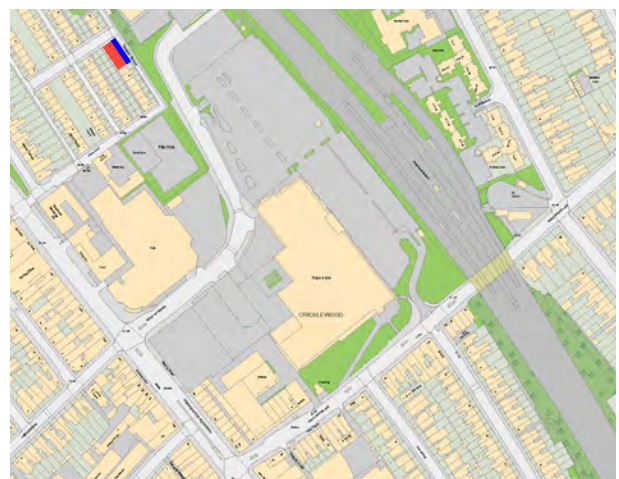
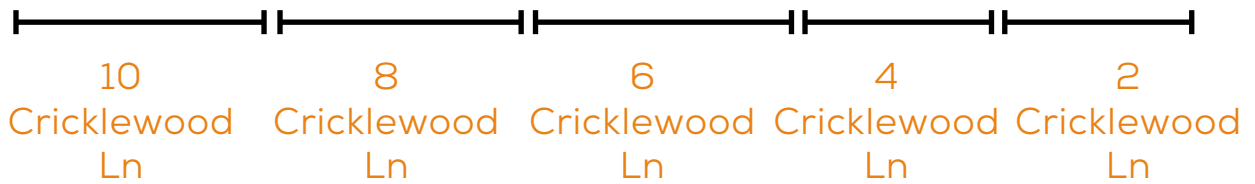
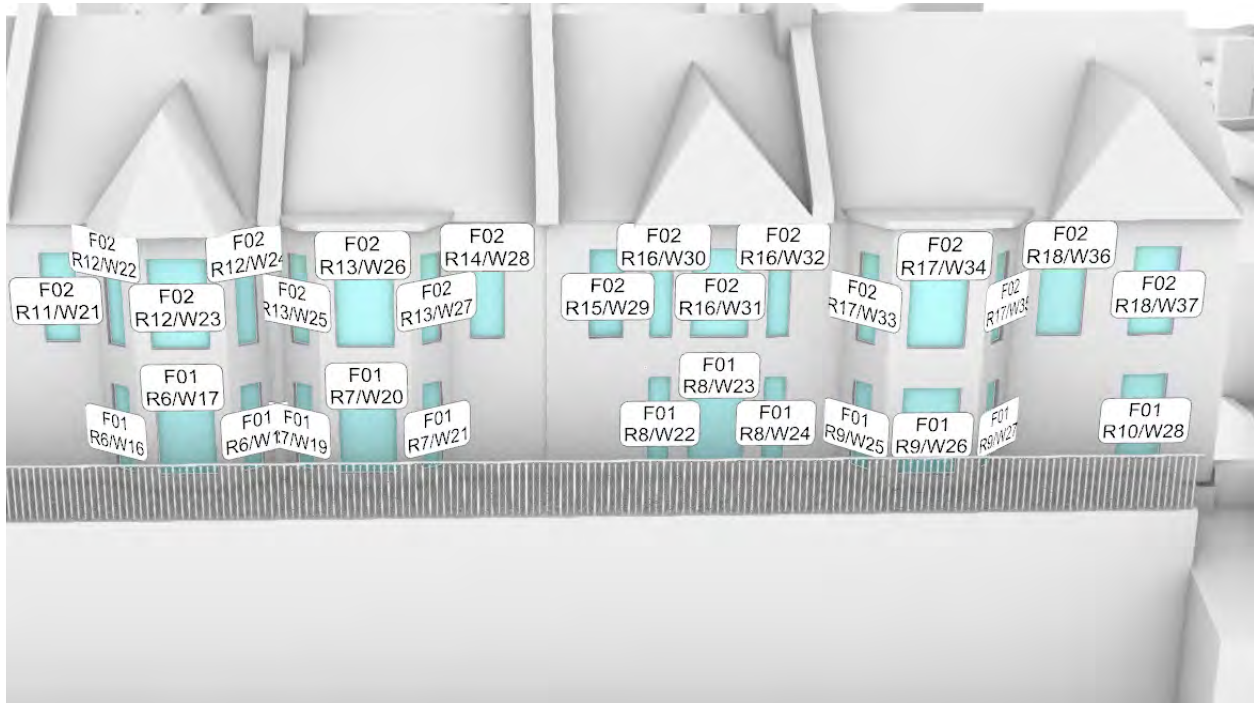


Fig. 13: Property key map

Crown Terrace (2-20 Cricklewood Lane)



- Neighbour
- Façade Assessed

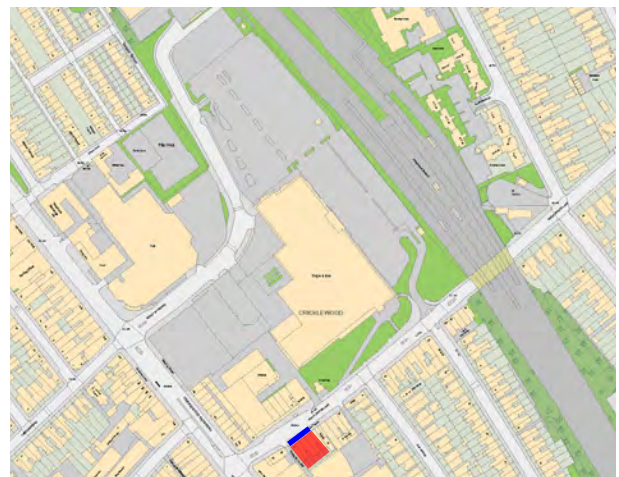
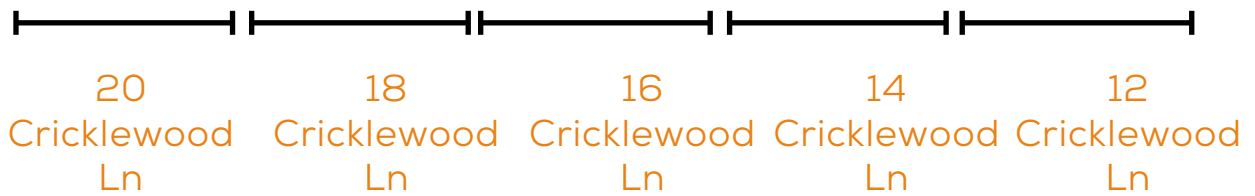
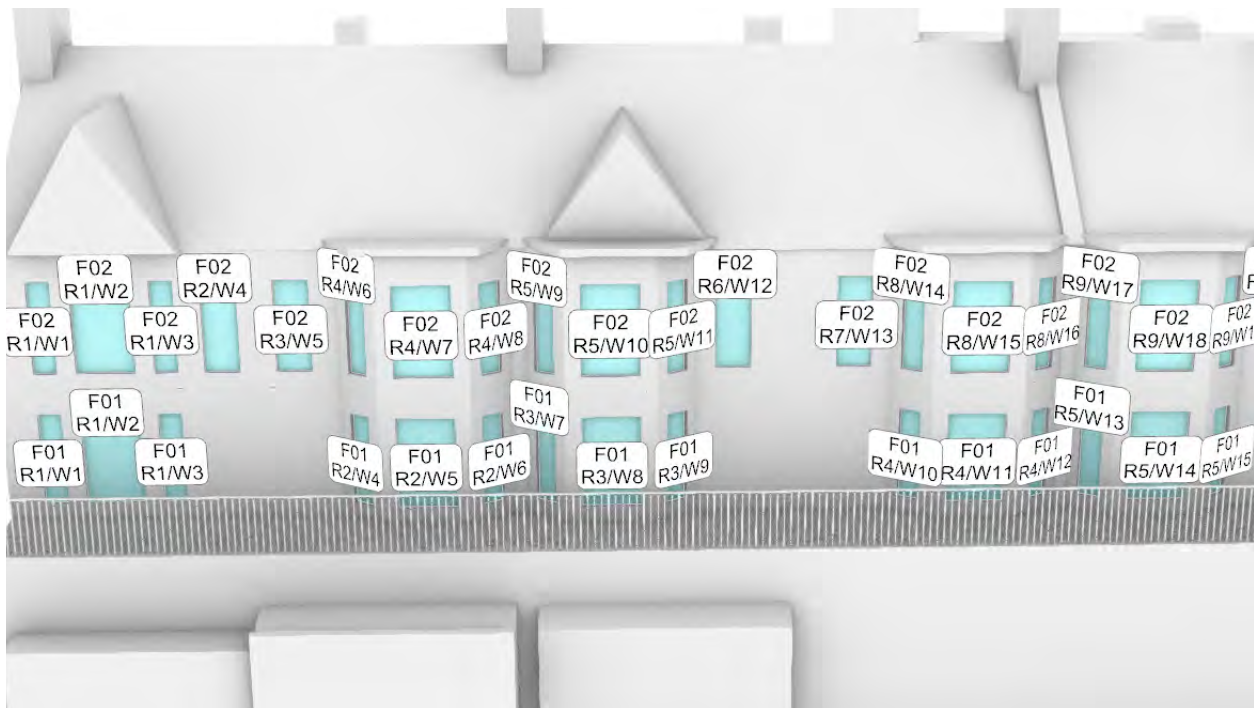


Fig. 14: Property key map



■ Neighbour
■ Façade Assessed

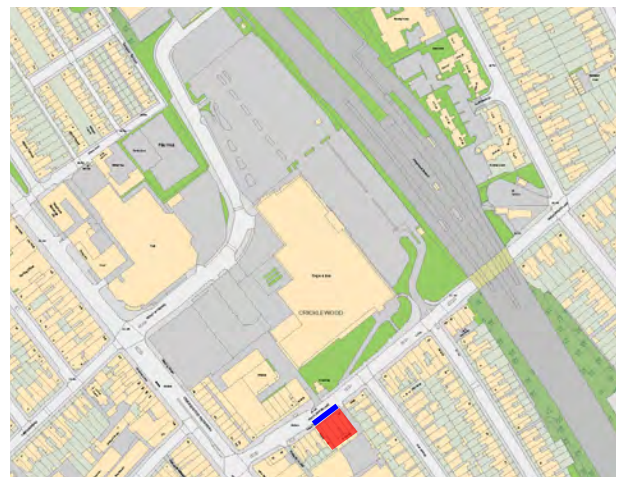


Fig. 15: Property key map

Crown Terrace (2-20 Cricklewood Lane)

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%
CROWN TERRACE											
F01	R1	UNKNOWN	W1	30.6	26.4	4.2	13.7	99.7	97.7	2.0	2.0
			W2	33.2	28.9	4.3	13.0				
			W3	30.6	26.4	4.2	13.7				
	R2	UNKNOWN	W4	29.8	24.6	5.2	17.4	99.7	99.4	0.3	0.3
			W5	32.9	28.7	4.2	12.8				
			W6	26.7	25.3	1.4	5.2				
	R3	UNKNOWN	W7	27.0	21.8	5.2	19.3	100.0	100.0	0.0	0.0
			W8	32.6	28.6	4.0	12.3				
			W9	28.7	27.4	1.3	4.5				
	R4	UNKNOWN	W10	28.7	23.7	5.0	17.4	99.7	99.7	0.0	0.0
			W11	32.2	28.4	3.8	11.8				
			W12	26.3	25.2	1.1	4.2				
	R5	UNKNOWN	W13	26.5	21.8	4.7	17.7	100.0	100.0	0.0	0.0
			W14	32.2	28.6	3.6	11.2				
			W15	28.2	27.3	0.9	3.2				
	R6	UNKNOWN	W16	28.7	24.3	4.4	15.3	99.7	99.7	0.0	0.0
			W17	32.1	28.9	3.2	10.0				
			W18	26.1	25.5	0.6	2.3				
	R7	UNKNOWN	W19	26.2	22.1	4.1	15.6	100.0	100.0	0.0	0.0
			W20	32.1	29.2	2.9	9.0				
			W21	28.2	27.7	0.5	1.8				
	R8	UNKNOWN	W22	29.7	27.3	2.4	8.1	99.7	99.7	0.0	0.0
			W23	31.8	29.4	2.4	7.5				
			W24	29.6	27.4	2.2	7.4				
	R9	BEDROOM	W25	27.0	23.5	3.5	13.0	100.0	100.0	0.0	0.0
			W26	32.0	29.8	2.2	6.9				
			W27	26.6	26.6	0.0	0.0				
	R10	BEDROOM	W28	31.8	29.7	2.1	6.6	99.2	99.2	0.0	0.0
F02	R1	UNKNOWN	W1	31.2	26.7	4.5	14.4	99.7	97.9	1.8	1.8
			W2	33.1	28.5	4.6	13.9				
			W3	31.2	26.7	4.5	14.4				
	R2	UNKNOWN	W4	33.8	29.2	4.6	13.6	100.0	98.0	2.0	2.0
			W5	33.2	28.7	4.5	13.6	100.0	97.8	2.2	2.2
			W6	30.8	25.2	5.6	18.2	99.7	99.4	0.3	0.3
	R3	UNKNOWN	W7	34.3	29.9	4.4	12.8				
			W8	28.1	26.5	1.6	5.7				
			W9	28.2	22.7	5.5	19.5	100.0	100.0	0.0	0.0
	R4	UNKNOWN	W10	33.4	29.1	4.3	12.9				
			W11	29.9	28.5	1.4	4.7				
			W12	32.0	27.9	4.1	12.8	98.8	91.8	7.0	7.1
	R5	UNKNOWN	W13	32.6	28.4	4.2	12.9	98.8	98.8	0.0	0.0
			W14	30.4	25.3	5.1	16.8	99.7	99.7	0.0	0.0
			W15	34.0	29.9	4.1	12.1				
	R6	UNKNOWN	W16	27.9	26.7	1.2	4.3				
			W17	27.7	22.6	5.1	18.4	100.0	100.0	0.0	0.0
			W18	34.0	30.0	4.0	11.8				
	R7	UNKNOWN	W19	30.2	29.2	1.0	3.3				
			W20	32.5	28.9	3.6	11.1	98.8	98.8	0.0	0.0
			W21	32.0	28.4	3.6	11.3	98.8	98.8	0.0	0.0
	R8	UNKNOWN	W22	29.7	25.0	4.7	15.8	99.7	99.7	0.0	0.0
			W23	31.7	28.2	3.5	11.0				
			W24	27.0	26.2	0.8	3.0				
	R9	UNKNOWN	W25	26.7	22.1	4.6	17.2	100.0	100.0	0.0	0.0
			W26	33.4	30.1	3.3	9.9				
			W27	29.8	29.1	0.7	2.3				
	R10	UNKNOWN	W28	32.0	29.1	2.9	9.1	98.8	98.8	0.0	0.0
			W29	31.2	28.5	2.7	8.7	98.1	98.1	0.0	0.0
			W30	30.4	27.6	2.8	9.2	99.7	99.7	0.0	0.0
	R11	UNKNOWN	W31	31.8	28.9	2.9	9.1				
			W32	30.3	27.6	2.7	8.9				
			W33	28.1	24.2	3.9	13.9	99.8	99.8	0.0	0.0
	R12	UNKNOWN	W34	34.7	32.0	2.7	7.8				
			W35	28.7	28.6	0.1	0.3				
			W36	32.2	29.8	2.4	7.5	99.5	99.5	0.0	0.0
	R13	UNKNOWN	W37	33.6	31.0	2.6	7.7				

Table 05: Assessments data

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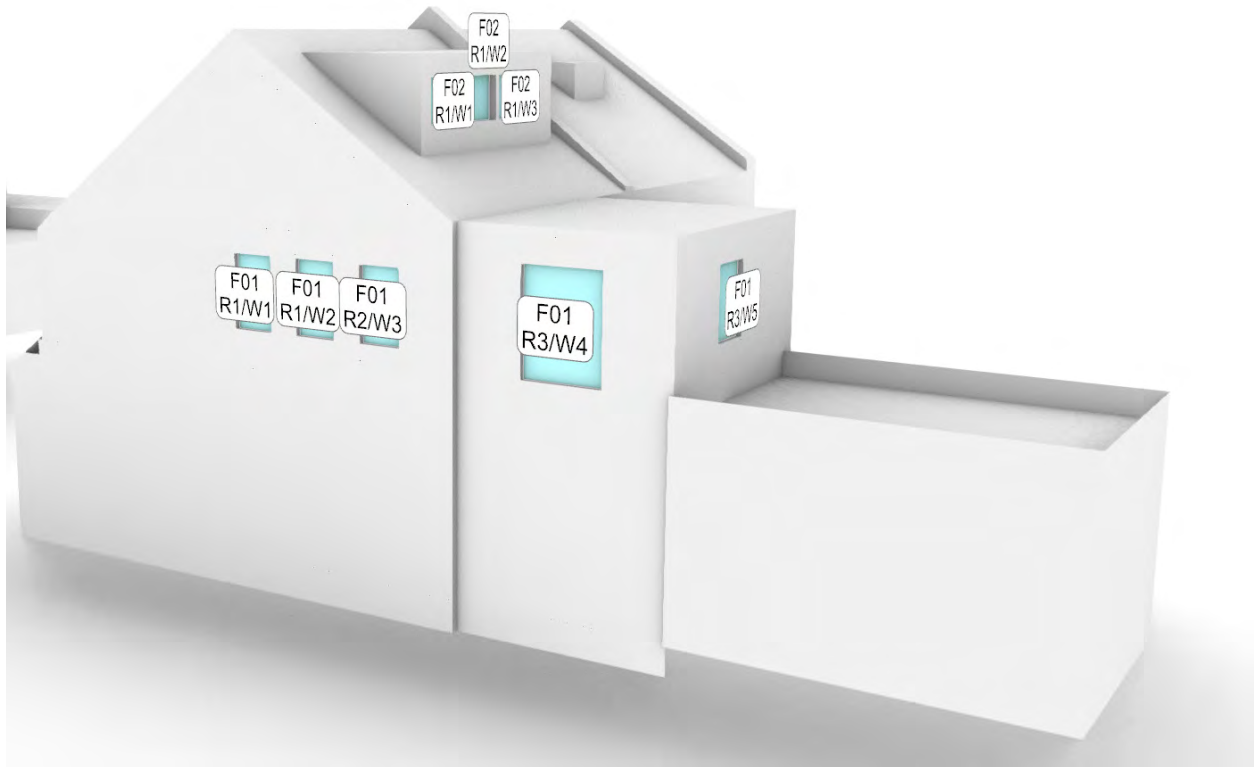
26-28 Cricklewood Lane

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE							
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%				
CRICKLEWOOD LANE 26-28															
F01	R1	UNKNOWN	W1	32.0	26.0	6.0	18.8	99.6	84.9	14.7	14.8				
			W2	32.0	26.2	5.8	18.1								
	R3	UNKNOWN	W3	32.0	26.3	5.7	17.8	99.1	61.7	37.4	37.7				
			W4	32.9	27.7	5.2	15.8					99.5	96.9	2.6	2.6
			W5	30.4	30.6	-0.2	-0.7								
F02	R1	UNKNOWN	W1	32.4	32.5	-0.1	-0.3	92.1	92.1	0.0	0.0				
			W2	32.4	32.5	-0.1	-0.3								
			W3	32.4	32.5	-0.1	-0.3								

Table 07: Assessments data

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW PROP		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
CRICKLEWOOD LANE 26-28									
F01	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
			W2	N/A	N/A	N/A	N/A	N/A	N/A
	R3	UNKNOWN	W3	N/A	N/A	N/A	N/A	N/A	N/A
			W4	15.0	2	15	2	0	0
			W5	53.0	13	53	13	0	0
F02	R1	UNKNOWN	W1	55.0	19	55	19	0	0
			W2	55.0	19	55	19	0	0
			W3	55.0	19	55	19	0	0

Table 08: Assessments data



- Neighbour
- Façade Assessed

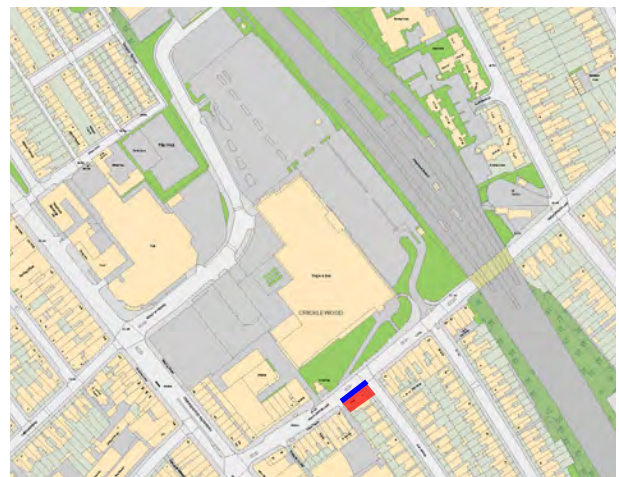


Fig. 16: Property key map

32-40 Cricklewood Lane

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE				
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%	
CRICKLEWOOD LANE 32												
F01	R1	KITCHEN	W1	33.9	33.5	0.4	1.2	98.1	98.1	0.0	0.0	
	R2	BATHROOM	W2	31.0	31.2	-0.2	-0.6	92.9	92.9	0.0	0.0	
	R3	BEDROOM	W3	28.8	26.3	2.5	8.7	99.7	99.3	0.4	0.4	
			W4	34.5	34.0	0.5	1.4					
			W5	31.2	31.2	0.0	0.0					
		R4	LIVING ROOM	W6	27.3	21.3	6.0	22.0	98.5	89.9	8.6	8.7
				W7	32.4	25.1	7.3	22.5				
CRICKLEWOOD LANE 34-40												
F01	R1	UNKNOWN	W1	32.3	23.8	8.5	26.3	98.0	87.2	10.8	11.0	
	R2	UNKNOWN	W2	32.4	24.0	8.4	25.9	97.1	74.9	22.2	22.9	
	R3	UNKNOWN	W3	32.3	24.3	8.0	24.8	98.0	89.9	8.1	8.3	
	R4	UNKNOWN	W4	32.3	24.3	8.0	24.8	97.5	79.8	17.7	18.2	
	R5	UNKNOWN	W5	32.2	24.3	7.9	24.5	98.1	89.6	8.5	8.7	
	R6	UNKNOWN	W6	32.2	24.4	7.8	24.2	97.4	80.8	16.6	17.0	
	R7	UNKNOWN	W7	32.1	24.5	7.6	23.7	99.2	96.9	2.3	2.3	
	R8	UNKNOWN	W8	32.1	24.5	7.6	23.7	99.2	95.4	3.8	3.8	
F02	R1	UNKNOWN	W1	33.9	25.0	8.9	26.3	90.6	54.8	35.8	39.5	
	R2	UNKNOWN	W2	33.8	25.4	8.4	24.9	92.7	58.7	34.0	36.7	
	R3	UNKNOWN	W3	33.8	25.5	8.3	24.6	92.9	60.1	32.8	35.3	
	R4	UNKNOWN	W4	33.7	25.6	8.1	24.0	95.0	64.2	30.8	32.4	

Table 09: Assessments data

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW PROP		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
CRICKLEWOOD LANE 32									
F01	R1	KITCHEN	W1	61.0	21	61	21	0	0
	R2	BATHROOM	W2	54.0	18	54	18	0	0
	R3	BEDROOM	W3	33.0	7	33	7	0	0
			W4	63.0	22	63	22	0	0
			W5	65.0	24	65	24	0	0
	R4	LIVING ROOM	W6	N/A	N/A	N/A	N/A	N/A	N/A
			W7	N/A	N/A	N/A	N/A	N/A	N/A
CRICKLEWOOD LANE 34-40									
F01	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	UNKNOWN	W2	N/A	N/A	N/A	N/A	N/A	N/A
	R3	UNKNOWN	W3	N/A	N/A	N/A	N/A	N/A	N/A
	R4	UNKNOWN	W4	N/A	N/A	N/A	N/A	N/A	N/A
	R5	UNKNOWN	W5	N/A	N/A	N/A	N/A	N/A	N/A
	R6	UNKNOWN	W6	N/A	N/A	N/A	N/A	N/A	N/A
	R7	UNKNOWN	W7	N/A	N/A	N/A	N/A	N/A	N/A
	R8	UNKNOWN	W8	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	UNKNOWN	W2	N/A	N/A	N/A	N/A	N/A	N/A
	R3	UNKNOWN	W3	N/A	N/A	N/A	N/A	N/A	N/A
	R4	UNKNOWN	W4	N/A	N/A	N/A	N/A	N/A	N/A

Table 10: Assessments data



- Neighbour
- Façade Assessed

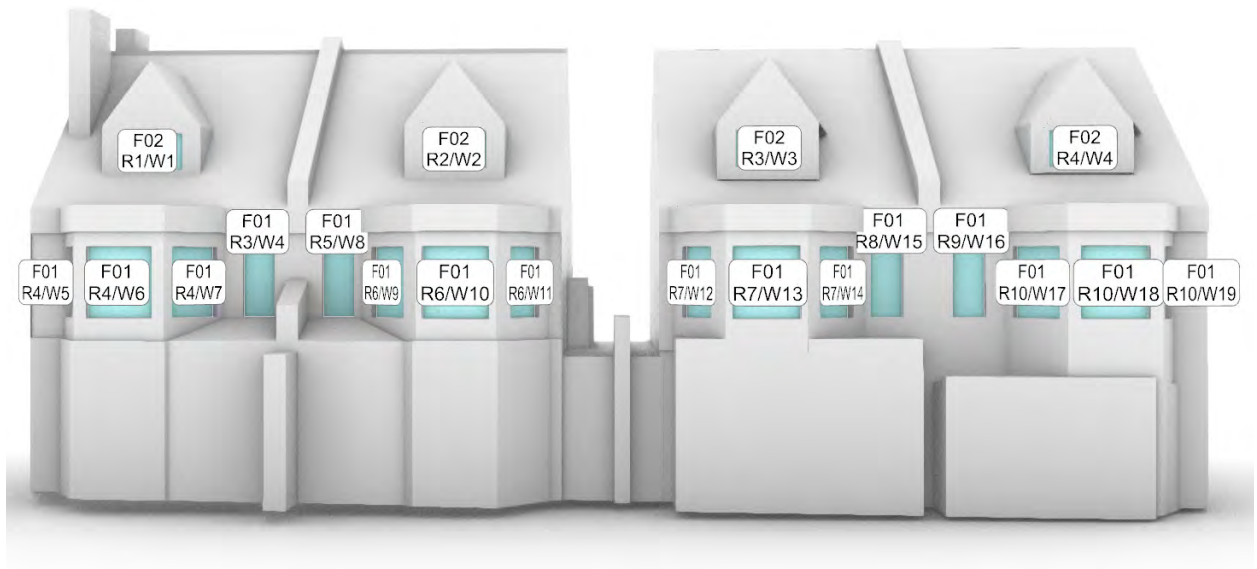


Fig. 17: Property key map

42-48 Cricklewood Lane - Part 01/02

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%
CRICKLEWOOD LANE 42-48											
F00	R1	BEDROOM	W1	26.4	26.4	0.0	0.0	98.5	98.5	0.0	0.0
			W2	22.9	22.9	0.0	0.0				
			W3	24.4	24.4	0.0	0.0				
			W4	19.7	19.7	0.0	0.0				
	R2	LIVING ROOM	W5	26.0	26.0	0.0	0.0	98.5	98.5	0.0	0.0
			W6	26.4	26.4	0.0	0.0				
	R3	KITCHEN	W7	19.6	19.6	0.0	0.0	85.2	85.2	0.0	0.0
	R4	BEDROOM	W8	16.7	16.7	0.0	0.0	75.3	75.3	0.0	0.0
F01	R1	UNKNOWN	W1	15.9	15.9	0.0	0.0	84.3	84.3	0.0	0.0
			W2	28.4	28.4	0.0	0.0				
	R2	UNKNOWN	W3	23.2	23.2	0.0	0.0	98.5	98.5	0.0	0.0
			W4	29.7	19.6	10.1	34.0				
	R4	UNKNOWN	W5	29.4	23.9	5.5	18.7	99.8	77.2	22.6	22.6
			W6	34.0	23.4	10.6	31.2				
			W7	28.6	22.6	6.0	21.0				
	R5	UNKNOWN	W8	29.1	19.7	9.4	32.3	100.0	67.5	32.5	32.5
			W9	31.1	23.7	7.4	23.8				
	R7	BEDROOM	W10	33.3	23.4	9.9	29.7	100.0	88.8	11.2	11.2
			W11	27.7	23.0	4.7	17.0				
			W12	29.2	22.4	6.8	23.3				
			W13	32.8	23.3	9.5	29.0				
	R8	BEDROOM	W14	29.2	24.0	5.2	17.8	100.0	96.3	3.7	3.7
			W15	28.1	18.9	9.2	32.7				
	R9	UNKNOWN	W16	28.7	19.6	9.1	31.7	100.0	90.7	9.3	9.3
	R10	UNKNOWN	W17	29.2	22.2	7.0	24.0	100.0	90.7	9.3	9.3
			W18	32.4	23.4	9.0	27.8				
			W19	27.8	24.8	3.0	10.8				
F02	R1	UNKNOWN	W1	35.2	24.9	10.3	29.3	80.4	45.0	35.4	44.0
	R2	UNKNOWN	W2	34.9	25.0	9.9	28.4	61.4	23.2	38.2	62.2
	R3	BEDROOM	W3	34.5	24.9	9.6	27.8	72.5	33.3	39.2	54.1
	R4	UNKNOWN	W4	34.3	25.0	9.3	27.1	52.5	46.4	6.1	11.6

Table 11: Assessments data



┌──────────┬──────────┐
 48 Crickle- 46 Crickle-
 wood Ln wood Ln

┌──────────┬──────────┐
 44 Cricklewood 42 Crickle-
 Ln wood Ln

■ Neighbour
■ Façade Assessed

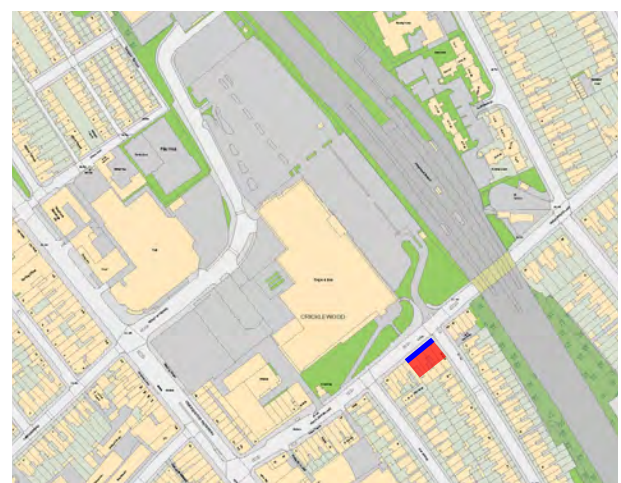
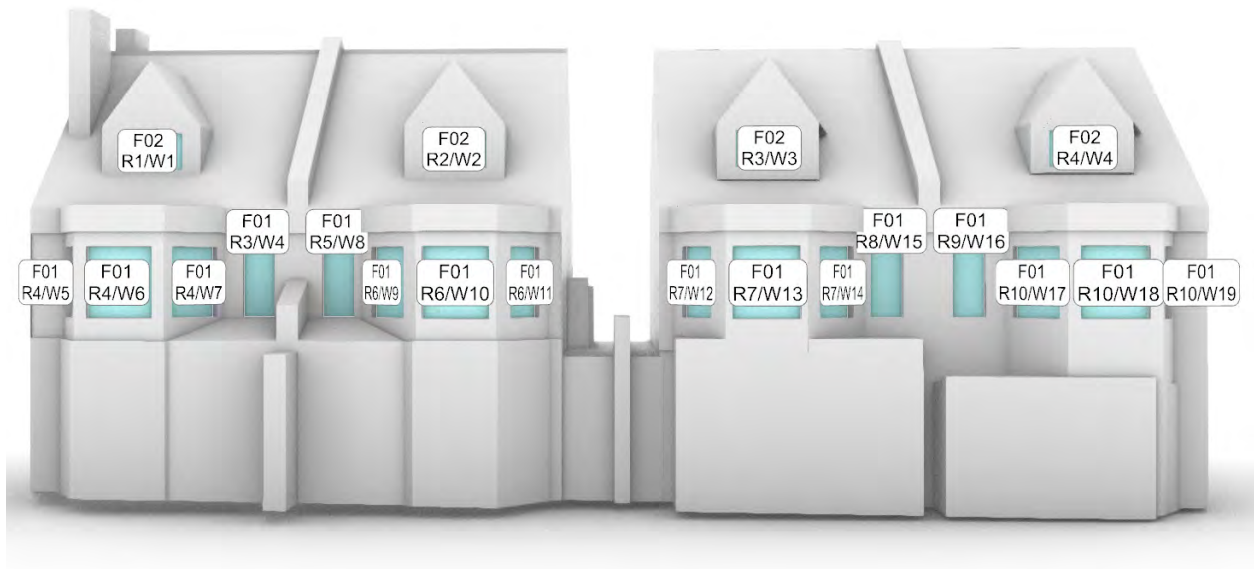


Fig. 18: Property key map

42-48 Cricklewood Lane - Part 02/02

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW PROP		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
CRICKLEWOOD LANE 42-48									
F00	R1	BEDROOM	W1	43.0	12	43	12	0	0
			W2	35.0	9	35	9	0	0
			W3	33.0	8	33	8	0	0
			W4	22.0	3	22	3	0	0
	R2	LIVING ROOM	W5	45.0	15	45	15	0	0
			W6	44.0	14	44	14	0	0
	R3	KITCHEN	W7	34.0	8	34	8	0	0
	R4	BEDROOM	W8	42.0	15	42	15	0	0
F01	R1	UNKNOWN	W1	37.0	15	37	15	0	0
			W2	50.0	18	50	18	0	0
	R2	UNKNOWN	W3	43.0	16	43	16	0	0
			W4	N/A	N/A	N/A	N/A	N/A	N/A
	R3	UNKNOWN	W5	N/A	N/A	N/A	N/A	N/A	N/A
			W6	N/A	N/A	N/A	N/A	N/A	N/A
	R4	UNKNOWN	W7	N/A	N/A	N/A	N/A	N/A	N/A
			W8	N/A	N/A	N/A	N/A	N/A	N/A
	R5	UNKNOWN	W9	N/A	N/A	N/A	N/A	N/A	N/A
			W10	N/A	N/A	N/A	N/A	N/A	N/A
	R6	UNKNOWN	W11	N/A	N/A	N/A	N/A	N/A	N/A
			W12	N/A	N/A	N/A	N/A	N/A	N/A
	R7	BEDROOM	W13	N/A	N/A	N/A	N/A	N/A	N/A
			W14	N/A	N/A	N/A	N/A	N/A	N/A
	R8	BEDROOM	W15	N/A	N/A	N/A	N/A	N/A	N/A
			W16	N/A	N/A	N/A	N/A	N/A	N/A
	R9	UNKNOWN	W17	0.0	0	0	0	0	0
			W18	14.0	2	10	2	28.6	0
	R10	UNKNOWN	W19	28.0	5	24	5	14.3	0
F02	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	UNKNOWN	W2	N/A	N/A	N/A	N/A	N/A	N/A
	R3	BEDROOM	W3	N/A	N/A	N/A	N/A	N/A	N/A
	R4	UNKNOWN	W4	N/A	N/A	N/A	N/A	N/A	N/A

Table 12: Assessments data



┌──────────┬──────────┐
 48 Cricklewood Ln 46 Cricklewood Ln

┌──────────┬──────────┐
 44 Cricklewood Ln 42 Cricklewood Ln

■ Neighbour
■ Façade Assessed

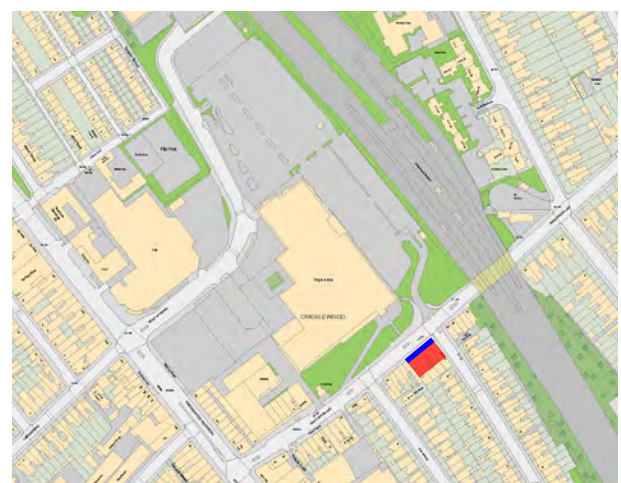
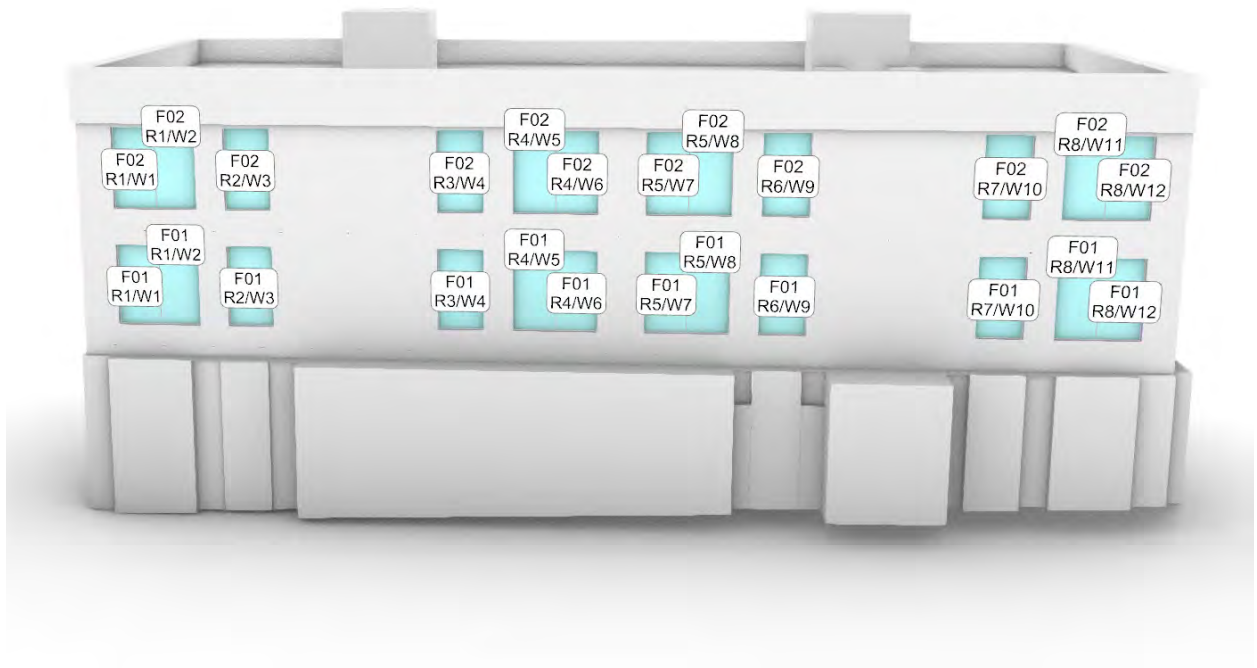


Fig. 19: Property key map

1-8 Oakhouse

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%
OAK HOUSE											
F01	R1	BEDROOM	W1	36.0	27.2	8.8	24.4	100.0	93.1	6.9	6.9
			W2	36.0	27.0	9.0	25.0				
	R2	BEDROOM	W3	35.6	26.4	9.2	25.8	95.2	94.3	0.9	0.9
			W4	35.5	25.6	9.9	27.9				
	R3	BEDROOM	W5	35.9	25.7	10.2	28.4	100.0	86.9	13.1	13.1
			W6	35.8	25.5	10.3	28.8				
	R4	BEDROOM	W7	35.7	25.4	10.3	28.9	100.0	87.6	12.4	12.4
			W8	35.7	25.1	10.6	29.7				
	R5	BEDROOM	W9	35.3	24.7	10.6	30.0	95.1	88.1	7.0	7.4
			W10	35.0	24.0	11.0	31.4				
	R6	BEDROOM	W11	35.3	24.2	11.1	31.4	100.0	82.1	17.9	17.9
			W12	35.3	24.2	11.1	31.4				
F02	R1	BEDROOM	W1	35.5	26.6	8.9	25.1	100.0	94.1	5.9	5.9
			W2	35.4	26.4	9.0	25.4				
	R2	BEDROOM	W3	35.2	25.9	9.3	26.4	95.2	94.7	0.5	0.5
			W4	35.1	25.2	9.9	28.2				
	R3	BEDROOM	W5	35.3	25.2	10.1	28.6	100.0	88.6	11.4	11.4
			W6	35.3	25.0	10.3	29.2				
	R4	BEDROOM	W7	35.2	24.8	10.4	29.5	100.0	88.6	11.4	11.4
			W8	35.2	24.6	10.6	30.1				
	R5	BEDROOM	W9	34.9	24.3	10.6	30.4	95.1	88.1	7.0	7.4
			W10	34.7	23.7	11.0	31.7				
	R6	BEDROOM	W11	34.9	23.8	11.1	31.8	100.0	84.0	16.0	16.0
			W12	34.9	23.8	11.1	31.8				

Table 13: Assessments data



■ Neighbour
■ Façade Assessed



Fig. 20: Property key map

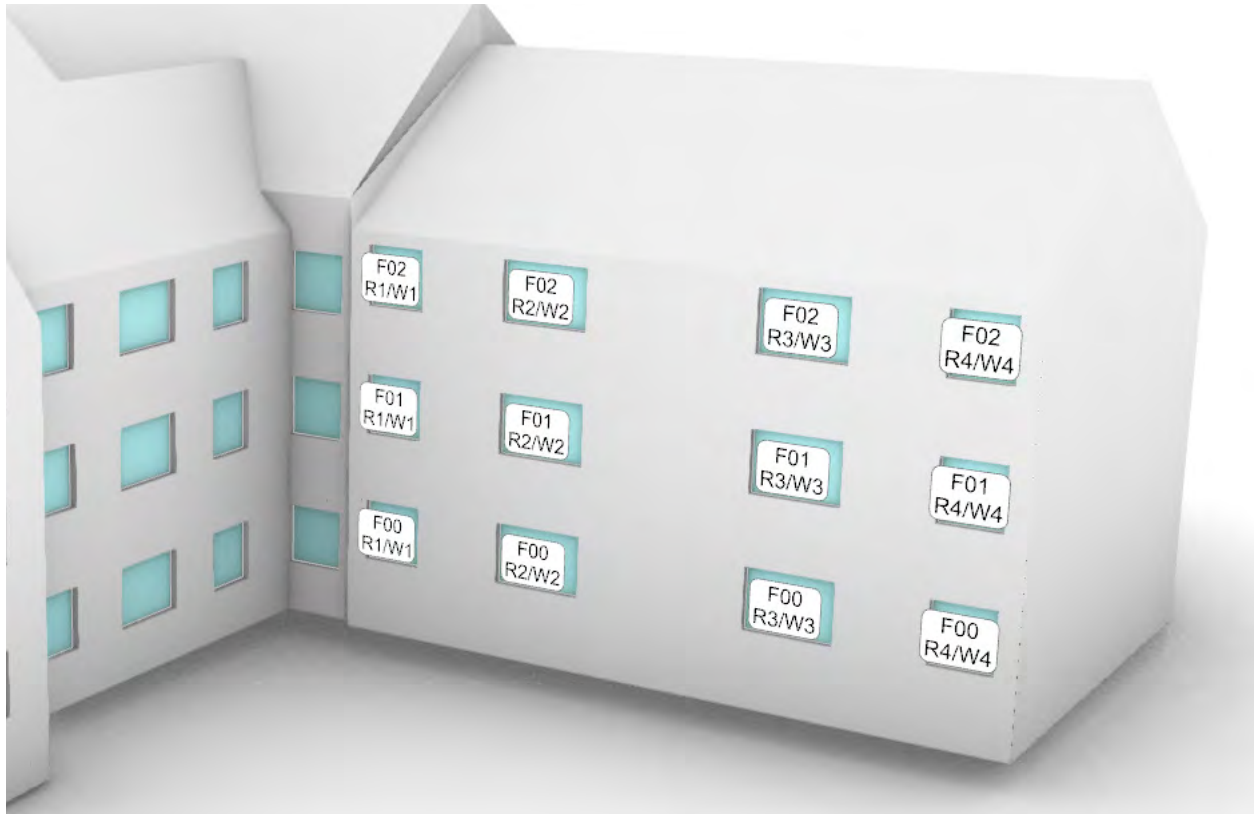
1-6 Raynes Court

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%
RAYNES COURT 1-6											
F00	R1	UNKNOWN	W1	23.6	19.5	4.1	17.4	70.2	53.9	16.3	23.2
	R2	UNKNOWN	W2	29.4	23.9	5.5	18.7	89.2	78.9	10.3	11.5
	R3	UNKNOWN	W3	33.1	26.4	6.7	20.2	98.3	94.9	3.4	3.5
	R4	UNKNOWN	W4	34.0	27.0	7.0	20.6	98.8	91.8	7.0	7.1
F01	R1	UNKNOWN	W1	27.2	23.2	4.0	14.7	87.8	79.2	8.6	9.8
	R2	UNKNOWN	W2	31.8	26.3	5.5	17.3	97.2	89.5	7.7	7.9
	R3	UNKNOWN	W3	34.6	27.8	6.8	19.7	98.3	96.3	2.0	2.0
	R4	UNKNOWN	W4	35.1	28.0	7.1	20.2	98.8	94.7	4.1	4.1
F02	R1	UNKNOWN	W1	31.6	26.8	4.8	15.2	98.4	97.1	1.3	1.3
	R2	UNKNOWN	W2	34.2	28.3	5.9	17.3	98.9	96.9	2.0	2.0
	R3	UNKNOWN	W3	35.9	29.0	6.9	19.2	98.3	98.3	0.0	0.0
	R4	UNKNOWN	W4	36.1	29.0	7.1	19.7	98.8	97.1	1.7	1.7

Table 14: Assessments data

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW PROP		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
RAYNES COURT 1-6									
F00	R1	UNKNOWN	W1	43.0	18	38	14	11.6	22.2
	R2	UNKNOWN	W2	48.0	20	41	15	14.6	25
	R3	UNKNOWN	W3	52.0	20	42	14	19.2	30
	R4	UNKNOWN	W4	53.0	19	43	14	18.9	26.3
F01	R1	UNKNOWN	W1	46.0	18	41	14	10.9	22.2
	R2	UNKNOWN	W2	50.0	20	43	15	14	25
	R3	UNKNOWN	W3	54.0	20	44	15	18.5	25
	R4	UNKNOWN	W4	54.0	19	43	14	20.4	26.3
F02	R1	UNKNOWN	W1	48.0	18	42	14	12.5	22.2
	R2	UNKNOWN	W2	53.0	20	44	15	17	25
	R3	UNKNOWN	W3	55.0	20	44	15	20	25
	R4	UNKNOWN	W4	54.0	19	43	14	20.4	26.3

Table 15: Assessments data



■ Neighbour
■ Façade Assessed



Fig. 21: Property key map

Dairyman Close



■ Neighbour
■ Façade Assessed

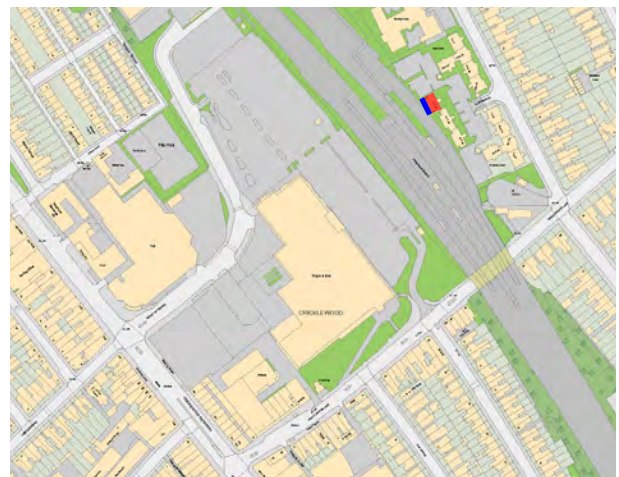


Fig. 22: Property key map



■ Neighbour
■ Façade Assessed



Fig. 23: Property key map



■ Neighbour
■ Façade Assessed



Fig. 24: Property key map



■ Neighbour
■ Façade Assessed

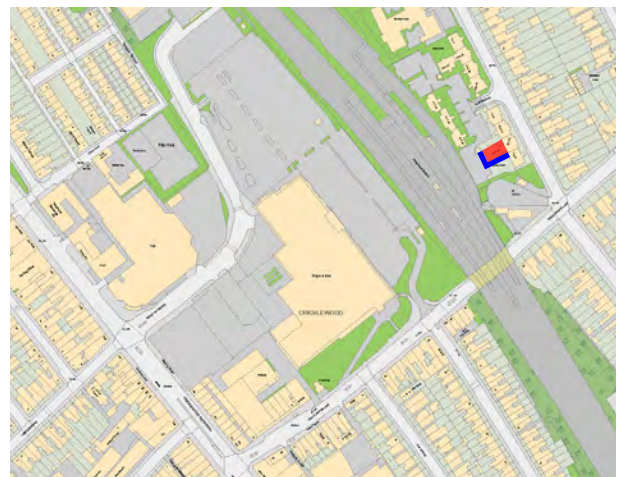


Fig. 25: Property key map



■ Neighbour
■ Façade Assessed

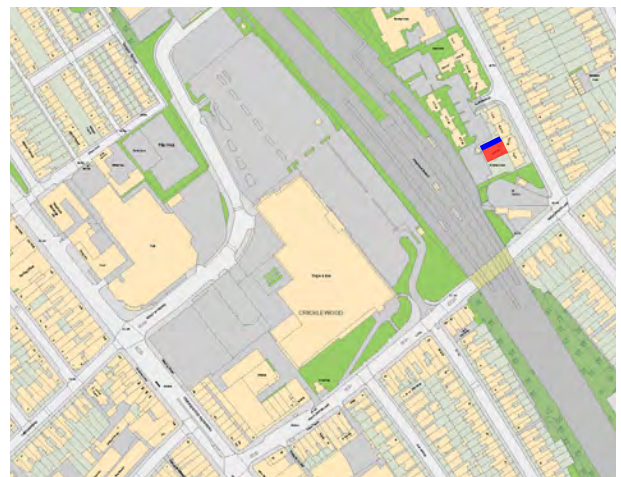


Fig. 26: Property key map



■ Neighbour
■ Façade Assessed

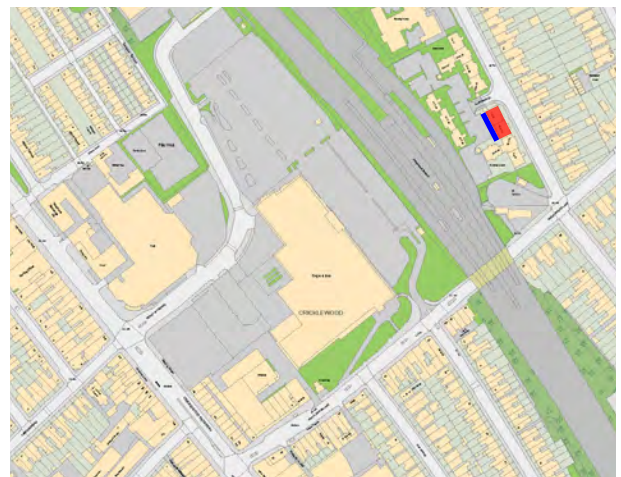
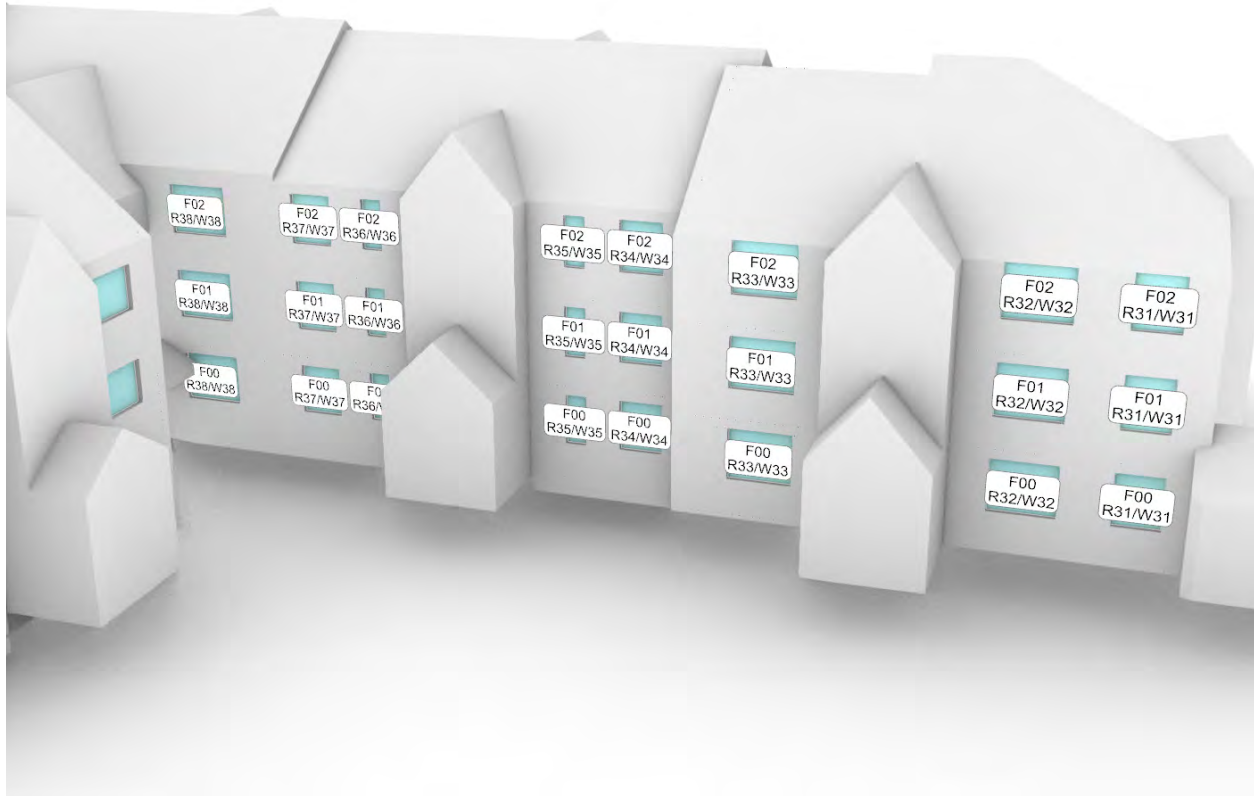


Fig. 27: Property key map



■ Neighbour
■ Façade Assessed



Fig. 28: Property key map



■ Neighbour
■ Façade Assessed

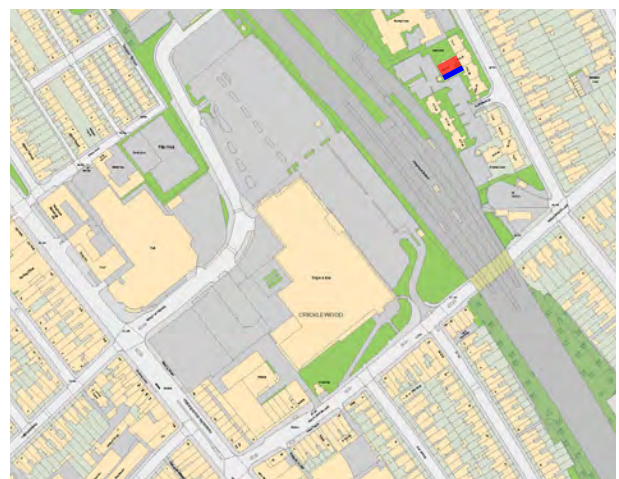


Fig. 29: Property key map



■ Neighbour
■ Façade Assessed



Fig. 30: Property key map

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Dairyman Close - Part 01/06

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%
DAIRYMAN CLOSE											
F00	R1	UNKNOWN	W1	35.1	21.5	13.6	38.7	95.1	74.0	21.1	22.2
	R2	UNKNOWN	W2	33.6	20.0	13.6	40.5	94.6	56.8	37.8	40.0
	R3	UNKNOWN	W3	33.5	20.0	13.5	40.3	94.6	61.8	32.8	34.7
	R4	UNKNOWN	W4	35.0	21.4	13.6	38.9	95.1	63.3	31.8	33.4
	R5	UNKNOWN	W5	33.9	21.3	12.6	37.2	94.7	75.8	18.9	20.0
	R6	UNKNOWN	W6	33.3	20.6	12.7	38.1	94.6	68.5	26.1	27.6
	R7	UNKNOWN	W7	33.2	20.6	12.6	38.0	94.6	72.2	22.4	23.7
	R8	UNKNOWN	W8	34.6	22.1	12.5	36.1	95.1	74.1	21.0	22.1
	R9	UNKNOWN	W9	34.3	22.1	12.2	35.6	95.1	77.2	17.9	18.8
	R10	UNKNOWN	W10	32.8	20.6	12.2	37.2	94.6	73.4	21.2	22.4
	R11	UNKNOWN	W11	32.8	20.4	12.4	37.8	94.6	73.0	21.6	22.8
	R12	UNKNOWN	W12	34.4	21.9	12.5	36.3	96.3	76.2	20.1	20.9
	R13	UNKNOWN	W13	25.2	25.2	0.0	0.0	100.0	100.0	0.0	0.0
	R14	UNKNOWN	W14	22.4	22.3	0.1	0.4	98.0	98.0	0.0	0.0
	R15	UNKNOWN	W15	29.8	21.3	8.5	28.5	99.3	85.0	14.3	14.4
	R16	UNKNOWN	W16	31.4	21.8	9.6	30.6	99.3	84.3	15.0	15.1
	R17	UNKNOWN	W17	33.8	32.8	1.0	3.0	91.1	84.0	7.1	7.8
	R18	UNKNOWN	W18	33.4	32.5	0.9	2.7	98.1	98.1	0.0	0.0
	R19	UNKNOWN	W19	27.7	27.7	0.0	0.0	96.9	96.9	0.0	0.0
	R20	UNKNOWN	W20	27.2	26.5	0.7	2.6	96.3	96.3	0.0	0.0
	R21	UNKNOWN	W21	22.3	21.6	0.7	3.1	93.4	93.4	0.0	0.0
	R22	UNKNOWN	W22	20.3	20.3	0.0	0.0	90.6	90.6	0.0	0.0
	R23	UNKNOWN	W23	12.2	11.9	0.3	2.5	68.5	63.6	4.9	7.2
	R24	UNKNOWN	W24	19.5	17.5	2.0	10.3	97.2	91.5	5.7	5.9
	R25	UNKNOWN	W25	18.9	16.3	2.6	13.8	97.7	94.7	3.0	3.1
	R26	UNKNOWN	W26	23.5	20.3	3.2	13.6	97.5	91.8	5.7	5.8
	R27	UNKNOWN	W27	20.7	17.2	3.5	16.9	99.1	99.1	0.0	0.0
	R28	UNKNOWN	W28	25.6	22.2	3.4	13.3	89.4	89.4	0.0	0.0
	R29	UNKNOWN	W29	25.3	23.4	1.9	7.5	98.8	98.8	0.0	0.0
	R30	UNKNOWN	W30	26.1	23.8	2.3	8.8	99.1	99.1	0.0	0.0
	R31	UNKNOWN	W31	26.6	23.9	2.7	10.2	99.1	99.1	0.0	0.0
	R32	UNKNOWN	W32	25.8	23.3	2.5	9.7	98.4	98.4	0.0	0.0
	R33	UNKNOWN	W33	26.0	22.4	3.6	13.8	96.4	96.4	0.0	0.0
	R34	UNKNOWN	W34	25.2	21.2	4.0	15.9	99.1	99.1	0.0	0.0
	R35	UNKNOWN	W35	25.2	21.4	3.8	15.1	98.1	95.1	3.0	3.1
	R36	UNKNOWN	W36	19.4	17.0	2.4	12.4	96.5	95.3	1.2	1.2
	R37	UNKNOWN	W37	20.1	17.6	2.5	12.4	98.8	95.1	3.7	3.7
	R38	UNKNOWN	W38	12.6	11.6	1.0	7.9	69.6	66.4	3.2	4.6
	R39	UNKNOWN	W39	15.8	15.3	0.5	3.2	90.6	90.6	0.0	0.0
	R40	UNKNOWN	W40	19.8	19.3	0.5	2.5	97.4	97.4	0.0	0.0
	R41	UNKNOWN	W41	20.0	20.0	0.0	0.0	96.8	96.8	0.0	0.0
	R42	UNKNOWN	W42	25.2	24.3	0.9	3.6	88.9	88.9	0.0	0.0
	R43	UNKNOWN	W43	26.5	25.6	0.9	3.4	91.8	90.4	1.4	1.5
	R44	UNKNOWN	W44	31.3	23.3	8.0	25.6	99.2	94.0	5.2	5.2
	R45	UNKNOWN	W45	30.6	23.0	7.6	24.8	98.5	94.0	4.5	4.6
	R46	UNKNOWN	W46	27.1	27.1	0.0	0.0	99.0	99.0	0.0	0.0
	R47	UNKNOWN	W47	23.9	23.6	0.3	1.3	98.0	98.0	0.0	0.0
	R48	UNKNOWN	W48	21.4	21.4	0.0	0.0	94.3	94.3	0.0	0.0
	R49	UNKNOWN	W49	17.7	15.1	2.6	14.7	91.5	73.4	18.1	19.8
	R50	UNKNOWN	W50	7.3	7.3	0.0	0.0	58.6	58.6	0.0	0.0
	R51	UNKNOWN	W51	7.7	7.7	0.0	0.0	61.7	61.7	0.0	0.0
	R52	UNKNOWN	W52	0.0	0.0	0.0	0.0	79.7	78.7	1.0	1.3

Table 16: Assessments data

Dairyman Close - Part 02/06

				ANNUAL PROBABLE SUNLIGHT HOURS					
FLOOR	ROOM	ROOM USE	WINDOW	WINDOW BAS		WINDOW PROP		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
DAIRYMAN CLOSE									
F00	R1	UNKNOWN	W1	52.0	17	28	5	46.2	70.6
	R2	UNKNOWN	W2	50.0	15	27	3	46	80
	R3	UNKNOWN	W3	50.0	15	28	4	44	73.3
	R4	UNKNOWN	W4	52.0	17	30	6	42.3	64.7
	R5	UNKNOWN	W5	52.0	17	32	7	38.5	58.8
	R6	UNKNOWN	W6	50.0	15	29	6	42	60
	R7	UNKNOWN	W7	50.0	15	30	7	40	53.3
	R8	UNKNOWN	W8	52.0	17	33	8	36.5	52.9
	R9	UNKNOWN	W9	52.0	17	32	7	38.5	58.8
	R10	UNKNOWN	W10	49.0	14	30	6	38.8	57.1
	R11	UNKNOWN	W11	49.0	14	29	7	40.8	50
	R12	UNKNOWN	W12	51.0	16	30	8	41.2	50
	R13	UNKNOWN	W13	N/A	N/A	N/A	N/A	N/A	N/A
	R14	UNKNOWN	W14	N/A	N/A	N/A	N/A	N/A	N/A
	R15	UNKNOWN	W15	44.0	15	36	10	18.2	33.3
	R16	UNKNOWN	W16	48.0	15	37	10	22.9	33.3
	R17	UNKNOWN	W17	71.0	27	67	23	5.6	14.8
	R18	UNKNOWN	W18	69.0	26	64	21	7.2	19.2
	R19	UNKNOWN	W19	50.0	19	50	19	0	0
	R20	UNKNOWN	W20	54.0	22	51	19	5.6	13.6
	R21	UNKNOWN	W21	47.0	21	44	18	6.4	14.3
	R22	UNKNOWN	W22	N/A	N/A	N/A	N/A	N/A	N/A
	R23	UNKNOWN	W23	4.0	0	4	0	0	0
	R24	UNKNOWN	W24	24.0	2	20	0	16.7	100
	R25	UNKNOWN	W25	28.0	2	24	0	14.3	100
	R26	UNKNOWN	W26	30.0	5	26	3	13.3	40
	R27	UNKNOWN	W27	38.0	10	33	6	13.2	40
	R28	UNKNOWN	W28	43.0	14	38	11	11.6	21.4
	R29	UNKNOWN	W29	32.0	4	27	2	15.6	50
	R30	UNKNOWN	W30	43.0	12	38	10	11.6	16.7
	R31	UNKNOWN	W31	40.0	4	37	4	7.5	0
	R32	UNKNOWN	W32	47.0	15	44	14	6.4	6.7
	R33	UNKNOWN	W33	32.0	4	28	3	12.5	25
	R34	UNKNOWN	W34	35.0	8	28	3	20	62.5
	R35	UNKNOWN	W35	42.0	13	36	8	14.3	38.5
	R36	UNKNOWN	W36	24.0	4	20	1	16.7	75
	R37	UNKNOWN	W37	36.0	11	33	8	8.3	27.3
	R38	UNKNOWN	W38	30.0	13	28	11	6.7	15.4
	R39	UNKNOWN	W39	N/A	N/A	N/A	N/A	N/A	N/A
	R40	UNKNOWN	W40	N/A	N/A	N/A	N/A	N/A	N/A
	R41	UNKNOWN	W41	N/A	N/A	N/A	N/A	N/A	N/A
	R42	UNKNOWN	W42	N/A	N/A	N/A	N/A	N/A	N/A
	R43	UNKNOWN	W43	N/A	N/A	N/A	N/A	N/A	N/A
	R44	UNKNOWN	W44	45.0	11	36	6	20	45.5
	R45	UNKNOWN	W45	45.0	11	36	6	20	45.5
	R46	UNKNOWN	W46	55.0	13	55	13	0	0
	R47	UNKNOWN	W47	49.0	17	49	17	0	0
	R48	UNKNOWN	W48	38.0	12	38	12	0	0
	R49	UNKNOWN	W49	35.0	14	31	10	11.4	28.6
	R50	UNKNOWN	W50	N/A	N/A	N/A	N/A	N/A	N/A
	R51	UNKNOWN	W51	14.0	11	14	11	0	0
	R52	UNKNOWN	W52	0.0	0	0	0	0	0

Table 17: Assessments data

Dairyman Close - Part 03/06

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%
F01	R1	UNKNOWN	W1	35.4	22.3	13.1	37.0	95.4	76.8	18.6	19.5
	R2	UNKNOWN	W2	33.9	20.7	13.2	38.9	94.6	59.8	34.8	36.8
	R3	UNKNOWN	W3	33.9	20.7	13.2	38.9	94.6	63.9	30.7	32.5
	R4	UNKNOWN	W4	35.4	22.2	13.2	37.3	95.1	66.4	28.7	30.2
	R5	UNKNOWN	W5	34.7	22.2	12.5	36.0	95.1	79.3	15.8	16.6
	R6	UNKNOWN	W6	33.9	21.4	12.5	36.9	94.6	71.4	23.2	24.5
	R7	UNKNOWN	W7	33.9	21.3	12.6	37.2	94.6	74.7	19.9	21.0
	R8	UNKNOWN	W8	35.4	22.8	12.6	35.6	95.1	77.3	17.8	18.7
	R9	UNKNOWN	W9	35.4	22.9	12.5	35.3	95.1	80.0	15.1	15.9
	R10	UNKNOWN	W10	33.9	21.3	12.6	37.2	94.6	75.9	18.7	19.8
	R11	UNKNOWN	W11	33.9	21.2	12.7	37.5	94.6	74.3	20.3	21.5
	R12	UNKNOWN	W12	35.4	22.6	12.8	36.2	96.3	79.9	16.4	17.0
	R13	UNKNOWN	W13	29.1	28.5	0.6	2.1	100.0	100.0	0.0	0.0
	R14	UNKNOWN	W14	27.2	26.7	0.5	1.8	98.0	98.0	0.0	0.0
	R15	UNKNOWN	W15	32.2	22.8	9.4	29.2	99.3	86.4	12.9	13.0
	R16	UNKNOWN	W16	32.6	23.0	9.6	29.4	99.3	85.7	13.6	13.7
	R17	UNKNOWN	W17	35.0	34.0	1.0	2.9	91.1	84.8	6.3	6.9
	R18	UNKNOWN	W18	35.0	34.1	0.9	2.6	98.1	98.1	0.0	0.0
	R19	UNKNOWN	W19	30.2	30.2	0.0	0.0	96.9	96.9	0.0	0.0
	R20	UNKNOWN	W20	30.6	30.0	0.6	2.0	97.4	97.4	0.0	0.0
	R21	UNKNOWN	W21	25.0	24.3	0.7	2.8	96.1	96.1	0.0	0.0
	R22	UNKNOWN	W22	25.9	25.9	0.0	0.0	98.3	98.3	0.0	0.0
	R23	UNKNOWN	W23	16.3	15.6	0.7	4.3	75.5	68.0	7.5	9.9
	R24	UNKNOWN	W24	25.3	22.3	3.0	11.9	98.4	95.5	2.9	2.9
	R25	UNKNOWN	W25	24.4	20.7	3.7	15.2	98.2	95.3	2.9	3.0
	R26	UNKNOWN	W26	26.9	22.3	4.6	17.1	97.5	91.8	5.7	5.8
	R27	UNKNOWN	W27	22.8	18.6	4.2	18.4	99.1	99.1	0.0	0.0
	R28	UNKNOWN	W28	29.5	25.0	4.5	15.3	89.7	89.7	0.0	0.0
	R29	UNKNOWN	W29	29.8	26.1	3.7	12.4	99.1	99.1	0.0	0.0
	R30	UNKNOWN	W30	32.1	28.5	3.6	11.2	99.1	99.1	0.0	0.0
	R31	UNKNOWN	W31	32.3	28.5	3.8	11.8	99.6	99.6	0.0	0.0
	R32	UNKNOWN	W32	30.2	26.2	4.0	13.2	99.7	99.7	0.0	0.0
	R33	UNKNOWN	W33	29.7	25.0	4.7	15.8	96.9	96.9	0.0	0.0
	R34	UNKNOWN	W34	27.4	22.8	4.6	16.8	99.1	99.1	0.0	0.0
	R35	UNKNOWN	W35	28.4	23.6	4.8	16.9	98.1	94.4	3.7	3.8
	R36	UNKNOWN	W36	25.1	21.3	3.8	15.1	97.6	95.3	2.3	2.4
	R37	UNKNOWN	W37	25.9	22.5	3.4	13.1	98.8	95.5	3.3	3.3
	R38	UNKNOWN	W38	16.8	15.4	1.4	8.3	74.6	72.0	2.6	3.5
	R39	UNKNOWN	W39	18.6	18.1	0.5	2.7	95.3	95.3	0.0	0.0
	R40	UNKNOWN	W40	23.8	23.2	0.6	2.5	98.4	98.4	0.0	0.0
	R41	UNKNOWN	W41	24.0	24.0	0.0	0.0	96.8	96.8	0.0	0.0
	R42	UNKNOWN	W42	28.4	27.6	0.8	2.8	97.3	97.3	0.0	0.0
	R43	UNKNOWN	W43	29.1	28.2	0.9	3.1	91.8	90.4	1.4	1.5
	R44	UNKNOWN	W44	32.3	24.3	8.0	24.8	99.2	94.7	4.5	4.5
	R45	UNKNOWN	W45	32.1	24.4	7.7	24.0	98.5	94.7	3.8	3.9
	R46	UNKNOWN	W46	30.9	30.1	0.8	2.6	99.0	99.0	0.0	0.0
	R47	UNKNOWN	W47	28.7	27.9	0.8	2.8	98.0	98.0	0.0	0.0
	R48	UNKNOWN	W48	27.1	26.6	0.5	1.8	98.0	97.7	0.3	0.3
	R49	UNKNOWN	W49	19.3	16.6	2.7	14.0	93.4	80.0	13.4	14.3
	R50	UNKNOWN	W50	16.9	16.9	0.0	0.0	63.2	63.2	0.0	0.0
	R51	UNKNOWN	W51	17.4	17.4	0.0	0.0	63.5	63.5	0.0	0.0
	R52	UNKNOWN	W52	17.1	14.9	2.2	12.9	92.1	91.1	1.0	1.1

Table 18: Assessments data

Dairyman Close - Part 04/06

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW PROP		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
F01	R1	UNKNOWN	W1	52.0	17	30	5	42.3	70.6
	R2	UNKNOWN	W2	50.0	15	28	3	44	80
	R3	UNKNOWN	W3	50.0	15	29	4	42	73.3
	R4	UNKNOWN	W4	52.0	17	32	6	38.5	64.7
	R5	UNKNOWN	W5	52.0	17	35	8	32.7	52.9
	R6	UNKNOWN	W6	50.0	15	31	7	38	53.3
	R7	UNKNOWN	W7	50.0	15	33	7	34	53.3
	R8	UNKNOWN	W8	52.0	17	34	8	34.6	52.9
	R9	UNKNOWN	W9	52.0	17	33	8	36.5	52.9
	R10	UNKNOWN	W10	50.0	15	30	6	40	60
	R11	UNKNOWN	W11	50.0	15	29	7	42	53.3
	R12	UNKNOWN	W12	52.0	17	31	9	40.4	47.1
	R13	UNKNOWN	W13	N/A	N/A	N/A	N/A	N/A	N/A
	R14	UNKNOWN	W14	N/A	N/A	N/A	N/A	N/A	N/A
	R15	UNKNOWN	W15	48.0	15	38	10	20.8	33.3
	R16	UNKNOWN	W16	48.0	15	38	10	20.8	33.3
	R17	UNKNOWN	W17	73.0	27	70	24	4.1	11.1
	R18	UNKNOWN	W18	71.0	27	67	23	5.6	14.8
	R19	UNKNOWN	W19	54.0	19	54	19	0	0
	R20	UNKNOWN	W20	62.0	23	59	20	4.8	13
	R21	UNKNOWN	W21	51.0	21	48	18	5.9	14.3
	R22	UNKNOWN	W22	N/A	N/A	N/A	N/A	N/A	N/A
	R23	UNKNOWN	W23	10.0	0	10	0	0	0
	R24	UNKNOWN	W24	37.0	4	33	2	10.8	50
	R25	UNKNOWN	W25	38.0	5	33	3	13.2	40
	R26	UNKNOWN	W26	37.0	8	31	5	16.2	37.5
	R27	UNKNOWN	W27	41.0	12	36	8	12.2	33.3
	R28	UNKNOWN	W28	50.0	16	44	13	12	18.8
	R29	UNKNOWN	W29	38.0	8	32	5	15.8	37.5
	R30	UNKNOWN	W30	49.0	14	43	11	12.2	21.4
	R31	UNKNOWN	W31	53.0	16	48	14	9.4	12.5
	R32	UNKNOWN	W32	52.0	16	47	14	9.6	12.5
	R33	UNKNOWN	W33	38.0	8	33	6	13.2	25
	R34	UNKNOWN	W34	36.0	8	29	4	19.4	50
	R35	UNKNOWN	W35	45.0	13	39	9	13.3	30.8
	R36	UNKNOWN	W36	34.0	10	29	6	14.7	40
	R37	UNKNOWN	W37	41.0	14	39	12	4.9	14.3
	R38	UNKNOWN	W38	34.0	14	32	12	5.9	14.3
	R39	UNKNOWN	W39	N/A	N/A	N/A	N/A	N/A	N/A
	R40	UNKNOWN	W40	N/A	N/A	N/A	N/A	N/A	N/A
	R41	UNKNOWN	W41	N/A	N/A	N/A	N/A	N/A	N/A
	R42	UNKNOWN	W42	N/A	N/A	N/A	N/A	N/A	N/A
	R43	UNKNOWN	W43	N/A	N/A	N/A	N/A	N/A	N/A
	R44	UNKNOWN	W44	48.0	14	38	7	20.8	50
	R45	UNKNOWN	W45	47.0	13	39	8	17	38.5
	R46	UNKNOWN	W46	66.0	21	64	19	3	9.5
	R47	UNKNOWN	W47	60.0	21	57	18	5	14.3
	R48	UNKNOWN	W48	54.0	20	52	18	3.7	10
	R49	UNKNOWN	W49	36.0	14	32	10	11.1	28.6
	R50	UNKNOWN	W50	N/A	N/A	N/A	N/A	N/A	N/A
	R51	UNKNOWN	W51	31.0	10	31	10	0	0
	R52	UNKNOWN	W52	19.0	2	16	0	15.8	100

Table 19: Assessments data

Dairyman Close - Part 05/06

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%
F02	R1	UNKNOWN	W1	35.7	23.0	12.7	35.6	95.1	80.0	15.1	15.9
	R2	UNKNOWN	W2	34.1	21.4	12.7	37.2	94.6	64.7	29.9	31.6
	R3	UNKNOWN	W3	34.2	21.4	12.8	37.4	94.6	69.7	24.9	26.3
	R4	UNKNOWN	W4	35.7	22.9	12.8	35.9	95.1	72.0	23.1	24.3
	R5	UNKNOWN	W5	35.3	23.1	12.2	34.6	95.1	82.8	12.3	12.9
	R6	UNKNOWN	W6	34.2	22.0	12.2	35.7	94.6	75.5	19.1	20.2
	R7	UNKNOWN	W7	34.2	22.0	12.2	35.7	94.6	78.0	16.6	17.5
	R8	UNKNOWN	W8	35.7	23.4	12.3	34.5	95.1	80.4	14.7	15.5
	R9	UNKNOWN	W9	35.7	23.6	12.1	33.9	95.1	82.1	13.0	13.7
	R10	UNKNOWN	W10	34.1	22.0	12.1	35.5	94.6	78.8	15.8	16.7
	R11	UNKNOWN	W11	34.1	21.8	12.3	36.1	94.6	76.8	17.8	18.8
	R12	UNKNOWN	W12	35.7	23.2	12.5	35.0	96.3	82.5	13.8	14.3
	R13	UNKNOWN	W13	31.8	31.1	0.7	2.2	100.0	100.0	0.0	0.0
	R14	UNKNOWN	W14	30.5	30.0	0.5	1.6	98.5	98.5	0.0	0.0
	R15	UNKNOWN	W15	33.1	23.9	9.2	27.8	99.3	87.9	11.4	11.5
	R16	UNKNOWN	W16	33.4	24.1	9.3	27.8	99.3	87.9	11.4	11.5
	R17	UNKNOWN	W17	36.2	35.2	1.0	2.8	91.1	86.5	4.6	5.0
	R18	UNKNOWN	W18	36.2	35.3	0.9	2.5	98.1	98.1	0.0	0.0
	R19	UNKNOWN	W19	33.2	33.2	0.0	0.0	97.5	97.5	0.0	0.0
	R20	UNKNOWN	W20	34.0	33.4	0.6	1.8	97.4	97.4	0.0	0.0
	R21	UNKNOWN	W21	31.6	31.0	0.6	1.9	97.4	97.4	0.0	0.0
	R22	UNKNOWN	W22	30.2	29.9	0.3	1.0	98.9	98.9	0.0	0.0
	R23	UNKNOWN	W23	24.5	22.4	2.1	8.6	97.9	96.7	1.2	1.2
	R24	UNKNOWN	W24	30.4	25.9	4.5	14.8	98.4	98.4	0.0	0.0
	R25	UNKNOWN	W25	28.6	23.6	5.0	17.5	98.2	95.9	2.3	2.3
	R26	UNKNOWN	W26	29.9	24.6	5.3	17.7	98.7	93.1	5.6	5.7
	R27	UNKNOWN	W27	25.3	20.6	4.7	18.6	99.5	99.5	0.0	0.0
	R28	UNKNOWN	W28	33.1	27.7	5.4	16.3	90.5	90.5	0.0	0.0
	R29	UNKNOWN	W29	33.2	28.4	4.8	14.5	99.4	99.4	0.0	0.0
	R30	UNKNOWN	W30	34.2	29.5	4.7	13.7	99.1	99.1	0.0	0.0
	R31	UNKNOWN	W31	34.2	29.4	4.8	14.0	99.6	99.6	0.0	0.0
	R32	UNKNOWN	W32	33.5	28.5	5.0	14.9	99.7	99.7	0.0	0.0
	R33	UNKNOWN	W33	33.1	27.8	5.3	16.0	98.7	98.7	0.0	0.0
	R34	UNKNOWN	W34	31.4	26.1	5.3	16.9	99.1	99.1	0.0	0.0
	R35	UNKNOWN	W35	31.0	25.5	5.5	17.7	98.8	95.7	3.1	3.1
	R36	UNKNOWN	W36	29.0	24.2	4.8	16.6	97.6	96.5	1.1	1.1
	R37	UNKNOWN	W37	30.9	26.5	4.4	14.2	98.8	98.8	0.0	0.0
	R38	UNKNOWN	W38	25.0	22.7	2.3	9.2	98.1	97.4	0.7	0.7
	R39	UNKNOWN	W39	23.6	23.1	0.5	2.1	98.0	98.0	0.0	0.0
	R40	UNKNOWN	W40	29.3	28.8	0.5	1.7	98.4	98.4	0.0	0.0
	R41	UNKNOWN	W41	28.8	28.8	0.0	0.0	97.5	97.5	0.0	0.0
	R42	UNKNOWN	W42	31.5	30.7	0.8	2.5	97.6	97.6	0.0	0.0
	R43	UNKNOWN	W43	31.9	31.1	0.8	2.5	91.8	90.4	1.4	1.5
	R44	UNKNOWN	W44	33.3	25.3	8.0	24.0	99.2	94.7	4.5	4.5
	R45	UNKNOWN	W45	33.1	25.3	7.8	23.6	98.5	94.7	3.8	3.9
	R46	UNKNOWN	W46	33.3	32.1	1.2	3.6	99.0	99.0	0.0	0.0
	R47	UNKNOWN	W47	31.9	30.7	1.2	3.8	98.0	98.0	0.0	0.0
	R48	UNKNOWN	W48	31.2	30.4	0.8	2.6	98.9	98.9	0.0	0.0
	R49	UNKNOWN	W49	25.0	21.6	3.4	13.6	96.1	93.8	2.3	2.4
	R50	UNKNOWN	W50	24.9	24.9	0.0	0.0	88.3	88.3	0.0	0.0
	R51	UNKNOWN	W51	25.3	25.3	0.0	0.0	86.5	86.5	0.0	0.0
	R52	UNKNOWN	W52	23.1	20.6	2.5	10.8	95.4	95.4	0.0	0.0
F03	R1	UNKNOWN	W1	35.8	23.7	12.1	33.8	95.1	84.9	10.2	10.7
	R2	UNKNOWN	W2	34.3	22.1	12.2	35.6	94.6	71.0	23.6	24.9
	R3	UNKNOWN	W3	34.3	22.1	12.2	35.6	94.6	74.3	20.3	21.5
	R4	UNKNOWN	W4	35.8	23.6	12.2	34.1	95.1	78.0	17.1	18.0
	R5	UNKNOWN	W5	35.7	24.1	11.6	32.5	95.1	88.1	7.0	7.4
	R6	UNKNOWN	W6	34.3	22.7	11.6	33.8	94.6	80.1	14.5	15.3
	R7	UNKNOWN	W7	34.3	22.7	11.6	33.8	94.6	83.0	11.6	12.3
	R8	UNKNOWN	W8	35.8	24.1	11.7	32.7	95.1	85.0	10.1	10.6
	R9	UNKNOWN	W9	35.8	24.1	11.7	32.7	95.1	84.9	10.2	10.7
	R10	UNKNOWN	W10	34.3	22.6	11.7	34.1	94.6	81.7	12.9	13.6
	R11	UNKNOWN	W11	34.3	22.5	11.8	34.4	94.6	78.0	16.6	17.5
	R12	UNKNOWN	W12	35.8	23.9	11.9	33.2	96.3	84.4	11.9	12.4

Table 20: Assessments data

Dairyman Close - Part 06/06

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW PROP		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
F02	R1	UNKNOWN	W1	52.0	17	33	5	36.5	70.6
	R2	UNKNOWN	W2	50.0	15	30	3	40	80
	R3	UNKNOWN	W3	50.0	15	32	4	36	73.3
	R4	UNKNOWN	W4	52.0	17	34	6	34.6	64.7
	R5	UNKNOWN	W5	52.0	17	36	8	30.8	52.9
	R6	UNKNOWN	W6	50.0	15	33	7	34	53.3
	R7	UNKNOWN	W7	50.0	15	36	8	28	46.7
	R8	UNKNOWN	W8	52.0	17	36	9	30.8	47.1
	R9	UNKNOWN	W9	52.0	17	34	8	34.6	52.9
	R10	UNKNOWN	W10	50.0	15	31	6	38	60
	R11	UNKNOWN	W11	50.0	15	31	7	38	53.3
	R12	UNKNOWN	W12	52.0	17	33	9	36.5	47.1
	R13	UNKNOWN	W13	N/A	N/A	N/A	N/A	N/A	N/A
	R14	UNKNOWN	W14	N/A	N/A	N/A	N/A	N/A	N/A
	R15	UNKNOWN	W15	48.0	15	38	10	20.8	33.3
	R16	UNKNOWN	W16	49.0	15	38	10	22.4	33.3
	R17	UNKNOWN	W17	73.0	27	70	24	4.1	11.1
	R18	UNKNOWN	W18	77.0	28	73	24	5.2	14.3
	R19	UNKNOWN	W19	65.0	21	65	21	0	0
	R20	UNKNOWN	W20	68.0	24	65	21	4.4	12.5
	R21	UNKNOWN	W21	64.0	24	61	21	4.7	12.5
	R22	UNKNOWN	W22	N/A	N/A	N/A	N/A	N/A	N/A
	R23	UNKNOWN	W23	35.0	2	33	2	5.7	0
	R24	UNKNOWN	W24	45.0	10	40	7	11.1	30
	R25	UNKNOWN	W25	44.0	11	38	7	13.6	36.4
	R26	UNKNOWN	W26	45.0	11	39	7	13.3	36.4
	R27	UNKNOWN	W27	47.0	17	41	12	12.8	29.4
	R28	UNKNOWN	W28	52.0	18	46	14	11.5	22.2
	R29	UNKNOWN	W29	48.0	12	41	8	14.6	33.3
	R30	UNKNOWN	W30	53.0	17	46	13	13.2	23.5
	R31	UNKNOWN	W31	55.0	18	49	15	10.9	16.7
	R32	UNKNOWN	W32	54.0	18	48	15	11.1	16.7
	R33	UNKNOWN	W33	48.0	12	42	9	12.5	25
	R34	UNKNOWN	W34	45.0	10	38	6	15.6	40
	R35	UNKNOWN	W35	48.0	14	41	10	14.6	28.6
	R36	UNKNOWN	W36	43.0	12	37	7	14	41.7
	R37	UNKNOWN	W37	47.0	16	43	12	8.5	25
	R38	UNKNOWN	W38	43.0	17	39	13	9.3	23.5
	R39	UNKNOWN	W39	N/A	N/A	N/A	N/A	N/A	N/A
	R40	UNKNOWN	W40	N/A	N/A	N/A	N/A	N/A	N/A
	R41	UNKNOWN	W41	N/A	N/A	N/A	N/A	N/A	N/A
	R42	UNKNOWN	W42	N/A	N/A	N/A	N/A	N/A	N/A
	R43	UNKNOWN	W43	N/A	N/A	N/A	N/A	N/A	N/A
	R44	UNKNOWN	W44	50.0	15	41	8	18	46.7
	R45	UNKNOWN	W45	50.0	15	42	9	16	40
	R46	UNKNOWN	W46	73.0	25	69	21	5.5	16
	R47	UNKNOWN	W47	66.0	24	62	20	6.1	16.7
	R48	UNKNOWN	W48	63.0	20	61	18	3.2	10
	R49	UNKNOWN	W49	41.0	14	35	10	14.6	28.6
	R50	UNKNOWN	W50	N/A	N/A	N/A	N/A	N/A	N/A
	R51	UNKNOWN	W51	46.0	14	46	14	0	0
	R52	UNKNOWN	W52	31.0	3	28	1	9.7	66.7
F03	R1	UNKNOWN	W1	52.0	17	34	6	34.6	64.7
	R2	UNKNOWN	W2	50.0	15	31	4	38	73.3
	R3	UNKNOWN	W3	50.0	15	33	5	34	66.7
	R4	UNKNOWN	W4	52.0	17	35	7	32.7	58.8
	R5	UNKNOWN	W5	52.0	17	38	9	26.9	47.1
	R6	UNKNOWN	W6	50.0	15	37	8	26	46.7
	R7	UNKNOWN	W7	50.0	15	37	8	26	46.7
	R8	UNKNOWN	W8	52.0	17	37	9	28.8	47.1
	R9	UNKNOWN	W9	52.0	17	37	8	28.8	52.9
	R10	UNKNOWN	W10	50.0	15	34	6	32	60
	R11	UNKNOWN	W11	50.0	15	32	7	36	53.3
	R12	UNKNOWN	W12	52.0	17	34	9	34.6	47.1

Table 21: Assessments data

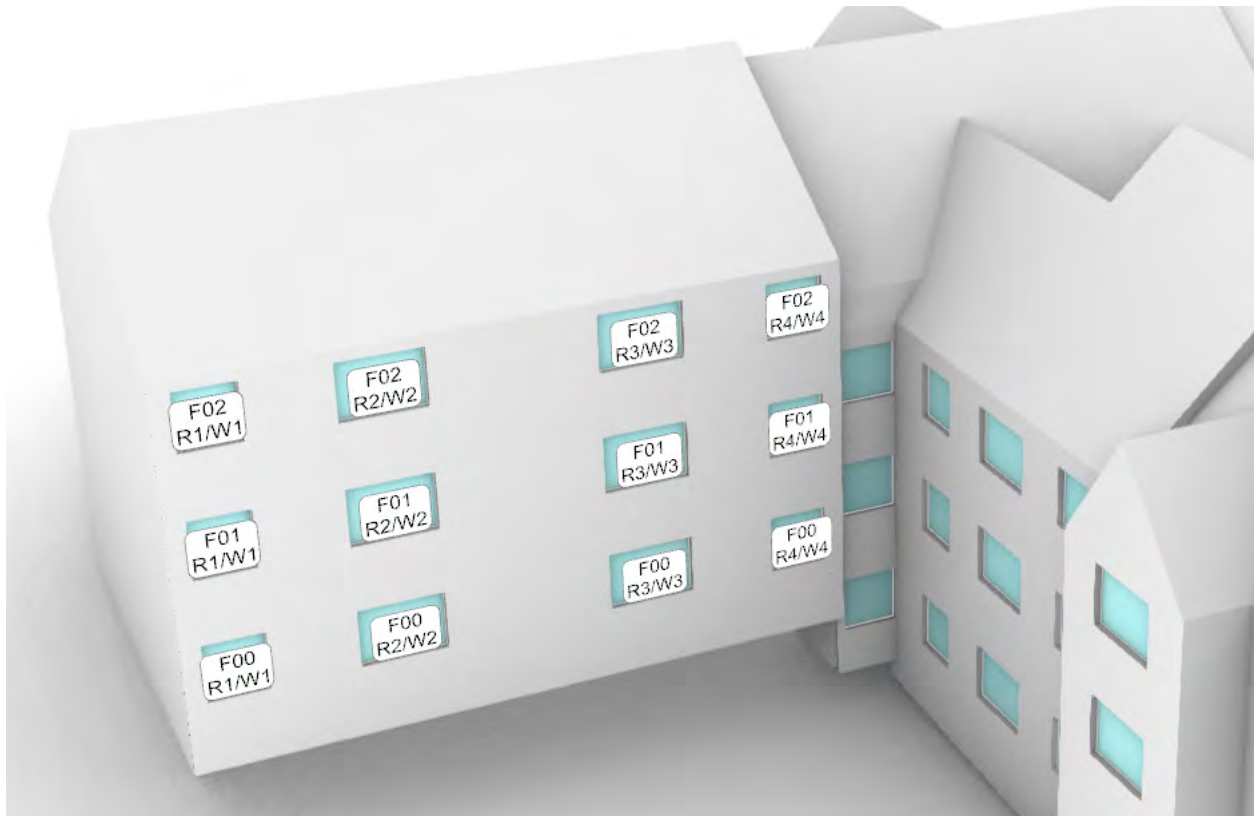
1-6 Kemps Court

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%
KEMPS COURT 1-6											
F00	R1	UNKNOWN	W1	27.3	22.1	5.2	19.0	92.8	91.6	1.2	1.3
	R2	UNKNOWN	W2	29.1	24.0	5.1	17.5	95.7	95.7	0.0	0.0
	R3	UNKNOWN	W3	27.8	23.9	3.9	14.0	92.5	89.1	3.4	3.7
	R4	UNKNOWN	W4	22.8	19.9	2.9	12.7	74.3	67.9	6.4	8.6
F01	R1	UNKNOWN	W1	30.8	25.4	5.4	17.5	97.6	97.6	0.0	0.0
	R2	UNKNOWN	W2	32.1	26.7	5.4	16.8	98.0	98.0	0.0	0.0
	R3	UNKNOWN	W3	31.1	26.7	4.4	14.1	98.0	97.7	0.3	0.3
	R4	UNKNOWN	W4	28.3	25.1	3.2	11.3	96.8	95.6	1.2	1.2
F02	R1	UNKNOWN	W1	33.8	28.2	5.6	16.6	98.0	98.0	0.0	0.0
	R2	UNKNOWN	W2	34.7	28.9	5.8	16.7	98.0	98.0	0.0	0.0
	R3	UNKNOWN	W3	34.3	29.0	5.3	15.5	98.0	98.0	0.0	0.0
	R4	UNKNOWN	W4	32.7	28.2	4.5	13.8	98.0	98.0	0.0	0.0

Table 22: Assessments data

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW PROP		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
KEMPS COURT 1-6									
F00	R1	UNKNOWN	W1	44.0	15	37	9	15.9	40
	R2	UNKNOWN	W2	44.0	14	38	9	13.6	35.7
	R3	UNKNOWN	W3	40.0	7	36	4	10	42.9
	R4	UNKNOWN	W4	26.0	2	23	0	11.5	100
F01	R1	UNKNOWN	W1	49.0	19	42	13	14.3	31.6
	R2	UNKNOWN	W2	49.0	17	42	11	14.3	35.3
	R3	UNKNOWN	W3	46.0	12	42	9	8.7	25
	R4	UNKNOWN	W4	41.0	6	38	4	7.3	33.3
F02	R1	UNKNOWN	W1	53.0	20	46	14	13.2	30
	R2	UNKNOWN	W2	55.0	20	48	14	12.7	30
	R3	UNKNOWN	W3	55.0	19	48	13	12.7	31.6
	R4	UNKNOWN	W4	49.0	13	45	10	8.2	23.1

Table 23: Assessments data



■ Neighbour
■ Façade Assessed

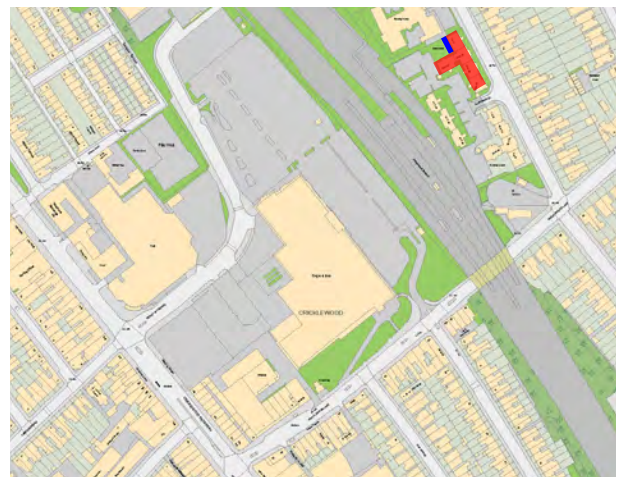
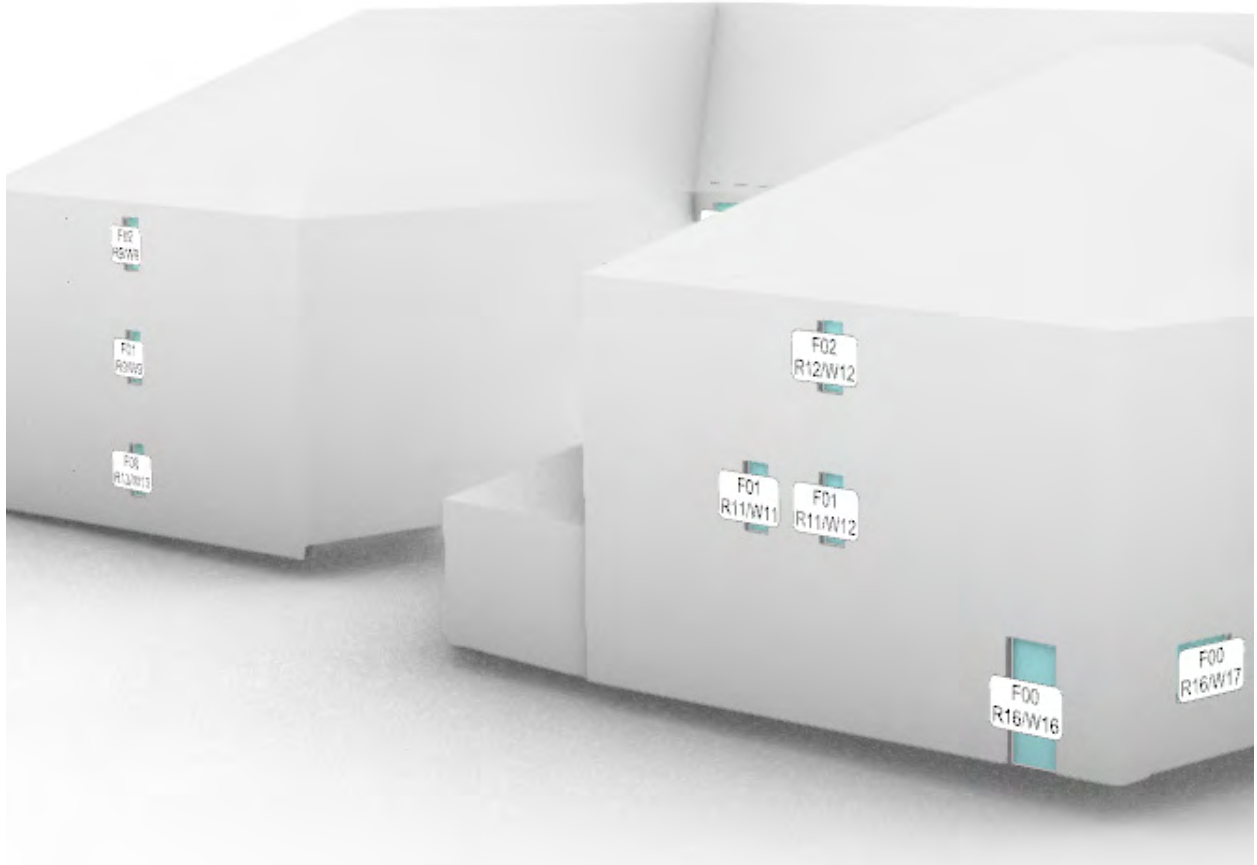


Fig. 31: Property key map

Lansdowne Care Home



- Neighbour
- Façade Assessed



Fig. 32: Property key map



■ Neighbour
■ Façade Assessed



Fig. 33: Property key map



- Neighbour
- Façade Assessed



Fig. 34: Property key map

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Lansdowne Care Home - Part 01/02

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE				
				BAS	PROP	LOSS	%	BAS	PROP	LOSS	%	
LANSDOWNE CARE HOME												
F00	R1	UNKNOWN	W1	37.2	28.4	8.8	23.7	99.6	90.8	8.8	8.8	
	R2	UNKNOWN	W2	37.2	28.2	9.0	24.2	99.2	92.4	6.8	6.9	
	R3	UNKNOWN	W3	37.2	28.0	9.2	24.7	99.2	92.0	7.2	7.3	
	R4	UNKNOWN	W4	36.3	27.1	9.2	25.3	99.2	90.0	9.2	9.3	
	R5	UNKNOWN	W5	37.0	27.4	9.6	25.9	99.3	91.3	8.0	8.1	
	R6	UNKNOWN	W6	36.0	26.5	9.5	26.4	98.6	91.3	7.3	7.4	
	R7	UNKNOWN	W7	30.6	23.0	7.6	24.8	97.5	90.8	6.7	6.9	
	R8	UNKNOWN	W8	37.2	26.7	10.5	28.2	99.0	92.3	6.7	6.8	
	R9	UNKNOWN	W9	37.2	26.5	10.7	28.8	98.8	91.7	7.1	7.2	
	R10	UNKNOWN	W10	29.6	18.9	10.7	36.1	96.7	88.6	8.1	8.4	
	R11	UNKNOWN	W11	36.0	25.1	10.9	30.3	99.0	92.1	6.9	7.0	
	R12	UNKNOWN	W12	37.0	25.9	11.1	30.0	99.3	92.8	6.5	6.5	
	R13	UNKNOWN	W13	33.3	29.5	3.8	11.4	91.4	91.4	0.0	0.0	
	R14	UNKNOWN	W14	17.2	17.2	0.0	0.0	64.1	61.0	3.1	4.8	
	R15	UNKNOWN	W15	19.6	18.7	0.9	4.6	64.1	62.0	2.1	3.3	
	R16	UNKNOWN	W16	22.5	20.4	2.1	9.3	96.2	96.2	0.0	0.0	
				W17	25.6	25.6	0.0	0.0				
		R17	UNKNOWN	W18	17.3	16.9	0.4	2.3	97.3	97.3	0.0	0.0
		R18	UNKNOWN	W19	26.7	26.0	0.7	2.6	92.9	92.9	0.0	0.0
		R19	UNKNOWN	W20	15.4	15.4	0.0	0.0	98.2	98.2	0.0	0.0
	R20	UNKNOWN	W21	16.9	16.9	0.0	0.0	91.3	91.3	0.0	0.0	
F01	R1	UNKNOWN	W1	37.4	28.1	9.3	24.9	99.3	99.3	0.0	0.0	
	R2	UNKNOWN	W2	36.6	27.4	9.2	25.1	98.6	98.6	0.0	0.0	
	R3	UNKNOWN	W3	31.2	23.9	7.3	23.4	97.8	97.8	0.0	0.0	
	R4	UNKNOWN	W4	37.5	27.4	10.1	26.9	99.0	99.0	0.0	0.0	
	R5	UNKNOWN	W5	37.5	27.2	10.3	27.5	98.8	97.9	0.9	0.9	
	R6	UNKNOWN	W6	30.2	19.9	10.3	34.1	97.1	96.1	1.0	1.0	
	R7	UNKNOWN	W7	36.6	26.1	10.5	28.7	99.0	99.0	0.0	0.0	
	R8	UNKNOWN	W8	37.4	26.7	10.7	28.6	99.3	99.3	0.0	0.0	
	R9	UNKNOWN	W9	34.2	30.5	3.7	10.8	91.4	91.4	0.0	0.0	
	R10	UNKNOWN	W10	31.9	26.9	5.0	15.7	99.3	97.9	1.4	1.4	
	R11	UNKNOWN	W11	30.1	27.9	2.2	7.3	98.1	98.1	0.0	0.0	
				W12	29.5	27.4	2.1	7.1				
		R12	UNKNOWN	W13	30.2	25.7	4.5	14.9	96.2	92.0	4.2	4.4
		R13	UNKNOWN	W14	27.4	23.9	3.5	12.8	91.6	90.2	1.4	1.5
		R14	UNKNOWN	W15	20.1	17.4	2.7	13.4	77.8	70.9	6.9	8.9
		R15	UNKNOWN	W16	21.2	19.3	1.9	9.0	92.8	92.8	0.0	0.0
		R16	UNKNOWN	W17	21.7	21.4	0.3	1.4	97.6	97.6	0.0	0.0
		R17	UNKNOWN	W18	31.1	30.1	1.0	3.2	97.2	97.2	0.0	0.0
		R18	UNKNOWN	W19	21.1	21.1	0.0	0.0	98.2	98.2	0.0	0.0
	R19	UNKNOWN	W20	21.3	21.3	0.0	0.0	97.0	97.0	0.0	0.0	
F02	R1	UNKNOWN	W1	37.6	28.8	8.8	23.4	99.3	99.3	0.0	0.0	
	R2	UNKNOWN	W2	37.4	28.6	8.8	23.5	99.0	99.0	0.0	0.0	
	R3	UNKNOWN	W3	34.6	27.6	7.0	20.2	98.7	98.7	0.0	0.0	
	R4	UNKNOWN	W4	37.7	28.0	9.7	25.7	99.0	99.0	0.0	0.0	
	R5	UNKNOWN	W5	37.7	27.8	9.9	26.3	98.8	98.8	0.0	0.0	
	R6	UNKNOWN	W6	34.0	24.2	9.8	28.8	98.7	98.7	0.0	0.0	
	R7	UNKNOWN	W7	37.4	27.3	10.1	27.0	99.3	99.3	0.0	0.0	
	R8	UNKNOWN	W8	37.6	27.4	10.2	27.1	99.3	99.3	0.0	0.0	
	R9	UNKNOWN	W9	35.0	31.5	3.5	10.0	91.4	91.4	0.0	0.0	
	R10	UNKNOWN	W10	34.4	28.8	5.6	16.3	99.3	99.3	0.0	0.0	
	R11	UNKNOWN	W11	34.5	28.3	6.2	18.0	99.3	98.9	0.4	0.4	
	R12	UNKNOWN	W12	32.6	30.6	2.0	6.1	91.2	91.2	0.0	0.0	
	R13	UNKNOWN	W13	33.4	28.2	5.2	15.6	99.0	99.0	0.0	0.0	
	R14	UNKNOWN	W14	32.2	27.5	4.7	14.6	99.0	99.0	0.0	0.0	
	R15	UNKNOWN	W15	30.0	26.1	3.9	13.0	98.7	98.0	0.7	0.7	
	R16	UNKNOWN	W16	30.1	27.9	2.2	7.3	97.3	97.3	0.0	0.0	
	R17	UNKNOWN	W17	30.0	29.7	0.3	1.0	99.2	99.2	0.0	0.0	
	R18	UNKNOWN	W18	34.5	32.5	2.0	5.8	98.2	98.2	0.0	0.0	
	R19	UNKNOWN	W19	29.0	28.3	0.7	2.4	99.6	99.6	0.0	0.0	
	R20	UNKNOWN	W20	30.9	30.9	0.0	0.0	99.2	99.2	0.0	0.0	

Table 24: Assessments data

Lansdowne Care Home - Part 02/02

				ANNUAL PROBABLE SUNLIGHT HOURS						
FLOOR	ROOM	ROOM USE	WINDOW	WINDOW BAS		WINDOW PROP		TOTAL % LOSS	WINTER % LOSS	
				TOTAL	WINTER	TOTAL	WINTER			
LANSDOWNE CARE HOME										
F00	R1	UNKNOWN	W1	56.0	20	42	8	25	60	
	R2	UNKNOWN	W2	56.0	20	41	7	26.8	65	
	R3	UNKNOWN	W3	56.0	20	40	8	28.6	60	
	R4	UNKNOWN	W4	51.0	16	35	4	31.4	75	
	R5	UNKNOWN	W5	55.0	19	40	7	27.3	63.2	
	R6	UNKNOWN	W6	50.0	15	36	4	28	73.3	
	R7	UNKNOWN	W7	36.0	9	27	3	25	66.7	
	R8	UNKNOWN	W8	56.0	20	43	9	23.2	55	
	R9	UNKNOWN	W9	56.0	20	44	11	21.4	45	
	R10	UNKNOWN	W10	53.0	20	44	12	17	40	
	R11	UNKNOWN	W11	56.0	20	45	11	19.6	45	
	R12	UNKNOWN	W12	56.0	20	43	9	23.2	55	
	R13	UNKNOWN	W13	64.0	23	59	18	7.8	21.7	
	R14	UNKNOWN	W14	27.0	2	27	2	0	0	
	R15	UNKNOWN	W15	38.0	12	35	9	7.9	25	
	R16	UNKNOWN	W16	48.0	18	44	14	8.3	22.2	
				W17	8.0	0	8	0	0	0
				W18	28.0	10	28	10	0	0
				W19	53.0	15	52	14	1.9	6.7
				W20	30.0	9	30	9	0	0
			W21	34.0	8	34	8	0	0	
F01	R1	UNKNOWN	W1	55.0	19	42	8	23.6	57.9	
	R2	UNKNOWN	W2	51.0	15	40	6	21.6	60	
	R3	UNKNOWN	W3	37.0	9	29	3	21.6	66.7	
	R4	UNKNOWN	W4	56.0	20	43	9	23.2	55	
	R5	UNKNOWN	W5	56.0	20	45	11	19.6	45	
	R6	UNKNOWN	W6	53.0	20	44	12	17	40	
	R7	UNKNOWN	W7	56.0	20	45	11	19.6	45	
	R8	UNKNOWN	W8	56.0	20	44	10	21.4	50	
	R9	UNKNOWN	W9	65.0	24	60	19	7.7	20.8	
	R10	UNKNOWN	W10	50.0	18	44	13	12	27.8	
	R11	UNKNOWN	W11	60.0	21	57	18	5	14.3	
				W12	60.0	21	57	18	5	14.3
				W13	48.0	17	44	13	8.3	23.5
				W14	45.0	17	40	12	11.1	29.4
				W15	40.0	16	36	12	10	25
				W16	39.0	17	37	15	5.1	11.8
				W17	37.0	12	37	12	0	0
				W18	62.0	18	61	17	1.6	5.6
				W19	43.0	14	43	14	0	0
			W20	38.0	8	38	8	0	0	
F02	R1	UNKNOWN	W1	56.0	20	44	10	21.4	50	
	R2	UNKNOWN	W2	55.0	19	44	10	20	47.4	
	R3	UNKNOWN	W3	48.0	12	42	8	12.5	33.3	
	R4	UNKNOWN	W4	56.0	20	46	11	17.9	45	
	R5	UNKNOWN	W5	56.0	20	45	11	19.6	45	
	R6	UNKNOWN	W6	53.0	20	44	12	17	40	
	R7	UNKNOWN	W7	56.0	20	45	11	19.6	45	
	R8	UNKNOWN	W8	56.0	20	44	10	21.4	50	
	R9	UNKNOWN	W9	65.0	24	61	20	6.2	16.7	
	R10	UNKNOWN	W10	53.0	19	46	13	13.2	31.6	
	R11	UNKNOWN	W11	53.0	19	46	13	13.2	31.6	
	R12	UNKNOWN	W12	63.0	22	60	19	4.8	13.6	
	R13	UNKNOWN	W13	53.0	19	47	13	11.3	31.6	
	R14	UNKNOWN	W14	49.0	17	44	12	10.2	29.4	
	R15	UNKNOWN	W15	48.0	17	43	12	10.4	29.4	
	R16	UNKNOWN	W16	55.0	20	53	18	3.6	10	
	R17	UNKNOWN	W17	57.0	15	57	15	0	0	
	R18	UNKNOWN	W18	72.0	25	68	21	5.6	16	
	R19	UNKNOWN	W19	58.0	19	57	18	1.7	5.3	
				W20	65.0	18	65	18	0	0

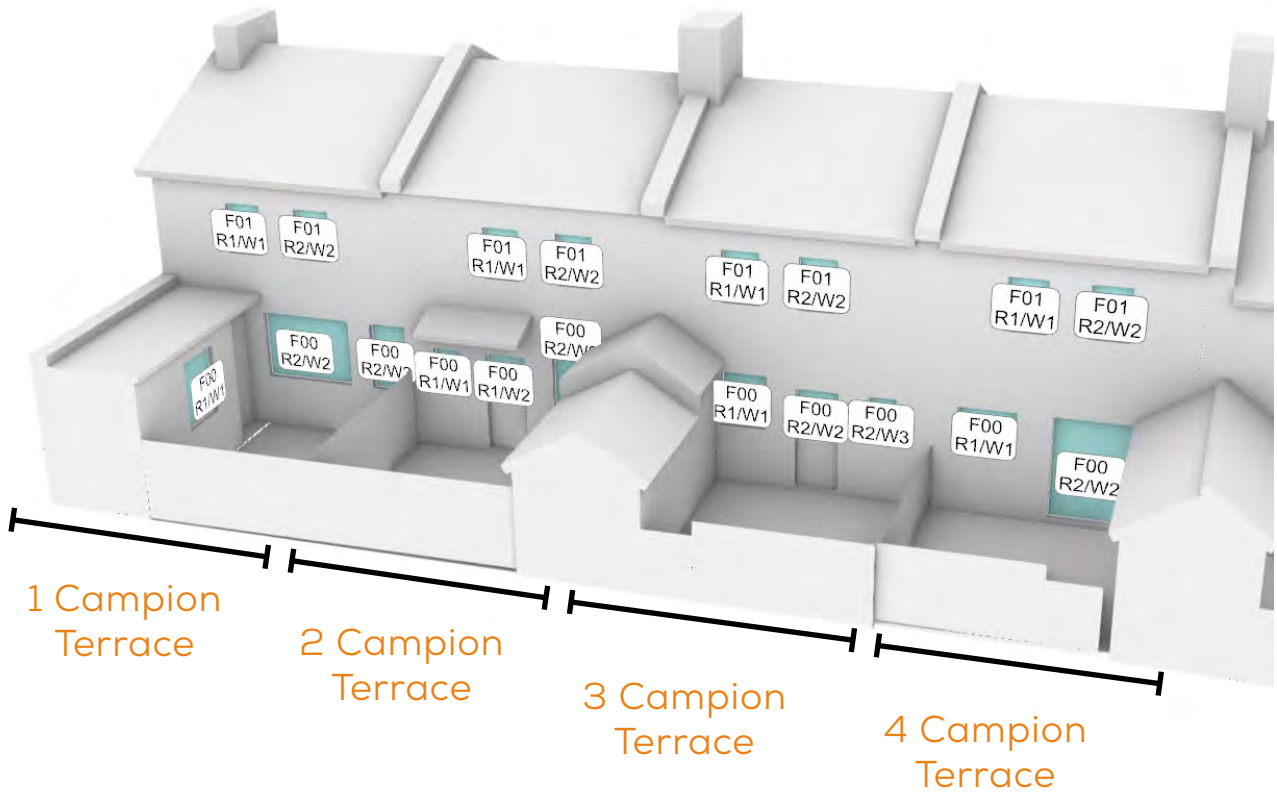
Table 25: Assessments data

BASELINE V CUMULATIVE SCENARIO

1-4 Champion Terrace

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%
CAMPION TERRACE 01											
F00	R1	UNKNOWN	W1	26.0	26.0	0.0	0.0	81.5	81.5	0.0	0.0
	R2	UNKNOWN	W2	28.6	25.8	2.8	9.8	99.0	99.0	0.0	0.0
				W3	31.9	25.6	6.3	19.7			
F01	R1	UNKNOWN	W1	35.1	26.8	8.3	23.6	96.2	93.3	2.9	3.0
	R2	UNKNOWN	W2	35.1	27.0	8.1	23.1	95.3	62.7	32.6	34.2
CAMPION TERRACE 02											
F00	R1	UNKNOWN	W1	24.0	17.1	6.9	28.8	98.4	98.4	0.0	0.0
			W2	22.9	15.6	7.3	31.9				
	R2	UNKNOWN	W3	22.2	14.8	7.4	33.3	95.7	80.9	14.8	15.5
F01	R1	UNKNOWN	W1	35.1	27.5	7.6	21.7	95.7	95.7	0.0	0.0
	R2	UNKNOWN	W2	35.1	27.7	7.4	21.1	96.5	77.8	18.7	19.4
CAMPION TERRACE 03											
F00	R1	UNKNOWN	W1	24.2	23.8	0.4	1.7	96.1	96.1	0.0	0.0
	R2	UNKNOWN	W2	32.1	27.6	4.5	14.0	98.9	98.9	0.0	0.0
			W3	31.9	26.2	5.7	17.9				
F01	R1	UNKNOWN	W1	35.1	28.1	7.0	19.9	96.5	96.5	0.0	0.0
	R2	UNKNOWN	W2	35.0	28.3	6.7	19.1	95.6	69.7	25.9	27.1
CAMPION TERRACE 04											
F00	R1	UNKNOWN	W1	33.0	26.8	6.2	18.8	96.9	96.9	0.0	0.0
	R2	UNKNOWN	W2	26.7	20.8	5.9	22.1	99.3	93.5	5.8	5.8
F01	R1	UNKNOWN	W1	35.0	28.8	6.2	17.7	96.7	96.7	0.0	0.0
	R2	UNKNOWN	W2	35.1	29.0	6.1	17.4	95.9	80.5	15.4	16.1

Table 26: Assessments data



■ Neighbour
■ Façade Assessed

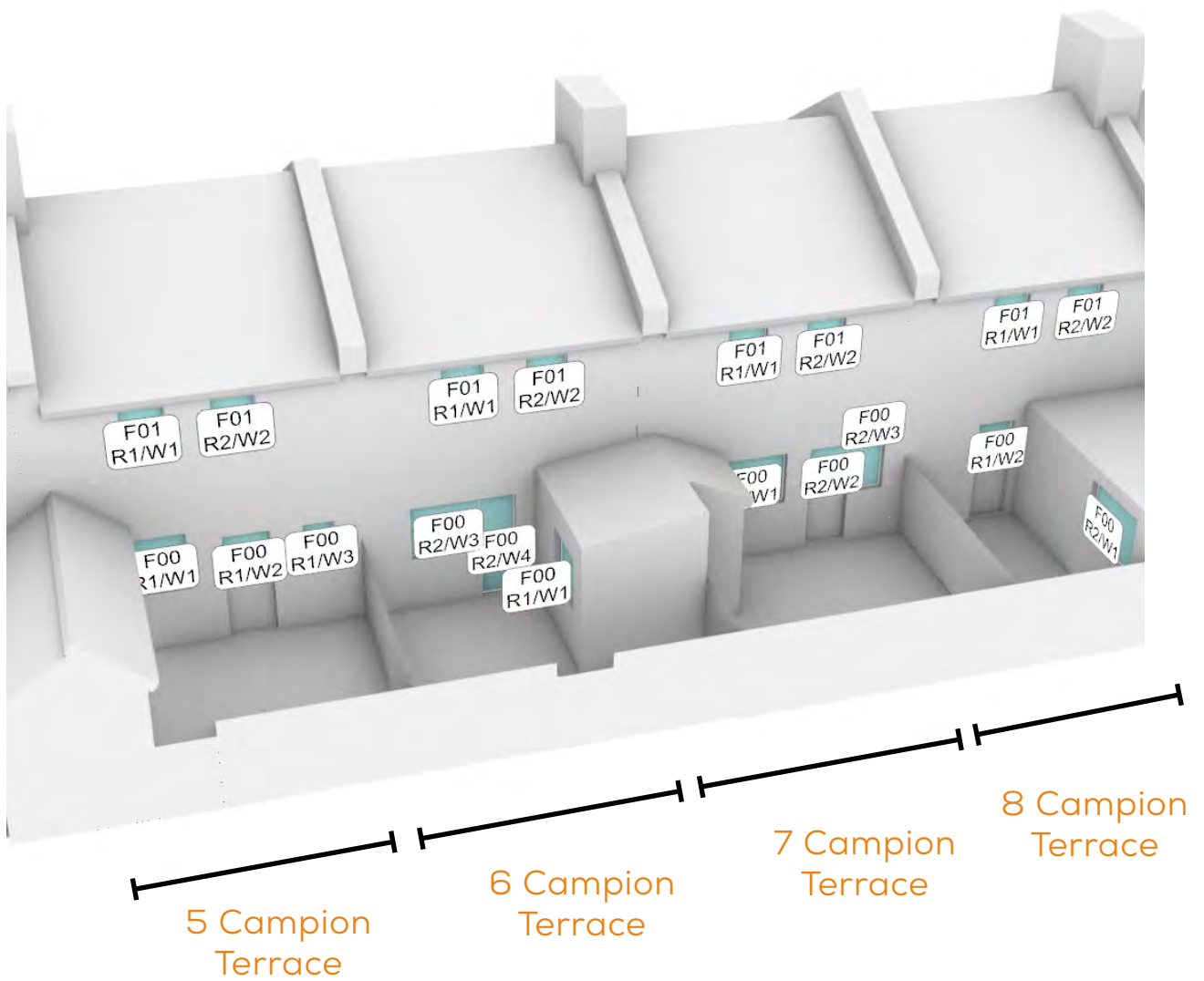


Fig. 35: Property key map

5-8 Campion Terrace - Part 01/02

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE				
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%	
CAMPION TERRACE 05												
F00	R1	UNKNOWN	W1	25.1	25.1	0.0	0.0	97.9	97.9	0.0	0.0	
			W2	31.4	28.7	2.7	8.6					
			W3	31.3	27.4	3.9	12.5					
F01	R1	UNKNOWN	W1	33.2	27.5	5.7	17.2	96.6	96.6	0.0	0.0	
	R2	UNKNOWN	W2	33.2	27.6	5.6	16.9	95.0	82.7	12.3	12.9	
CAMPION TERRACE 06												
F00	R1	KITCHEN	W1	22.8	17.8	5.0	21.9	93.1	92.2	0.9	1.0	
		LIVING ROOM	W2	27.2	27.2	0.0	0.0					
	R2			W3	31.7	27.0	4.7	14.8				
				W4	23.9	19.9	4.0	16.7				
F01	R1	BATHROOM	W1	33.2	28.1	5.1	15.4	93.7	93.7	0.0	0.0	
	R2	BEDROOM	W2	33.1	28.2	4.9	14.8	95.8	90.4	5.4	5.6	
CAMPION TERRACE 07												
F00	R1	UNKNOWN	W1	28.0	28.0	0.0	0.0	97.7	97.7	0.0	0.0	
	R2	UNKNOWN	W2	33.8	30.2	3.6	10.7					
			W3	33.5	29.6	3.9	11.6					
F01	R1	UNKNOWN	W1	33.1	28.6	4.5	13.6	96.2	96.2	0.0	0.0	
	R2	UNKNOWN	W2	33.1	28.7	4.4	13.3	96.2	93.3	2.9	3.0	
CAMPION TERRACE 08												
F00	R1	L/K/D	W2	25.5	21.4	4.1	16.1	86.9	73.5	13.4	15.4	
			W3	25.8	25.8	0.0	0.0					
			W4	29.2	29.2	0.0	0.0					
			W5	25.7	25.4	0.3	1.2					
			W1	28.2	22.9	5.3	18.8					
R2	UNKNOWN	W1	28.2	22.9	5.3	18.8	93.4	87.7	5.7	6.1		
F01	R1	BEDROOM	W1	33.1	29.0	4.1	12.4	94.4	94.4	0.0	0.0	
	R2	BEDROOM	W2	33.1	29.1	4.0	12.1	92.1	85.1	7.0	7.6	

Table 27: Assessments data



■ Neighbour
■ Façade Assessed

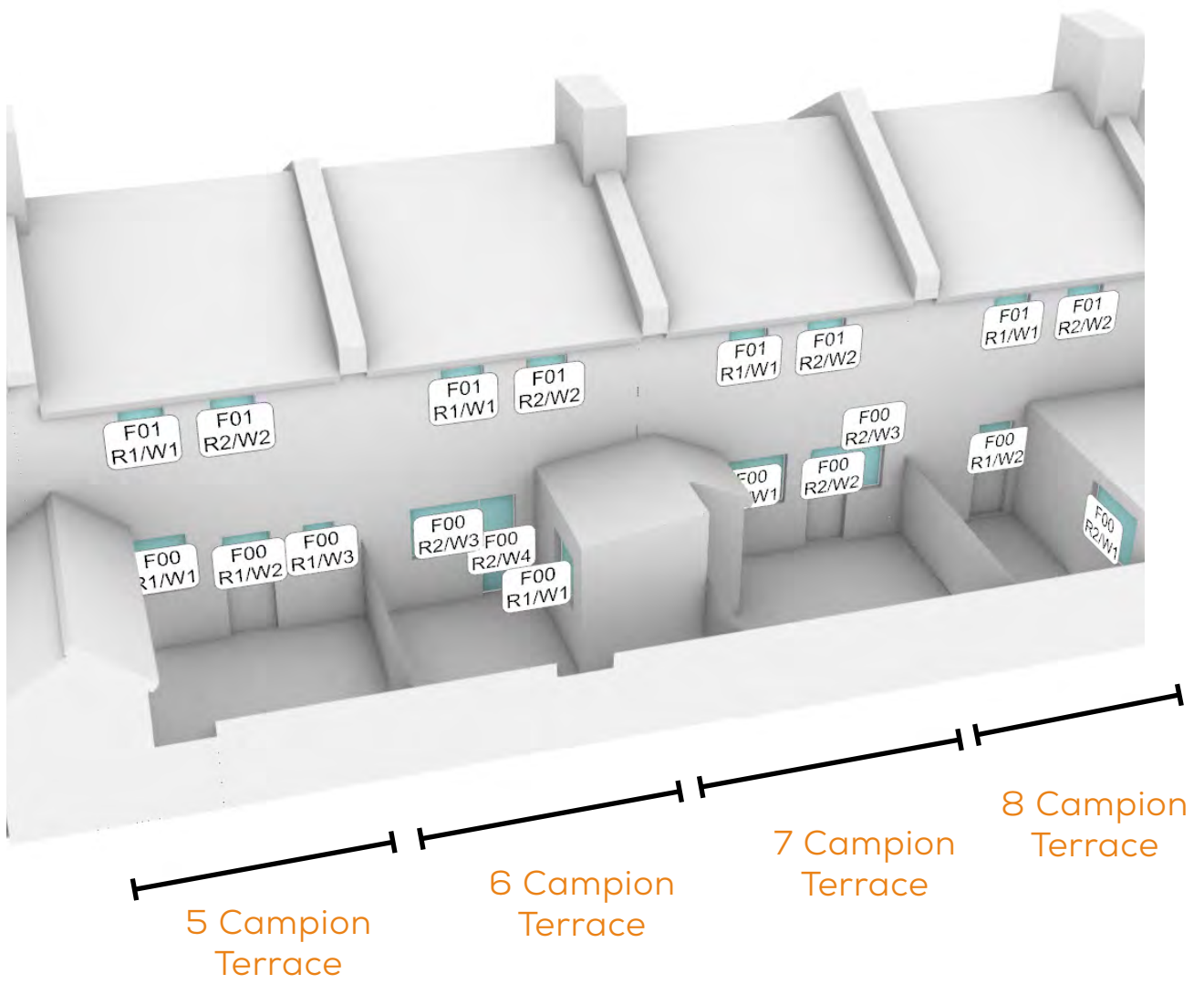


Fig. 36: Property key map

5-8 Campion Terrace - Part 02/02

				ANNUAL PROBABLE SUNLIGHT HOURS					
FLOOR	ROOM	ROOM USE	WINDOW	WINDOW BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
CAMPION TERRACE 05									
F00	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
			W2	N/A	N/A	N/A	N/A	N/A	N/A
			W3	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	UNKNOWN	W2	N/A	N/A	N/A	N/A	N/A	N/A
CAMPION TERRACE 06									
F00	R1	KITCHEN	W1	44.0	8	33	5	25	37.5
	R2	LIVING ROOM	W2	44.0	12	44	12	0	0
			W3	24.0	2	14	1	41.7	50
			W4	28.0	3	18	2	35.7	33.3
F01	R1	BATHROOM	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	BEDROOM	W2	N/A	N/A	N/A	N/A	N/A	N/A
CAMPION TERRACE 07									
F00	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	UNKNOWN	W2	N/A	N/A	N/A	N/A	N/A	N/A
			W3	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	UNKNOWN	W2	N/A	N/A	N/A	N/A	N/A	N/A
CAMPION TERRACE 08									
F00	R1	L/K/D	W2	22.0	2	14	0	36.4	100
			W3	31.0	5	31	5	0	0
			W4	54.0	16	54	16	0	0
			W5	51.0	16	51	16	0	0
			R2	UNKNOWN	W1	55.0	12	46	9
F01	R1	BEDROOM	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	BEDROOM	W2	N/A	N/A	N/A	N/A	N/A	N/A

Table 28: Assessments data



- Neighbour
- Façade Assessed

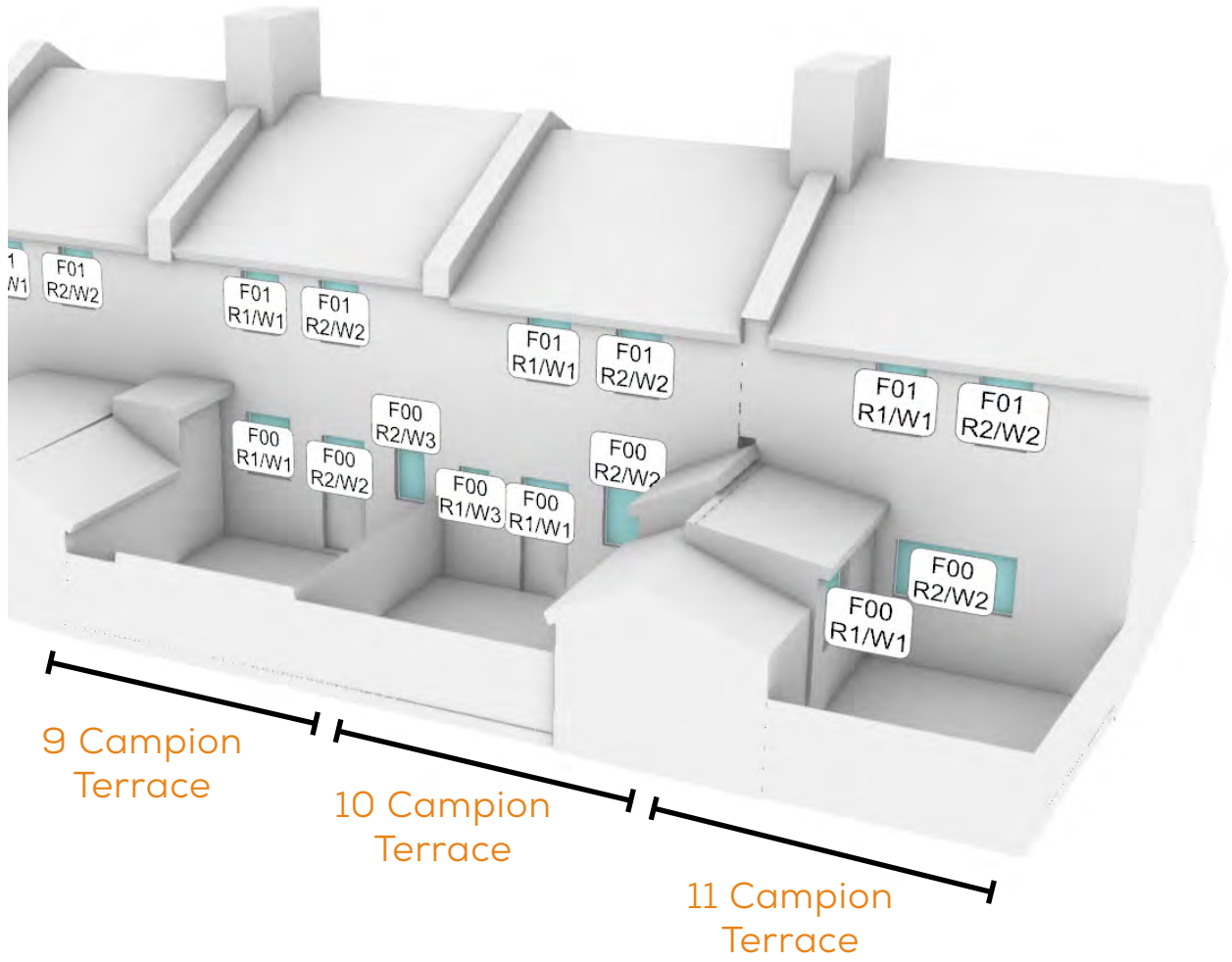


Fig. 37: Property key map

9-11 Campion Terrace

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%
CAMPION TERRACE 09											
F00	R1	UNKNOWN	W1	26.3	26.3	0.0	0.0	95.5	95.5	0.0	0.0
	R2	UNKNOWN	W2	32.4	30.4	2.0	6.2	98.5	98.5	0.0	0.0
				W3	31.9	29.1	2.8	8.8			
F01	R1	UNKNOWN	W1	33.0	29.4	3.6	10.9	95.1	95.1	0.0	0.0
	R2	UNKNOWN	W2	33.0	29.5	3.5	10.6	95.5	94.2	1.3	1.4
CAMPION TERRACE 10											
F00	R1	UNKNOWN	W1	32.8	29.6	3.2	9.8	99.2	99.2	0.0	0.0
			W3	31.8	28.8	3.0	9.4				
	R2	UNKNOWN	W2	28.1	24.9	3.2	11.4	96.4	96.4	0.0	0.0
F01	R1	UNKNOWN	W1	32.2	29.0	3.2	9.9	95.9	95.9	0.0	0.0
	R2	UNKNOWN	W2	32.2	29.1	3.1	9.6	96.3	95.1	1.2	1.2
CAMPION TERRACE 11											
F00	R1	UNKNOWN	W1	23.3	23.3	0.0	0.0	93.3	93.3	0.0	0.0
	R2	KITCHEN	W2	28.1	28.1	0.0	0.0	94.4	94.4	0.0	0.0
F01	R1	BED/STORAGE	W1	32.1	29.3	2.8	8.7	98.3	98.3	0.0	0.0
	R2	BEDROOM	W2	32.1	29.4	2.7	8.4	93.6	92.4	1.2	1.3

Table 29: Assessments data



■ Neighbour
■ Façade Assessed

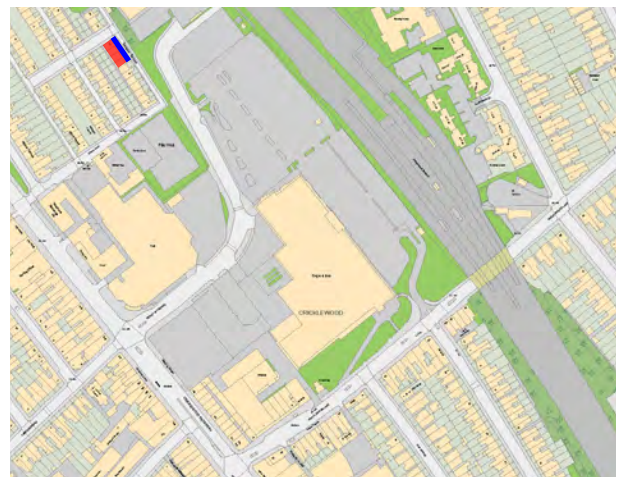
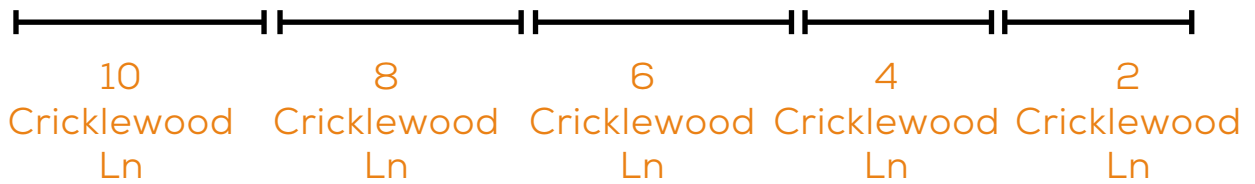
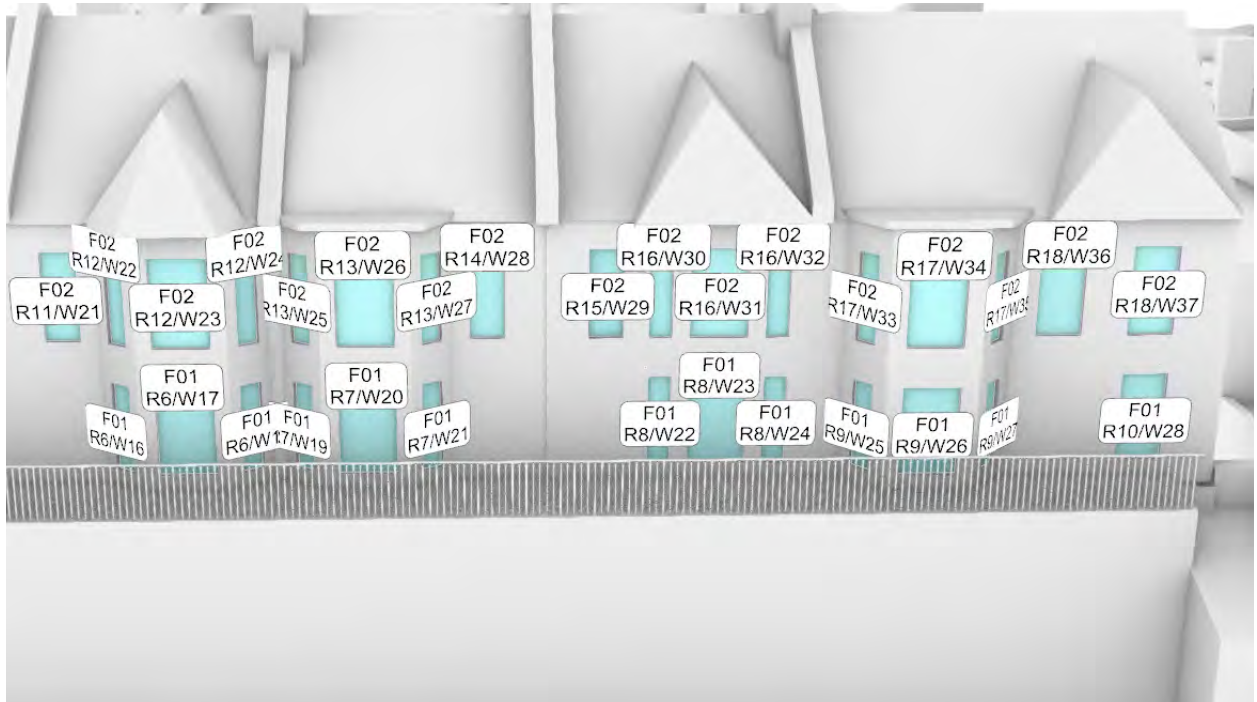


Fig. 38: Property key map

Crown Terrace (2-20 Cricklewood Lane)



- Neighbour
- Façade Assessed

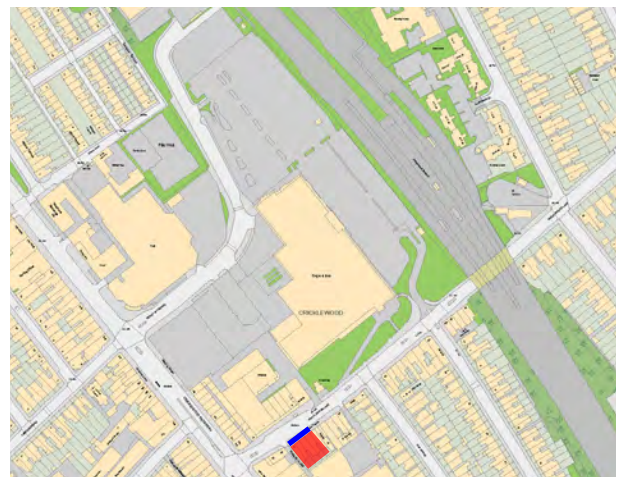
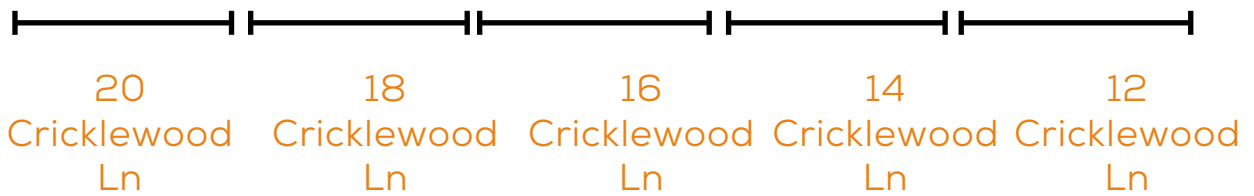
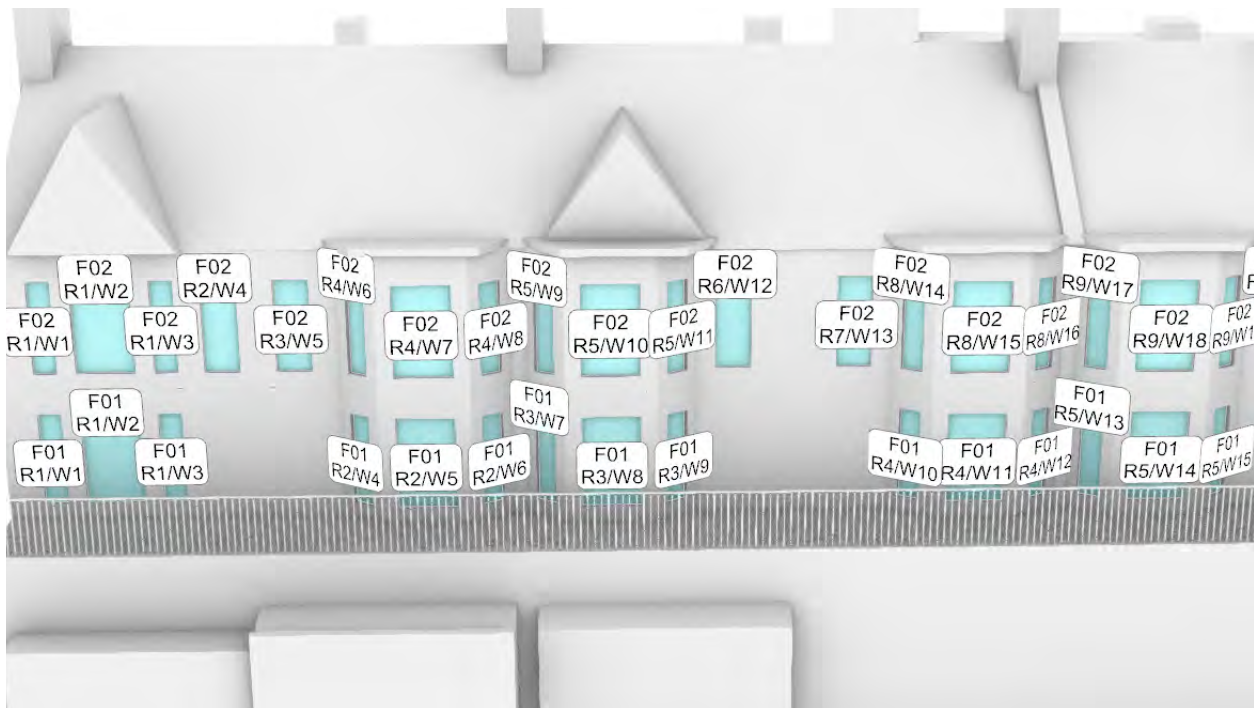


Fig. 39: Property key map



■ Neighbour
■ Façade Assessed

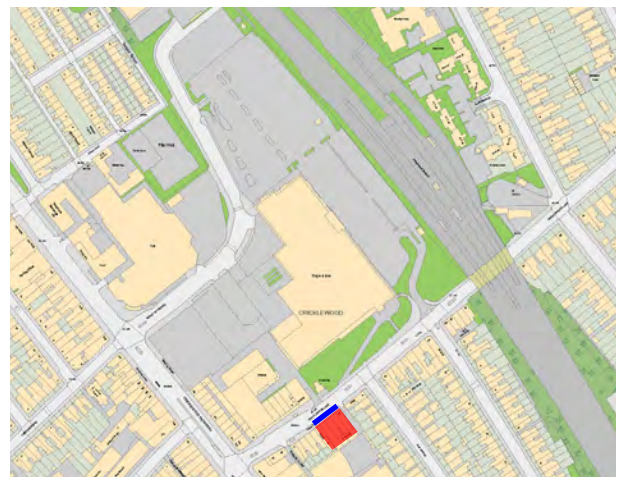


Fig. 40: Property key map

Crown Terrace (2-20 Cricklewood Lane)

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%
CROWN TERRACE											
F01	R1	UNKNOWN	W1	30.6	22.1	8.5	27.8	99.7	97.7	2.0	2.0
			W2	33.2	24.5	8.7	26.2				
			W3	30.6	22.0	8.6	28.1				
	R2	UNKNOWN	W4	29.8	22.3	7.5	25.2	99.7	90.6	9.1	9.1
			W5	32.9	23.7	9.2	28.0				
			W6	26.7	19.4	7.3	27.3				
	R3	UNKNOWN	W7	27.0	18.9	8.1	30.0	100.0	65.1	34.9	34.9
			W8	32.6	22.9	9.7	29.8				
			W9	28.7	21.2	7.5	26.1				
	R4	UNKNOWN	W10	28.7	20.6	8.1	28.2	99.7	51.4	48.3	48.4
			W11	32.2	22.7	9.5	29.5				
			W12	26.3	19.1	7.2	27.4				
	R5	UNKNOWN	W13	26.5	18.4	8.1	30.6	100.0	51.7	48.3	48.3
			W14	32.2	22.6	9.6	29.8				
			W15	28.2	21.1	7.1	25.2				
	R6	UNKNOWN	W16	28.7	20.5	8.2	28.6	99.7	49.7	50.0	50.2
			W17	32.1	22.6	9.5	29.6				
			W18	26.1	19.2	6.9	26.4				
	R7	UNKNOWN	W19	26.2	18.1	8.1	30.9	100.0	50.6	49.4	49.4
			W20	32.1	22.7	9.4	29.3				
			W21	28.2	21.4	6.8	24.1				
	R8	UNKNOWN	W22	29.7	20.7	9.0	30.3	99.7	47.6	52.1	52.3
			W23	31.8	22.8	9.0	28.3				
			W24	29.6	20.9	8.7	29.4				
	R9	BEDROOM	W25	27.0	20.0	7.0	25.9	100.0	51.1	48.9	48.9
			W26	32.0	23.0	9.0	28.1				
			W27	26.6	21.7	4.9	18.4				
	R10	BEDROOM	W28	31.8	23.4	8.4	26.4	99.2	46.8	52.4	52.8
F02	R1	UNKNOWN	W1	31.2	22.6	8.6	27.6	99.7	97.9	1.8	1.8
			W2	33.1	24.3	8.8	26.6				
			W3	31.2	22.5	8.7	27.9				
	R2	UNKNOWN	W4	33.8	24.9	8.9	26.3	100.0	98.0	2.0	2.0
			W5	33.2	24.2	9.0	27.1	100.0	97.8	2.2	2.2
			W6	30.8	23.1	7.7	25.0	99.7	92.6	7.1	7.1
	R3	UNKNOWN	W7	34.3	25.0	9.3	27.1				
			W8	28.1	20.8	7.3	26.0				
			W9	28.2	19.9	8.3	29.4	100.0	72.2	27.8	27.8
	R4	UNKNOWN	W10	33.4	23.5	9.9	29.6				
			W11	29.9	22.4	7.5	25.1				
			W12	32.0	22.2	9.8	30.6	98.8	59.6	39.2	39.7
	R5	UNKNOWN	W13	32.6	22.7	9.9	30.4	98.8	56.7	42.1	42.6
			W14	30.4	22.1	8.3	27.3	99.7	61.1	38.6	38.7
			W15	34.0	24.0	10.0	29.4				
	R6	UNKNOWN	W16	27.9	20.5	7.4	26.5				
			W17	27.7	19.3	8.4	30.3	100.0	60.5	39.5	39.5
			W18	34.0	23.9	10.1	29.7				
	R7	UNKNOWN	W19	30.2	22.8	7.4	24.5				
			W20	32.5	22.9	9.6	29.5	98.8	56.7	42.1	42.6
			W21	32.0	22.3	9.7	30.3	98.8	56.1	42.7	43.2
	R8	UNKNOWN	W22	29.7	21.3	8.4	28.3	99.7	60.8	38.9	39.0
			W23	31.7	21.8	9.9	31.2				
			W24	27.0	19.9	7.1	26.3				
	R9	UNKNOWN	W25	26.7	18.3	8.4	31.5	100.0	61.4	38.6	38.6
			W26	33.4	23.7	9.7	29.0				
			W27	29.8	22.8	7.0	23.5				
	R10	UNKNOWN	W28	32.0	22.7	9.3	29.1	98.8	55.6	43.2	43.7
			W29	31.2	22.1	9.1	29.2	98.1	53.1	45.0	45.9
			W30	30.4	21.2	9.2	30.3	99.7	58.6	41.1	41.2
	R11	UNKNOWN	W31	31.8	22.5	9.3	29.2				
			W32	30.3	21.2	9.1	30.0				
			W33	28.1	20.8	7.3	26.0	99.8	59.0	40.8	40.9
	R12	UNKNOWN	W34	34.7	25.4	9.3	26.8				
			W35	28.7	23.5	5.2	18.1				
			W36	32.2	23.6	8.6	26.7	99.5	60.3	39.2	39.4
	R13	UNKNOWN	W37	33.6	24.8	8.8	26.2				

Table 30: Assessments data

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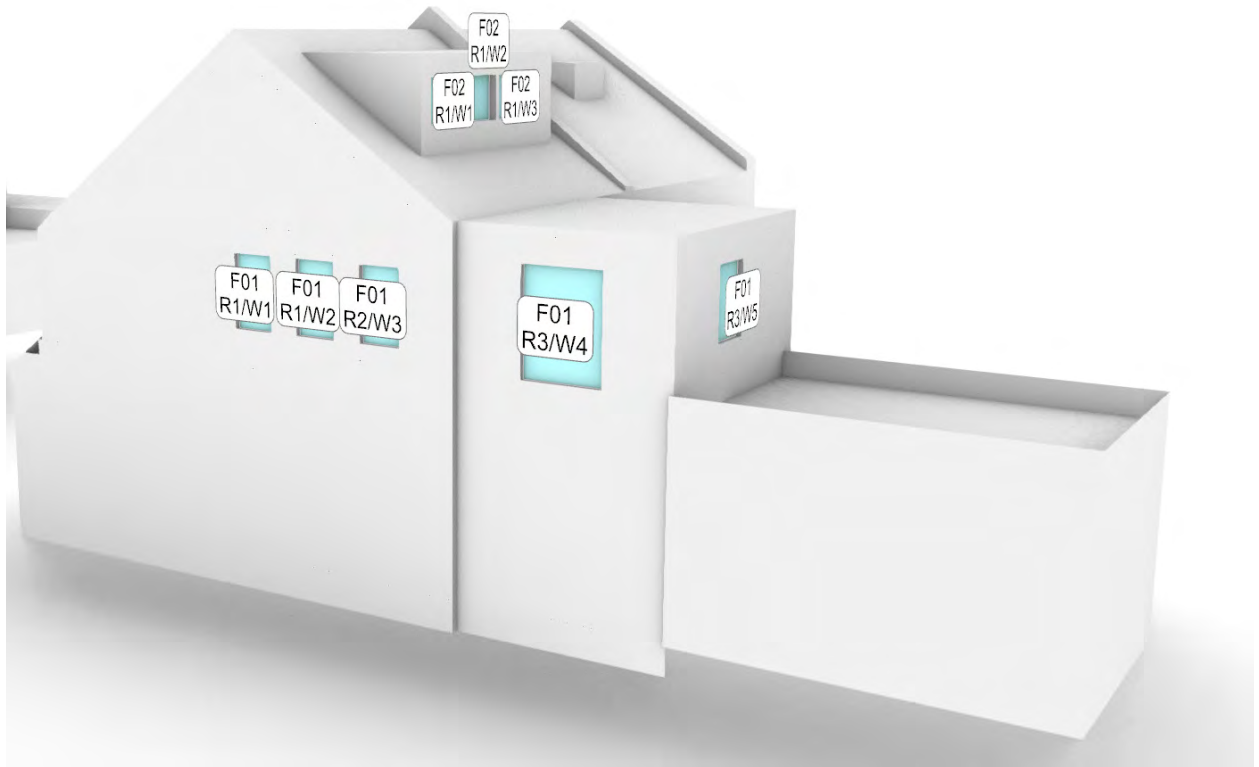
26-28 Cricklewood Lane

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%
CRICKLEWOOD LANE 26-28											
F01	R1	UNKNOWN	W1	32.0	23.2	8.8	27.5	99.6	81.5	18.1	18.2
			W2	32.0	23.1	8.9	27.8				
	R3	UNKNOWN	W3	32.0	23.3	8.7	27.2	99.1	61.7	37.4	37.7
			W4	32.9	24.3	8.6	26.1	99.5	96.9	2.6	2.6
			W5	30.4	28.0	2.4	7.9				
F02	R1	UNKNOWN	W1	32.4	30.3	2.1	6.5	92.1	92.1	0.0	0.0
			W2	32.4	30.3	2.1	6.5				
			W3	32.4	30.4	2.0	6.2				

Table 32: Assessments data

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
CRICKLEWOOD LANE 26-28									
F01	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
			W2	N/A	N/A	N/A	N/A	N/A	N/A
	R3	UNKNOWN	W3	N/A	N/A	N/A	N/A	N/A	N/A
			W4	18.0	2	10	1	37.5	56
			W5	53.0	13	47	12	11.3	7.7
F02	R1	UNKNOWN	W1	55.0	19	49	18	10.9	5.3
			W2	55.0	19	50	18	9.1	5.3
			W3	55.0	19	50	18	9.1	5.3

Table 33: Assessments data



■ Neighbour
■ Façade Assessed

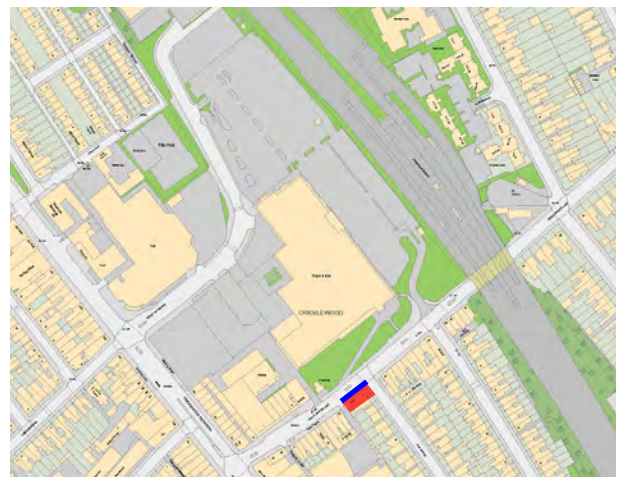


Fig. 41: Property key map

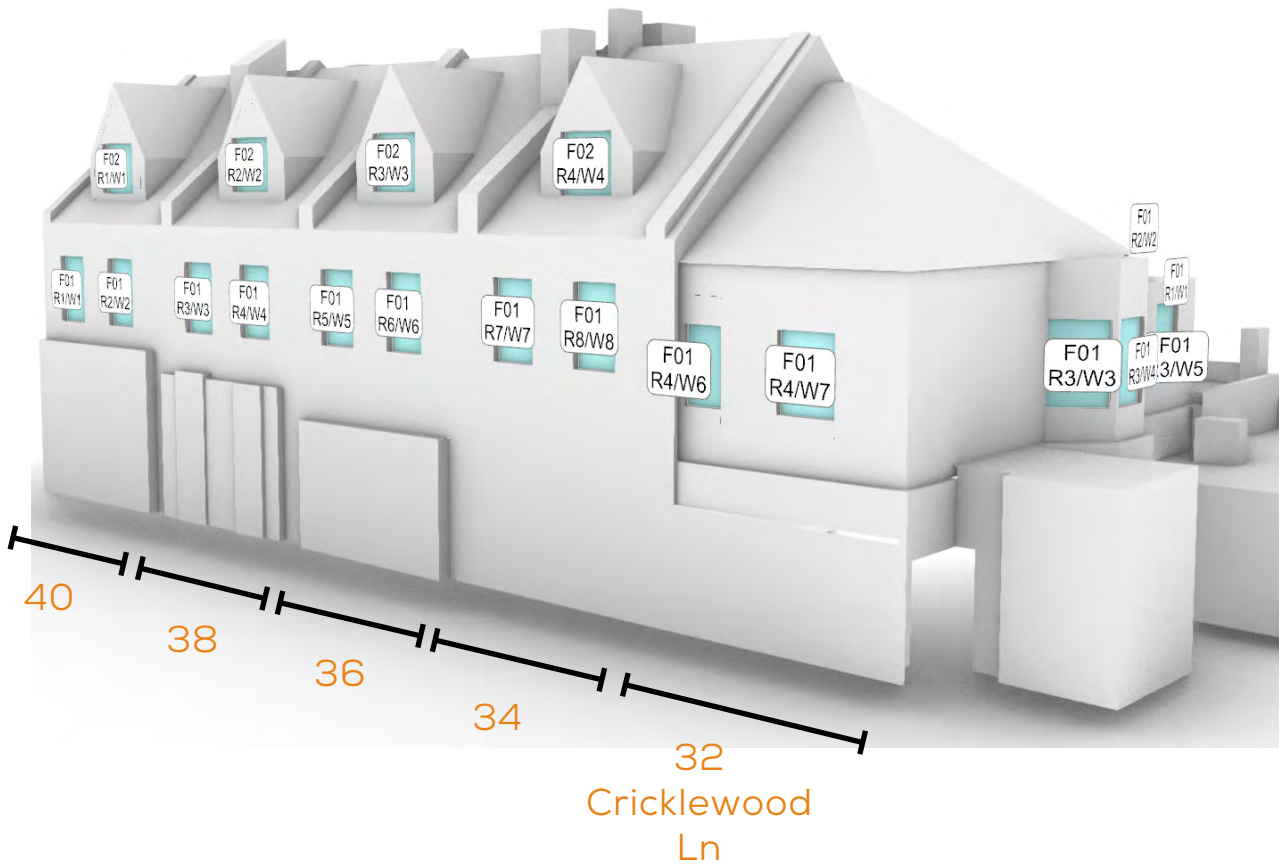
32-40 Cricklewood Lane

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%
CRICKLEWOOD LANE 32											
F01	R1	KITCHEN	W1	33.9	32.3	1.6	4.7	98.1	98.1	0.0	0.0
	R2	BATHROOM	W2	31.0	29.9	1.1	3.5	92.9	92.9	0.0	0.0
	R3	BEDROOM	W3	28.8	24.3	4.5	15.6	99.7	99.3	0.4	0.4
			W4	34.5	32.4	2.1	6.1				
			W5	31.2	31.1	0.1	0.3				
	R4	LIVING ROOM	W6	27.3	20.2	7.1	26.0	98.5	89.9	8.6	8.7
			W7	32.4	23.9	8.5	26.2				
CRICKLEWOOD LANE 34-40											
F01	R1	UNKNOWN	W1	32.3	23.3	9.0	27.9	98.0	87.2	10.8	11.0
	R2	UNKNOWN	W2	32.4	23.5	8.9	27.5	97.1	74.9	22.2	22.9
	R3	UNKNOWN	W3	32.3	23.7	8.6	26.6	98.0	89.9	8.1	8.3
	R4	UNKNOWN	W4	32.3	23.6	8.7	26.9	97.5	79.8	17.7	18.2
	R5	UNKNOWN	W5	32.2	23.6	8.6	26.7	98.1	89.6	8.5	8.7
	R6	UNKNOWN	W6	32.2	23.6	8.6	26.7	97.4	80.8	16.6	17.0
	R7	UNKNOWN	W7	32.1	23.6	8.5	26.5	99.2	96.9	2.3	2.3
	R8	UNKNOWN	W8	32.1	23.5	8.6	26.8	99.2	95.4	3.8	3.8
F02	R1	UNKNOWN	W1	33.9	24.5	9.4	27.7	90.6	53.9	36.7	40.5
	R2	UNKNOWN	W2	33.8	24.7	9.1	26.9	92.7	57.5	35.2	38.0
	R3	UNKNOWN	W3	33.8	24.7	9.1	26.9	92.9	59.5	33.4	36.0
	R4	UNKNOWN	W4	33.7	24.7	9.0	26.7	95.0	63.9	31.1	32.7

Table 34: Assessments data

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
CRICKLEWOOD LANE 32									
F01	R1	KITCHEN	W1	61.0	21	58	21	4.9	0
	R2	BATHROOM	W2	54.0	18	51	18	5.6	0
	R3	BEDROOM	W3	33.0	7	29	6	12.1	14.3
			W4	63.0	22	59	21	6.3	4.5
			W5	65.0	24	65	24	0	0
	R4	LIVING ROOM	W6	N/A	N/A	N/A	N/A	N/A	N/A
			W7	N/A	N/A	N/A	N/A	N/A	N/A
CRICKLEWOOD LANE 34-40									
F01	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	UNKNOWN	W2	N/A	N/A	N/A	N/A	N/A	N/A
	R3	UNKNOWN	W3	N/A	N/A	N/A	N/A	N/A	N/A
	R4	UNKNOWN	W4	N/A	N/A	N/A	N/A	N/A	N/A
	R5	UNKNOWN	W5	N/A	N/A	N/A	N/A	N/A	N/A
	R6	UNKNOWN	W6	N/A	N/A	N/A	N/A	N/A	N/A
	R7	UNKNOWN	W7	N/A	N/A	N/A	N/A	N/A	N/A
	R8	UNKNOWN	W8	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	UNKNOWN	W2	N/A	N/A	N/A	N/A	N/A	N/A
	R3	UNKNOWN	W3	N/A	N/A	N/A	N/A	N/A	N/A
	R4	UNKNOWN	W4	N/A	N/A	N/A	N/A	N/A	N/A

Table 35: Assessments data



■ Neighbour
■ Façade Assessed

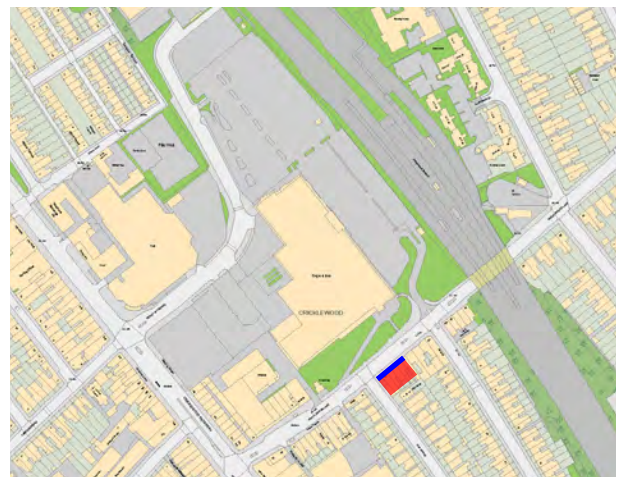
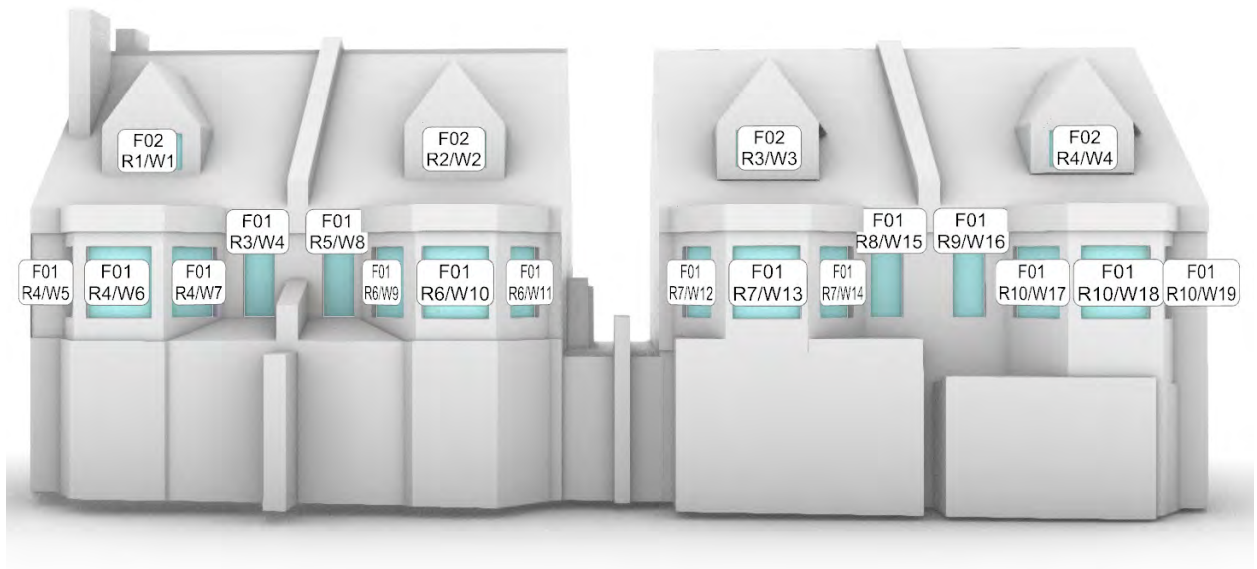


Fig. 42: Property key map

42-48 Cricklewood Lane - Part 01/02

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE							
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%				
CRICKLEWOOD LANE 42-48															
F00	R1	BEDROOM	W1	26.4	26.4	0.0	0.0	98.5	98.5	0.0	0.0				
			W2	22.9	22.9	0.0	0.0								
			W3	24.4	24.4	0.0	0.0								
			W4	19.7	19.7	0.0	0.0								
	R2	LIVING ROOM	W5	26.0	26.0	0.0	0.0	98.5	98.5	0.0	0.0				
			W6	26.4	26.4	0.0	0.0								
	R3	KITCHEN	W7	19.6	19.6	0.0	0.0	85.2	85.2	0.0	0.0				
	R4	BEDROOM	W8	16.7	16.7	0.0	0.0	75.3	75.3	0.0	0.0				
F01	R1	UNKNOWN	W1	15.9	15.9	0.0	0.0	84.3	84.3	0.0	0.0				
			W2	28.4	28.4	0.0	0.0								
	R2	UNKNOWN	W3	23.2	23.2	0.0	0.0	98.5	98.5	0.0	0.0				
			W4	29.7	19.5	10.2	34.3					99.3	63.4	35.9	36.2
	R4	UNKNOWN	W5	29.4	23.9	5.5	18.7	99.8	77.2	22.6	22.6				
			W6	34.0	23.3	10.7	31.5								
			W7	28.6	22.0	6.6	23.1								
	R5	UNKNOWN	W8	29.1	19.7	9.4	32.3	100.0	67.5	32.5	32.5				
			W9	31.1	23.7	7.4	23.8					100.0	85.1	14.9	14.9
	R6	UNKNOWN	W10	33.3	23.2	10.1	30.3	100.0	85.1	14.9	14.9				
			W11	27.7	22.5	5.2	18.8								
			W12	29.2	22.4	6.8	23.3					100.0	88.8	11.2	11.2
			W13	32.8	23.0	9.8	29.9								
	R7	BEDROOM	W14	29.2	23.2	6.0	20.5	100.0	88.8	11.2	11.2				
			W15	28.1	18.6	9.5	33.8					100.0	96.3	3.7	3.7
	R8	BEDROOM	W16	28.7	19.6	9.1	31.7	99.3	74.5	24.8	25.0				
	R10	UNKNOWN	W17	29.2	22.2	7.0	24.0	100.0	90.7	9.3	9.3				
			W18	32.4	23.0	9.4	29.0								
			W19	27.8	23.7	4.1	14.7								
F02	R1	UNKNOWN	W1	35.2	24.7	10.5	29.8	80.4	45.0	35.4	44.0				
	R2	UNKNOWN	W2	34.9	24.7	10.2	29.2	61.4	23.2	38.2	62.2				
	R3	BEDROOM	W3	34.5	24.6	9.9	28.7	72.5	33.3	39.2	54.1				
	R4	UNKNOWN	W4	34.3	24.6	9.7	28.3	52.5	43.4	9.1	17.3				

Table 36: Assessments data



┌──────────┴──────────┐ ┌──────────┴──────────┐
 48 Cricklewood Ln 46 Cricklewood Ln

┌──────────┴──────────┐ ┌──────────┴──────────┐
 44 Cricklewood Ln 42 Cricklewood Ln

■ Neighbour
 ■ Façade Assessed

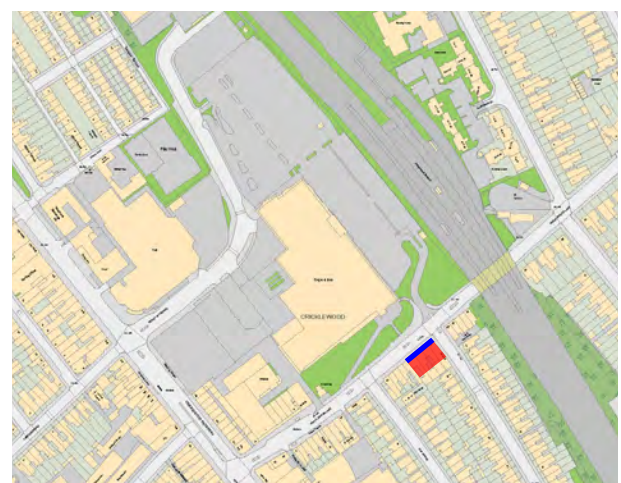
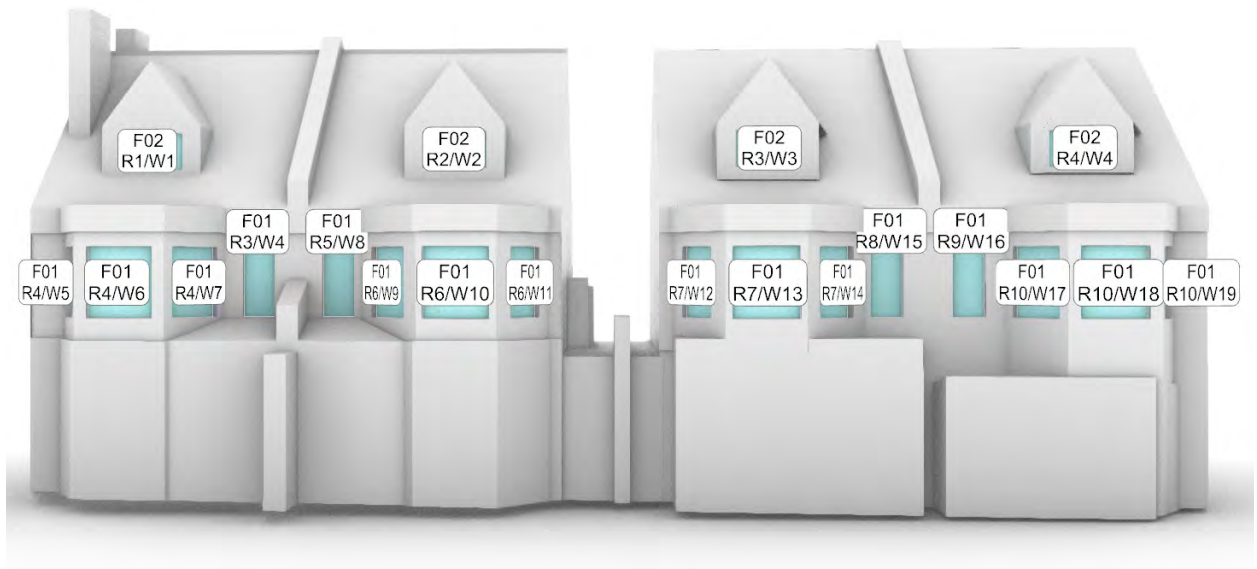


Fig. 43: Property key map

42-48 Cricklewood Lane - Part 02/02

				ANNUAL PROBABLE SUNLIGHT HOURS					
FLOOR	ROOM	ROOM USE	WINDOW	WINDOW BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
CRICKLEWOOD LANE 42-48									
F00	R1	BEDROOM	W1	43.0	12	43	12	0	0
			W2	35.0	9	35	9	0	0
			W3	33.0	8	33	8	0	0
			W4	22.0	3	22	3	0	0
	R2	LIVING ROOM	W5	45.0	15	45	15	0	0
			W6	44.0	14	44	14	0	0
	R3	KITCHEN	W7	34.0	8	34	8	0	0
	R4	BEDROOM	W8	42.0	15	42	15	0	0
F01	R1	UNKNOWN	W1	37.0	15	37	15	0	0
			W2	50.0	18	50	18	0	0
	R2	UNKNOWN	W3	43.0	16	43	16	0	0
	R3	UNKNOWN	W4	N/A	N/A	N/A	N/A	N/A	N/A
	R4	UNKNOWN	W5	N/A	N/A	N/A	N/A	N/A	N/A
			W6	N/A	N/A	N/A	N/A	N/A	N/A
			W7	N/A	N/A	N/A	N/A	N/A	N/A
	R5	UNKNOWN	W8	N/A	N/A	N/A	N/A	N/A	N/A
			W9	N/A	N/A	N/A	N/A	N/A	N/A
	R6	UNKNOWN	W10	N/A	N/A	N/A	N/A	N/A	N/A
			W11	N/A	N/A	N/A	N/A	N/A	N/A
			W12	N/A	N/A	N/A	N/A	N/A	N/A
	R7	BEDROOM	W13	N/A	N/A	N/A	N/A	N/A	N/A
			W14	N/A	N/A	N/A	N/A	N/A	N/A
	R8	BEDROOM	W15	N/A	N/A	N/A	N/A	N/A	N/A
	R9	UNKNOWN	W16	N/A	N/A	N/A	N/A	N/A	N/A
	R10	UNKNOWN	W17	0.0	0	0	0	0	0
			W18	14.0	2	9	1	35.7	50
			W19	28.0	5	23	4	17.9	20
F02	R1	UNKNOWN	W1	N/A	N/A	N/A	N/A	N/A	N/A
	R2	UNKNOWN	W2	N/A	N/A	N/A	N/A	N/A	N/A
	R3	BEDROOM	W3	N/A	N/A	N/A	N/A	N/A	N/A
	R4	UNKNOWN	W4	N/A	N/A	N/A	N/A	N/A	N/A

Table 37: Assessments data



48 Cricklewood Ln 46 Cricklewood Ln

44 Cricklewood Ln 42 Cricklewood Ln

Neighbour
 Façade Assessed

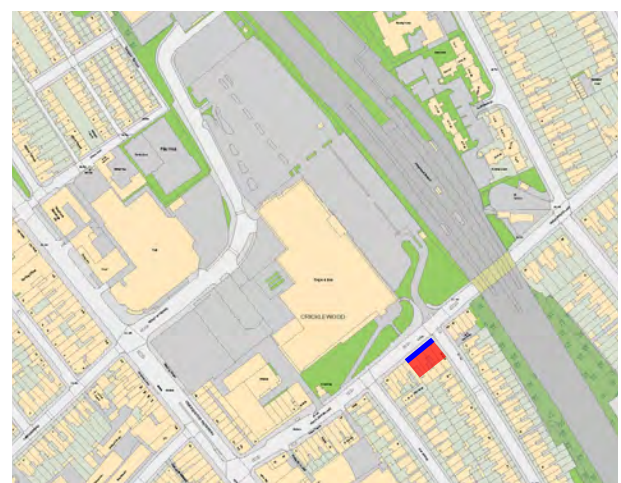
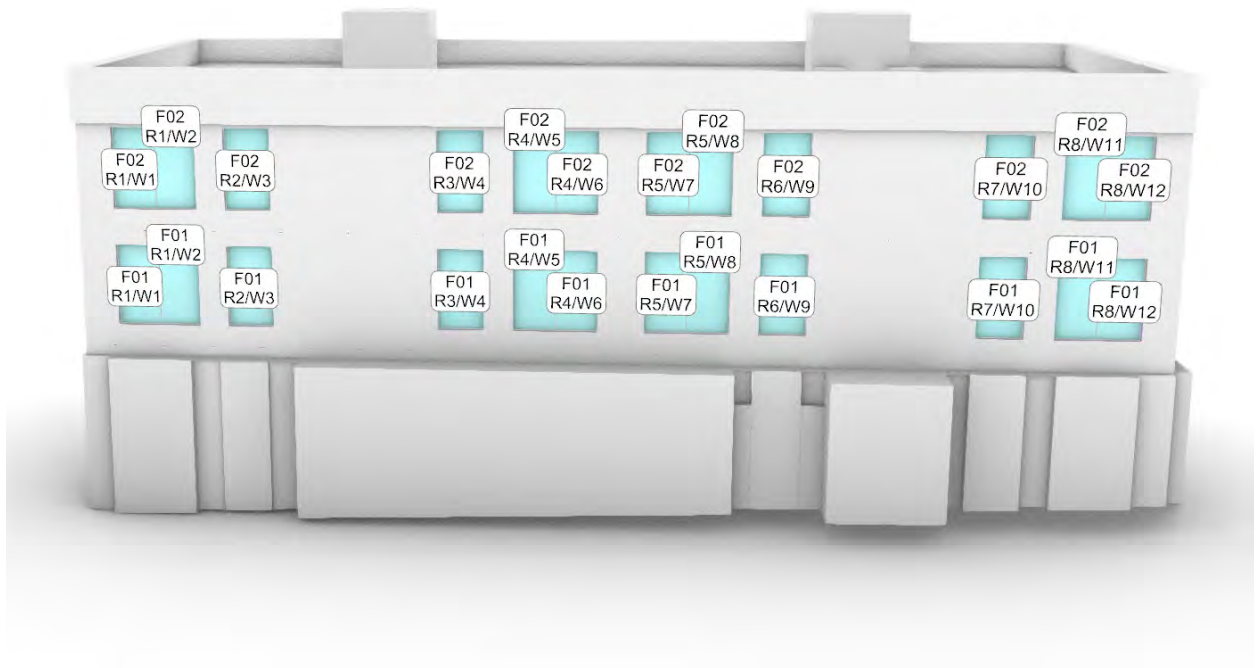


Fig. 44: Property key map

1-8 Oakhouse

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%
OAK HOUSE											
F01	R1	BEDROOM	W1	36.0	27.1	8.9	24.7	100.0	93.1	6.9	6.9
			W2	36.0	26.9	9.1	25.3				
	R2	BEDROOM	W3	35.6	26.3	9.3	26.1	95.2	94.3	0.9	0.9
			W4	35.5	25.5	10.0	28.2	96.0	77.6	18.4	19.2
	R3	BEDROOM	W5	35.9	25.7	10.2	28.4	100.0	86.9	13.1	13.1
			W6	35.8	25.5	10.3	28.8				
	R4	BEDROOM	W7	35.7	25.3	10.4	29.1	100.0	87.6	12.4	12.4
			W8	35.7	25.1	10.6	29.7				
	R5	BEDROOM	W9	35.3	24.6	10.7	30.3	95.1	88.1	7.0	7.4
			W10	35.0	23.9	11.1	31.7	95.5	81.6	13.9	14.6
	R6	BEDROOM	W11	35.3	24.1	11.2	31.7	100.0	82.1	17.9	17.9
			W12	35.3	24.2	11.1	31.4				
F02	R1	BEDROOM	W1	35.5	26.5	9.0	25.4	100.0	94.1	5.9	5.9
			W2	35.4	26.4	9.0	25.4				
	R2	BEDROOM	W3	35.2	25.9	9.3	26.4	95.2	94.7	0.5	0.5
			W4	35.1	25.1	10.0	28.5	96.0	79.4	16.6	17.3
	R3	BEDROOM	W5	35.3	25.1	10.2	28.9	100.0	88.6	11.4	11.4
			W6	35.3	25.0	10.3	29.2				
	R4	BEDROOM	W7	35.2	24.7	10.5	29.8	100.0	88.6	11.4	11.4
			W8	35.2	24.6	10.6	30.1				
	R5	BEDROOM	W9	34.9	24.2	10.7	30.7	95.1	88.1	7.0	7.4
			W10	34.7	23.7	11.0	31.7	95.5	83.4	12.1	12.7
	R6	BEDROOM	W11	34.9	23.7	11.2	32.1	100.0	84.0	16.0	16.0
			W12	34.9	23.7	11.2	32.1				

Table 38: Assessments data



■ Neighbour
■ Façade Assessed



Fig. 45: Property key map

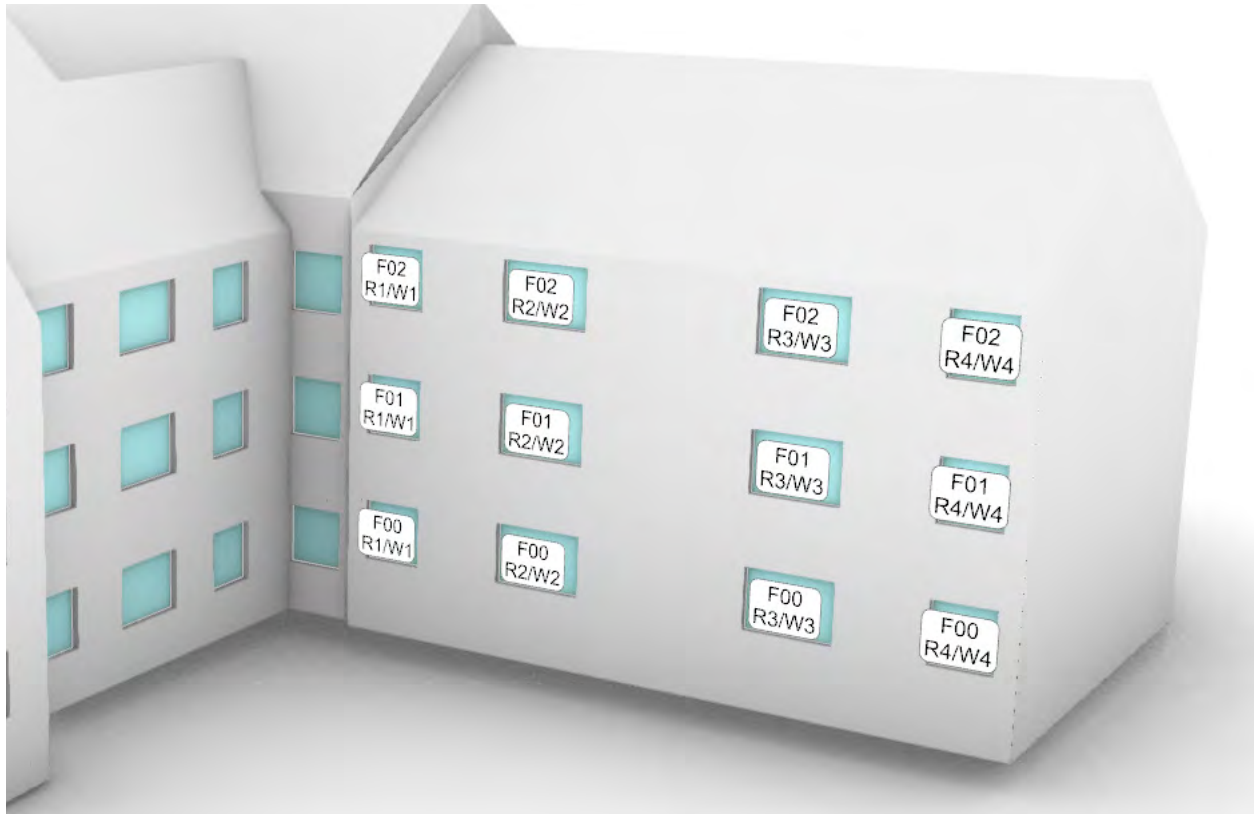
1-6 Raynes Court

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%
RAYNES COURT 1-6											
F00	R1	UNKNOWN	W1	23.6	19.5	4.1	17.4	70.2	53.9	16.3	23.2
	R2	UNKNOWN	W2	29.4	23.9	5.5	18.7	89.2	78.9	10.3	11.5
	R3	UNKNOWN	W3	33.1	26.4	6.7	20.2	98.3	94.9	3.4	3.5
	R4	UNKNOWN	W4	34.0	27.0	7.0	20.6	98.8	91.8	7.0	7.1
F01	R1	UNKNOWN	W1	27.2	23.2	4.0	14.7	87.8	79.2	8.6	9.8
	R2	UNKNOWN	W2	31.8	26.3	5.5	17.3	97.2	89.5	7.7	7.9
	R3	UNKNOWN	W3	34.6	27.8	6.8	19.7	98.3	96.3	2.0	2.0
	R4	UNKNOWN	W4	35.1	28.0	7.1	20.2	98.8	94.7	4.1	4.1
F02	R1	UNKNOWN	W1	31.6	26.8	4.8	15.2	98.4	97.1	1.3	1.3
	R2	UNKNOWN	W2	34.2	28.3	5.9	17.3	98.9	96.9	2.0	2.0
	R3	UNKNOWN	W3	35.9	29.0	6.9	19.2	98.3	98.3	0.0	0.0
	R4	UNKNOWN	W4	36.1	29.0	7.1	19.7	98.8	97.1	1.7	1.7

Table 39: Assessments data

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
RAYNES COURT 1-6									
F00	R1	UNKNOWN	W1	43.0	18	38	14	11.6	22.2
	R2	UNKNOWN	W2	48.0	20	41	15	14.6	25
	R3	UNKNOWN	W3	52.0	20	42	14	19.2	30
	R4	UNKNOWN	W4	53.0	19	43	14	18.9	26.3
F01	R1	UNKNOWN	W1	46.0	18	41	14	10.9	22.2
	R2	UNKNOWN	W2	50.0	20	43	15	14	25
	R3	UNKNOWN	W3	54.0	20	44	15	18.5	25
	R4	UNKNOWN	W4	54.0	19	43	14	20.4	26.3
F02	R1	UNKNOWN	W1	48.0	18	42	14	12.5	22.2
	R2	UNKNOWN	W2	53.0	20	44	15	17	25
	R3	UNKNOWN	W3	55.0	20	44	15	20	25
	R4	UNKNOWN	W4	54.0	19	43	14	20.4	26.3

Table 40: Assessments data



■ Neighbour
■ Façade Assessed



Fig. 46: Property key map

Dairyman Close



■ Neighbour
■ Façade Assessed

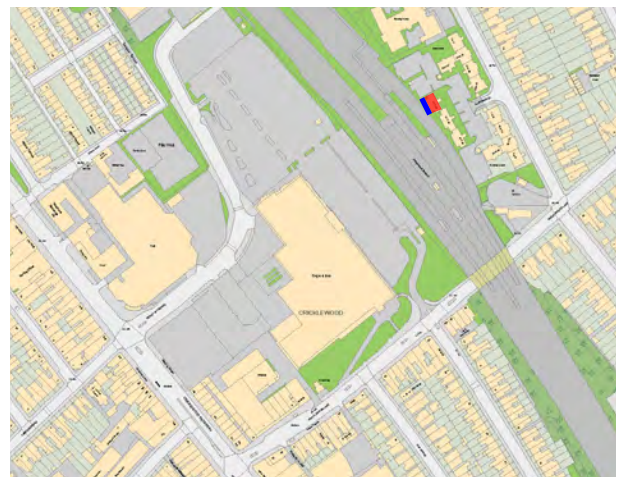


Fig. 47: Property key map



■ Neighbour
■ Façade Assessed



Fig. 48: Property key map



■ Neighbour
■ Façade Assessed



Fig. 49: Property key map



■ Neighbour
■ Façade Assessed

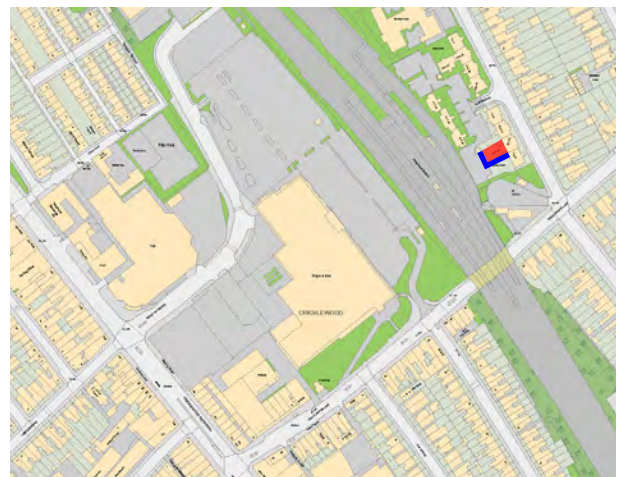


Fig. 50: Property key map



■ Neighbour
■ Façade Assessed

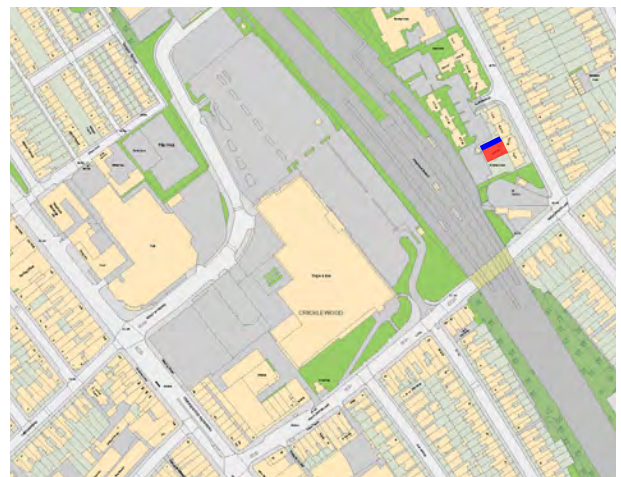


Fig. 51: Property key map



■ Neighbour
■ Façade Assessed

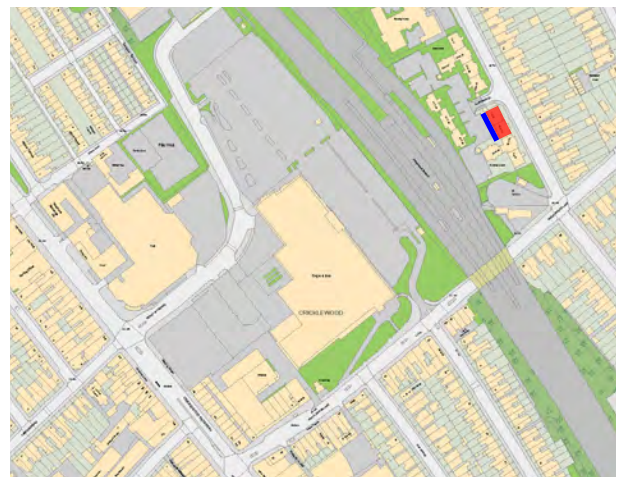


Fig. 52: Property key map



■ Neighbour
■ Façade Assessed

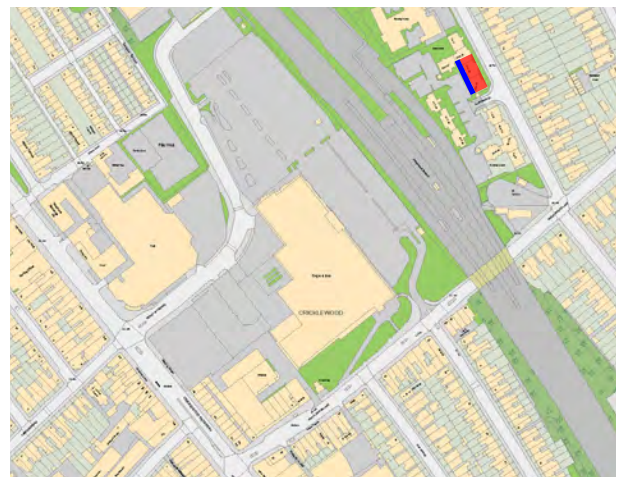


Fig. 53: Property key map



■ Neighbour
■ Façade Assessed

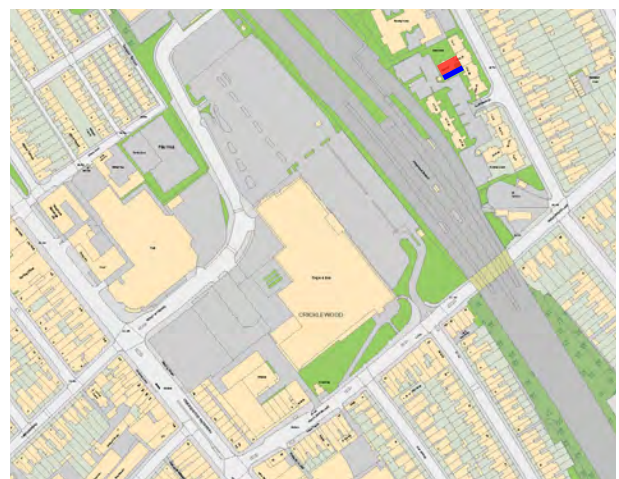


Fig. 54: Property key map



■ Neighbour
■ Façade Assessed



Fig. 55: Property key map

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Dairyman Close - Part 01/06

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%
DAIRYMAN CLOSE											
FOO	R1	UNKNOWN	W1	35.1	21.5	13.6	38.7	95.1	74.0	21.1	22.2
	R2	UNKNOWN	W2	33.6	20.0	13.6	40.5	94.6	56.8	37.8	40.0
	R3	UNKNOWN	W3	33.5	20.0	13.5	40.3	94.6	61.8	32.8	34.7
	R4	UNKNOWN	W4	35.0	21.4	13.6	38.9	95.1	63.3	31.8	33.4
	R5	UNKNOWN	W5	33.9	21.3	12.6	37.2	94.7	75.8	18.9	20.0
	R6	UNKNOWN	W6	33.3	20.6	12.7	38.1	94.6	68.5	26.1	27.6
	R7	UNKNOWN	W7	33.2	20.6	12.6	38.0	94.6	72.2	22.4	23.7
	R8	UNKNOWN	W8	34.6	22.1	12.5	36.1	95.1	74.1	21.0	22.1
	R9	UNKNOWN	W9	34.3	22.1	12.2	35.6	95.1	77.2	17.9	18.8
	R10	UNKNOWN	W10	32.8	20.6	12.2	37.2	94.6	73.4	21.2	22.4
	R11	UNKNOWN	W11	32.8	20.4	12.4	37.8	94.6	73.0	21.6	22.8
	R12	UNKNOWN	W12	34.4	21.9	12.5	36.3	96.3	76.2	20.1	20.9
	R13	UNKNOWN	W13	25.2	25.2	0.0	0.0	100.0	100.0	0.0	0.0
	R14	UNKNOWN	W14	22.4	22.3	0.1	0.4	98.0	98.0	0.0	0.0
	R15	UNKNOWN	W15	29.8	21.3	8.5	28.5	99.3	85.0	14.3	14.4
	R16	UNKNOWN	W16	31.4	21.8	9.6	30.6	99.3	84.3	15.0	15.1
	R17	UNKNOWN	W17	33.8	32.8	1.0	3.0	91.1	84.0	7.1	7.8
	R18	UNKNOWN	W18	33.4	32.5	0.9	2.7	98.1	98.1	0.0	0.0
	R19	UNKNOWN	W19	27.7	27.7	0.0	0.0	96.9	96.9	0.0	0.0
	R20	UNKNOWN	W20	27.2	26.5	0.7	2.6	96.3	96.3	0.0	0.0
	R21	UNKNOWN	W21	22.3	21.6	0.7	3.1	93.4	93.4	0.0	0.0
	R22	UNKNOWN	W22	20.3	20.3	0.0	0.0	90.6	90.6	0.0	0.0
	R23	UNKNOWN	W23	12.2	11.9	0.3	2.5	68.5	63.6	4.9	7.2
	R24	UNKNOWN	W24	19.5	17.5	2.0	10.3	97.2	91.5	5.7	5.9
	R25	UNKNOWN	W25	18.9	16.3	2.6	13.8	97.7	94.7	3.0	3.1
	R26	UNKNOWN	W26	23.5	20.3	3.2	13.6	97.5	91.8	5.7	5.8
	R27	UNKNOWN	W27	20.7	17.2	3.5	16.9	99.1	99.1	0.0	0.0
	R28	UNKNOWN	W28	25.6	22.2	3.4	13.3	89.4	89.4	0.0	0.0
	R29	UNKNOWN	W29	25.3	23.4	1.9	7.5	98.8	98.8	0.0	0.0
	R30	UNKNOWN	W30	26.1	23.8	2.3	8.8	99.1	99.1	0.0	0.0
	R31	UNKNOWN	W31	26.6	23.9	2.7	10.2	99.1	99.1	0.0	0.0
	R32	UNKNOWN	W32	25.8	23.3	2.5	9.7	98.4	98.4	0.0	0.0
	R33	UNKNOWN	W33	26.0	22.4	3.6	13.8	96.4	96.4	0.0	0.0
	R34	UNKNOWN	W34	25.2	21.2	4.0	15.9	99.1	99.1	0.0	0.0
	R35	UNKNOWN	W35	25.2	21.4	3.8	15.1	98.1	95.1	3.0	3.1
	R36	UNKNOWN	W36	19.4	17.0	2.4	12.4	96.5	95.3	1.2	1.2
	R37	UNKNOWN	W37	20.1	17.6	2.5	12.4	98.8	95.1	3.7	3.7
	R38	UNKNOWN	W38	12.6	11.6	1.0	7.9	69.6	66.4	3.2	4.6
	R39	UNKNOWN	W39	15.8	15.3	0.5	3.2	90.6	90.6	0.0	0.0
	R40	UNKNOWN	W40	19.8	19.3	0.5	2.5	97.4	97.4	0.0	0.0
	R41	UNKNOWN	W41	20.0	20.0	0.0	0.0	96.8	96.8	0.0	0.0
	R42	UNKNOWN	W42	25.2	24.3	0.9	3.6	88.9	88.9	0.0	0.0
	R43	UNKNOWN	W43	26.5	25.6	0.9	3.4	91.8	90.4	1.4	1.5
	R44	UNKNOWN	W44	31.3	23.3	8.0	25.6	99.2	94.0	5.2	5.2
	R45	UNKNOWN	W45	30.6	23.0	7.6	24.8	98.5	94.0	4.5	4.6
	R46	UNKNOWN	W46	27.1	27.1	0.0	0.0	99.0	99.0	0.0	0.0
	R47	UNKNOWN	W47	23.9	23.6	0.3	1.3	98.0	98.0	0.0	0.0
	R48	UNKNOWN	W48	21.4	21.4	0.0	0.0	94.3	94.3	0.0	0.0
	R49	UNKNOWN	W49	17.7	15.1	2.6	14.7	91.5	73.4	18.1	19.8
	R50	UNKNOWN	W50	7.3	7.3	0.0	0.0	58.6	58.6	0.0	0.0
	R51	UNKNOWN	W51	7.7	7.7	0.0	0.0	61.7	61.7	0.0	0.0
	R52	UNKNOWN	W52	0.0	0.0	0.0	0.0	79.7	78.7	1.0	1.3

Table 41: Assessments data

Dairyman Close - Part 02/06

				ANNUAL PROBABLE SUNLIGHT HOURS					
FLOOR	ROOM	ROOM USE	WINDOW	WINDOW BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
DAIRYMAN CLOSE									
F00	R1	UNKNOWN	W1	52.0	17	28	5	46.2	70.6
	R2	UNKNOWN	W2	50.0	15	27	3	46	80
	R3	UNKNOWN	W3	50.0	15	28	4	44	73.3
	R4	UNKNOWN	W4	52.0	17	30	6	42.3	64.7
	R5	UNKNOWN	W5	52.0	17	32	7	38.5	58.8
	R6	UNKNOWN	W6	50.0	15	29	6	42	60
	R7	UNKNOWN	W7	50.0	15	30	7	40	53.3
	R8	UNKNOWN	W8	52.0	17	33	8	36.5	52.9
	R9	UNKNOWN	W9	52.0	17	32	7	38.5	58.8
	R10	UNKNOWN	W10	49.0	14	30	6	38.8	57.1
	R11	UNKNOWN	W11	49.0	14	29	7	40.8	50
	R12	UNKNOWN	W12	51.0	16	30	8	41.2	50
	R13	UNKNOWN	W13	N/A	N/A	N/A	N/A	N/A	N/A
	R14	UNKNOWN	W14	N/A	N/A	N/A	N/A	N/A	N/A
	R15	UNKNOWN	W15	44.0	15	36	10	18.2	33.3
	R16	UNKNOWN	W16	48.0	15	37	10	22.9	33.3
	R17	UNKNOWN	W17	71.0	27	67	23	5.6	14.8
	R18	UNKNOWN	W18	69.0	26	64	21	7.2	19.2
	R19	UNKNOWN	W19	50.0	19	50	19	0	0
	R20	UNKNOWN	W20	54.0	22	51	19	5.6	13.6
	R21	UNKNOWN	W21	47.0	21	44	18	6.4	14.3
	R22	UNKNOWN	W22	N/A	N/A	N/A	N/A	N/A	N/A
	R23	UNKNOWN	W23	4.0	0	4	0	0	0
	R24	UNKNOWN	W24	24.0	2	20	0	16.7	100
	R25	UNKNOWN	W25	28.0	2	24	0	14.3	100
	R26	UNKNOWN	W26	30.0	5	26	3	13.3	40
	R27	UNKNOWN	W27	38.0	10	33	6	13.2	40
	R28	UNKNOWN	W28	43.0	14	38	11	11.6	21.4
	R29	UNKNOWN	W29	32.0	4	27	2	15.6	50
	R30	UNKNOWN	W30	43.0	12	38	10	11.6	16.7
	R31	UNKNOWN	W31	40.0	4	37	4	7.5	0
	R32	UNKNOWN	W32	47.0	15	44	14	6.4	6.7
	R33	UNKNOWN	W33	32.0	4	28	3	12.5	25
	R34	UNKNOWN	W34	35.0	8	28	3	20	62.5
	R35	UNKNOWN	W35	42.0	13	36	8	14.3	38.5
	R36	UNKNOWN	W36	24.0	4	20	1	16.7	75
	R37	UNKNOWN	W37	36.0	11	33	8	8.3	27.3
	R38	UNKNOWN	W38	30.0	13	28	11	6.7	15.4
	R39	UNKNOWN	W39	N/A	N/A	N/A	N/A	N/A	N/A
	R40	UNKNOWN	W40	N/A	N/A	N/A	N/A	N/A	N/A
	R41	UNKNOWN	W41	N/A	N/A	N/A	N/A	N/A	N/A
	R42	UNKNOWN	W42	N/A	N/A	N/A	N/A	N/A	N/A
	R43	UNKNOWN	W43	N/A	N/A	N/A	N/A	N/A	N/A
	R44	UNKNOWN	W44	45.0	11	36	6	20	45.5
	R45	UNKNOWN	W45	45.0	11	36	6	20	45.5
	R46	UNKNOWN	W46	55.0	13	55	13	0	0
	R47	UNKNOWN	W47	49.0	17	49	17	0	0
	R48	UNKNOWN	W48	38.0	12	38	12	0	0
	R49	UNKNOWN	W49	35.0	14	31	10	11.4	28.6
	R50	UNKNOWN	W50	N/A	N/A	N/A	N/A	N/A	N/A
	R51	UNKNOWN	W51	14.0	11	14	11	0	0
	R52	UNKNOWN	W52	0.0	0	0	0	0	0

Table 42: Assessments data

Dairyman Close - Part 03/06

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%
F01	R1	UNKNOWN	W1	35.4	22.3	13.1	37.0	95.4	76.8	18.6	19.5
	R2	UNKNOWN	W2	33.9	20.7	13.2	38.9	94.6	59.8	34.8	36.8
	R3	UNKNOWN	W3	33.9	20.7	13.2	38.9	94.6	63.9	30.7	32.5
	R4	UNKNOWN	W4	35.4	22.2	13.2	37.3	95.1	66.4	28.7	30.2
	R5	UNKNOWN	W5	34.7	22.2	12.5	36.0	95.1	79.3	15.8	16.6
	R6	UNKNOWN	W6	33.9	21.4	12.5	36.9	94.6	71.4	23.2	24.5
	R7	UNKNOWN	W7	33.9	21.3	12.6	37.2	94.6	74.7	19.9	21.0
	R8	UNKNOWN	W8	35.4	22.8	12.6	35.6	95.1	77.3	17.8	18.7
	R9	UNKNOWN	W9	35.4	22.9	12.5	35.3	95.1	80.0	15.1	15.9
	R10	UNKNOWN	W10	33.9	21.3	12.6	37.2	94.6	75.9	18.7	19.8
	R11	UNKNOWN	W11	33.9	21.2	12.7	37.5	94.6	74.3	20.3	21.5
	R12	UNKNOWN	W12	35.4	22.6	12.8	36.2	96.3	79.9	16.4	17.0
	R13	UNKNOWN	W13	29.1	28.5	0.6	2.1	100.0	100.0	0.0	0.0
	R14	UNKNOWN	W14	27.2	26.7	0.5	1.8	98.0	98.0	0.0	0.0
	R15	UNKNOWN	W15	32.2	22.8	9.4	29.2	99.3	86.4	12.9	13.0
	R16	UNKNOWN	W16	32.6	23.0	9.6	29.4	99.3	85.7	13.6	13.7
	R17	UNKNOWN	W17	35.0	34.0	1.0	2.9	91.1	84.8	6.3	6.9
	R18	UNKNOWN	W18	35.0	34.1	0.9	2.6	98.1	98.1	0.0	0.0
	R19	UNKNOWN	W19	30.2	30.2	0.0	0.0	96.9	96.9	0.0	0.0
	R20	UNKNOWN	W20	30.6	30.0	0.6	2.0	97.4	97.4	0.0	0.0
	R21	UNKNOWN	W21	25.0	24.3	0.7	2.8	96.1	96.1	0.0	0.0
	R22	UNKNOWN	W22	25.9	25.9	0.0	0.0	98.3	98.3	0.0	0.0
	R23	UNKNOWN	W23	16.3	15.6	0.7	4.3	75.5	68.0	7.5	9.9
	R24	UNKNOWN	W24	25.3	22.3	3.0	11.9	98.4	95.5	2.9	2.9
	R25	UNKNOWN	W25	24.4	20.7	3.7	15.2	98.2	95.3	2.9	3.0
	R26	UNKNOWN	W26	26.9	22.3	4.6	17.1	97.5	91.8	5.7	5.8
	R27	UNKNOWN	W27	22.8	18.6	4.2	18.4	99.1	99.1	0.0	0.0
	R28	UNKNOWN	W28	29.5	25.0	4.5	15.3	89.7	89.7	0.0	0.0
	R29	UNKNOWN	W29	29.8	26.1	3.7	12.4	99.1	99.1	0.0	0.0
	R30	UNKNOWN	W30	32.1	28.5	3.6	11.2	99.1	99.1	0.0	0.0
	R31	UNKNOWN	W31	32.3	28.5	3.8	11.8	99.6	99.6	0.0	0.0
	R32	UNKNOWN	W32	30.2	26.2	4.0	13.2	99.7	99.7	0.0	0.0
	R33	UNKNOWN	W33	29.7	25.0	4.7	15.8	96.9	96.9	0.0	0.0
	R34	UNKNOWN	W34	27.4	22.8	4.6	16.8	99.1	99.1	0.0	0.0
	R35	UNKNOWN	W35	28.4	23.6	4.8	16.9	98.1	94.4	3.7	3.8
	R36	UNKNOWN	W36	25.1	21.3	3.8	15.1	97.6	95.3	2.3	2.4
	R37	UNKNOWN	W37	25.9	22.5	3.4	13.1	98.8	95.5	3.3	3.3
	R38	UNKNOWN	W38	16.8	15.4	1.4	8.3	74.6	72.0	2.6	3.5
	R39	UNKNOWN	W39	18.6	18.1	0.5	2.7	95.3	95.3	0.0	0.0
	R40	UNKNOWN	W40	23.8	23.2	0.6	2.5	98.4	98.4	0.0	0.0
	R41	UNKNOWN	W41	24.0	24.0	0.0	0.0	96.8	96.8	0.0	0.0
	R42	UNKNOWN	W42	28.4	27.6	0.8	2.8	97.3	97.3	0.0	0.0
	R43	UNKNOWN	W43	29.1	28.2	0.9	3.1	91.8	90.4	1.4	1.5
	R44	UNKNOWN	W44	32.3	24.3	8.0	24.8	99.2	94.7	4.5	4.5
	R45	UNKNOWN	W45	32.1	24.4	7.7	24.0	98.5	94.7	3.8	3.9
	R46	UNKNOWN	W46	30.9	30.1	0.8	2.6	99.0	99.0	0.0	0.0
	R47	UNKNOWN	W47	28.7	27.9	0.8	2.8	98.0	98.0	0.0	0.0
	R48	UNKNOWN	W48	27.1	26.6	0.5	1.8	98.0	97.7	0.3	0.3
	R49	UNKNOWN	W49	19.3	16.6	2.7	14.0	93.4	80.0	13.4	14.3
	R50	UNKNOWN	W50	16.9	16.9	0.0	0.0	63.2	63.2	0.0	0.0
	R51	UNKNOWN	W51	17.4	17.4	0.0	0.0	63.5	63.5	0.0	0.0
	R52	UNKNOWN	W52	17.1	14.9	2.2	12.9	92.1	91.1	1.0	1.1

Table 43: Assessments data

Dairyman Close - Part 04/06

				ANNUAL PROBABLE SUNLIGHT HOURS					
FLOOR	ROOM	ROOM USE	WINDOW	WINDOW BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
F01	R1	UNKNOWN	W1	52.0	17	30	5	42.3	70.6
	R2	UNKNOWN	W2	50.0	15	28	3	44	80
	R3	UNKNOWN	W3	50.0	15	29	4	42	73.3
	R4	UNKNOWN	W4	52.0	17	32	6	38.5	64.7
	R5	UNKNOWN	W5	52.0	17	35	8	32.7	52.9
	R6	UNKNOWN	W6	50.0	15	31	7	38	53.3
	R7	UNKNOWN	W7	50.0	15	33	7	34	53.3
	R8	UNKNOWN	W8	52.0	17	34	8	34.6	52.9
	R9	UNKNOWN	W9	52.0	17	33	8	36.5	52.9
	R10	UNKNOWN	W10	50.0	15	30	6	40	60
	R11	UNKNOWN	W11	50.0	15	29	7	42	53.3
	R12	UNKNOWN	W12	52.0	17	31	9	40.4	47.1
	R13	UNKNOWN	W13	N/A	N/A	N/A	N/A	N/A	N/A
	R14	UNKNOWN	W14	N/A	N/A	N/A	N/A	N/A	N/A
	R15	UNKNOWN	W15	48.0	15	38	10	20.8	33.3
	R16	UNKNOWN	W16	48.0	15	38	10	20.8	33.3
	R17	UNKNOWN	W17	73.0	27	70	24	4.1	11.1
	R18	UNKNOWN	W18	71.0	27	67	23	5.6	14.8
	R19	UNKNOWN	W19	54.0	19	54	19	0	0
	R20	UNKNOWN	W20	62.0	23	59	20	4.8	13
	R21	UNKNOWN	W21	51.0	21	48	18	5.9	14.3
	R22	UNKNOWN	W22	N/A	N/A	N/A	N/A	N/A	N/A
	R23	UNKNOWN	W23	10.0	0	10	0	0	0
	R24	UNKNOWN	W24	37.0	4	33	2	10.8	50
	R25	UNKNOWN	W25	38.0	5	33	3	13.2	40
	R26	UNKNOWN	W26	37.0	8	31	5	16.2	37.5
	R27	UNKNOWN	W27	41.0	12	36	8	12.2	33.3
	R28	UNKNOWN	W28	50.0	16	44	13	12	18.8
	R29	UNKNOWN	W29	38.0	8	32	5	15.8	37.5
	R30	UNKNOWN	W30	49.0	14	43	11	12.2	21.4
	R31	UNKNOWN	W31	53.0	16	48	14	9.4	12.5
	R32	UNKNOWN	W32	52.0	16	47	14	9.6	12.5
	R33	UNKNOWN	W33	38.0	8	33	6	13.2	25
	R34	UNKNOWN	W34	36.0	8	29	4	19.4	50
	R35	UNKNOWN	W35	45.0	13	39	9	13.3	30.8
	R36	UNKNOWN	W36	34.0	10	29	6	14.7	40
	R37	UNKNOWN	W37	41.0	14	39	12	4.9	14.3
	R38	UNKNOWN	W38	34.0	14	32	12	5.9	14.3
	R39	UNKNOWN	W39	N/A	N/A	N/A	N/A	N/A	N/A
	R40	UNKNOWN	W40	N/A	N/A	N/A	N/A	N/A	N/A
	R41	UNKNOWN	W41	N/A	N/A	N/A	N/A	N/A	N/A
	R42	UNKNOWN	W42	N/A	N/A	N/A	N/A	N/A	N/A
	R43	UNKNOWN	W43	N/A	N/A	N/A	N/A	N/A	N/A
	R44	UNKNOWN	W44	48.0	14	38	7	20.8	50
	R45	UNKNOWN	W45	47.0	13	39	8	17	38.5
	R46	UNKNOWN	W46	66.0	21	64	19	3	9.5
	R47	UNKNOWN	W47	60.0	21	57	18	5	14.3
	R48	UNKNOWN	W48	54.0	20	52	18	3.7	10
	R49	UNKNOWN	W49	36.0	14	32	10	11.1	28.6
	R50	UNKNOWN	W50	N/A	N/A	N/A	N/A	N/A	N/A
	R51	UNKNOWN	W51	31.0	10	31	10	0	0
	R52	UNKNOWN	W52	19.0	2	16	0	15.8	100

Table 44: Assessments data

Dairyman Close - Part 05/06

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%
F02	R1	UNKNOWN	W1	35.7	23.0	12.7	35.6	95.1	80.0	15.1	15.9
	R2	UNKNOWN	W2	34.1	21.4	12.7	37.2	94.6	64.7	29.9	31.6
	R3	UNKNOWN	W3	34.2	21.4	12.8	37.4	94.6	69.7	24.9	26.3
	R4	UNKNOWN	W4	35.7	22.9	12.8	35.9	95.1	72.0	23.1	24.3
	R5	UNKNOWN	W5	35.3	23.1	12.2	34.6	95.1	82.8	12.3	12.9
	R6	UNKNOWN	W6	34.2	22.0	12.2	35.7	94.6	75.5	19.1	20.2
	R7	UNKNOWN	W7	34.2	22.0	12.2	35.7	94.6	78.0	16.6	17.5
	R8	UNKNOWN	W8	35.7	23.4	12.3	34.5	95.1	80.4	14.7	15.5
	R9	UNKNOWN	W9	35.7	23.6	12.1	33.9	95.1	82.1	13.0	13.7
	R10	UNKNOWN	W10	34.1	22.0	12.1	35.5	94.6	78.8	15.8	16.7
	R11	UNKNOWN	W11	34.1	21.8	12.3	36.1	94.6	76.8	17.8	18.8
	R12	UNKNOWN	W12	35.7	23.2	12.5	35.0	96.3	82.5	13.8	14.3
	R13	UNKNOWN	W13	31.8	31.1	0.7	2.2	100.0	100.0	0.0	0.0
	R14	UNKNOWN	W14	30.5	30.0	0.5	1.6	98.5	98.5	0.0	0.0
	R15	UNKNOWN	W15	33.1	23.9	9.2	27.8	99.3	87.9	11.4	11.5
	R16	UNKNOWN	W16	33.4	24.1	9.3	27.8	99.3	87.9	11.4	11.5
	R17	UNKNOWN	W17	36.2	35.2	1.0	2.8	91.1	86.5	4.6	5.0
	R18	UNKNOWN	W18	36.2	35.3	0.9	2.5	98.1	98.1	0.0	0.0
	R19	UNKNOWN	W19	33.2	33.2	0.0	0.0	97.5	97.5	0.0	0.0
	R20	UNKNOWN	W20	34.0	33.4	0.6	1.8	97.4	97.4	0.0	0.0
	R21	UNKNOWN	W21	31.6	31.0	0.6	1.9	97.4	97.4	0.0	0.0
	R22	UNKNOWN	W22	30.2	29.9	0.3	1.0	98.9	98.9	0.0	0.0
	R23	UNKNOWN	W23	24.5	22.4	2.1	8.6	97.9	96.7	1.2	1.2
	R24	UNKNOWN	W24	30.4	25.9	4.5	14.8	98.4	98.4	0.0	0.0
	R25	UNKNOWN	W25	28.6	23.6	5.0	17.5	98.2	95.9	2.3	2.3
	R26	UNKNOWN	W26	29.9	24.6	5.3	17.7	98.7	93.1	5.6	5.7
	R27	UNKNOWN	W27	25.3	20.6	4.7	18.6	99.5	99.5	0.0	0.0
	R28	UNKNOWN	W28	33.1	27.7	5.4	16.3	90.5	90.5	0.0	0.0
	R29	UNKNOWN	W29	33.2	28.4	4.8	14.5	99.4	99.4	0.0	0.0
	R30	UNKNOWN	W30	34.2	29.5	4.7	13.7	99.1	99.1	0.0	0.0
	R31	UNKNOWN	W31	34.2	29.4	4.8	14.0	99.6	99.6	0.0	0.0
	R32	UNKNOWN	W32	33.5	28.5	5.0	14.9	99.7	99.7	0.0	0.0
	R33	UNKNOWN	W33	33.1	27.8	5.3	16.0	98.7	98.7	0.0	0.0
	R34	UNKNOWN	W34	31.4	26.1	5.3	16.9	99.1	99.1	0.0	0.0
	R35	UNKNOWN	W35	31.0	25.5	5.5	17.7	98.8	95.7	3.1	3.1
	R36	UNKNOWN	W36	29.0	24.2	4.8	16.6	97.6	96.5	1.1	1.1
	R37	UNKNOWN	W37	30.9	26.5	4.4	14.2	98.8	98.8	0.0	0.0
	R38	UNKNOWN	W38	25.0	22.7	2.3	9.2	98.1	97.4	0.7	0.7
	R39	UNKNOWN	W39	23.6	23.1	0.5	2.1	98.0	98.0	0.0	0.0
	R40	UNKNOWN	W40	29.3	28.8	0.5	1.7	98.4	98.4	0.0	0.0
	R41	UNKNOWN	W41	28.8	28.8	0.0	0.0	97.5	97.5	0.0	0.0
	R42	UNKNOWN	W42	31.5	30.7	0.8	2.5	97.6	97.6	0.0	0.0
	R43	UNKNOWN	W43	31.9	31.1	0.8	2.5	91.8	90.4	1.4	1.5
	R44	UNKNOWN	W44	33.3	25.3	8.0	24.0	99.2	94.7	4.5	4.5
	R45	UNKNOWN	W45	33.1	25.3	7.8	23.6	98.5	94.7	3.8	3.9
	R46	UNKNOWN	W46	33.3	32.1	1.2	3.6	99.0	99.0	0.0	0.0
	R47	UNKNOWN	W47	31.9	30.7	1.2	3.8	98.0	98.0	0.0	0.0
	R48	UNKNOWN	W48	31.2	30.4	0.8	2.6	98.9	98.9	0.0	0.0
	R49	UNKNOWN	W49	25.0	21.6	3.4	13.6	96.1	93.8	2.3	2.4
	R50	UNKNOWN	W50	24.9	24.9	0.0	0.0	88.3	88.3	0.0	0.0
	R51	UNKNOWN	W51	25.3	25.3	0.0	0.0	86.5	86.5	0.0	0.0
	R52	UNKNOWN	W52	23.1	20.6	2.5	10.8	95.4	95.4	0.0	0.0
F03	R1	UNKNOWN	W1	35.8	23.7	12.1	33.8	95.1	84.9	10.2	10.7
	R2	UNKNOWN	W2	34.3	22.1	12.2	35.6	94.6	71.0	23.6	24.9
	R3	UNKNOWN	W3	34.3	22.1	12.2	35.6	94.6	74.3	20.3	21.5
	R4	UNKNOWN	W4	35.8	23.6	12.2	34.1	95.1	78.0	17.1	18.0
	R5	UNKNOWN	W5	35.7	24.1	11.6	32.5	95.1	88.1	7.0	7.4
	R6	UNKNOWN	W6	34.3	22.7	11.6	33.8	94.6	80.1	14.5	15.3
	R7	UNKNOWN	W7	34.3	22.7	11.6	33.8	94.6	83.0	11.6	12.3
	R8	UNKNOWN	W8	35.8	24.1	11.7	32.7	95.1	85.0	10.1	10.6
	R9	UNKNOWN	W9	35.8	24.1	11.7	32.7	95.1	84.9	10.2	10.7
	R10	UNKNOWN	W10	34.3	22.6	11.7	34.1	94.6	81.7	12.9	13.6
	R11	UNKNOWN	W11	34.3	22.5	11.8	34.4	94.6	78.0	16.6	17.5
	R12	UNKNOWN	W12	35.8	23.9	11.9	33.2	96.3	84.4	11.9	12.4

Table 45: Assessments data

Dairyman Close - Part 06/06

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
F02	R1	UNKNOWN	W1	52.0	17	33	5	36.5	70.6
	R2	UNKNOWN	W2	50.0	15	30	3	40	80
	R3	UNKNOWN	W3	50.0	15	32	4	36	73.3
	R4	UNKNOWN	W4	52.0	17	34	6	34.6	64.7
	R5	UNKNOWN	W5	52.0	17	36	8	30.8	52.9
	R6	UNKNOWN	W6	50.0	15	33	7	34	53.3
	R7	UNKNOWN	W7	50.0	15	36	8	28	46.7
	R8	UNKNOWN	W8	52.0	17	36	9	30.8	47.1
	R9	UNKNOWN	W9	52.0	17	34	8	34.6	52.9
	R10	UNKNOWN	W10	50.0	15	31	6	38	60
	R11	UNKNOWN	W11	50.0	15	31	7	38	53.3
	R12	UNKNOWN	W12	52.0	17	33	9	36.5	47.1
	R13	UNKNOWN	W13	N/A	N/A	N/A	N/A	N/A	N/A
	R14	UNKNOWN	W14	N/A	N/A	N/A	N/A	N/A	N/A
	R15	UNKNOWN	W15	48.0	15	38	10	20.8	33.3
	R16	UNKNOWN	W16	49.0	15	38	10	22.4	33.3
	R17	UNKNOWN	W17	73.0	27	70	24	4.1	11.1
	R18	UNKNOWN	W18	77.0	28	73	24	5.2	14.3
	R19	UNKNOWN	W19	65.0	21	65	21	0	0
	R20	UNKNOWN	W20	68.0	24	65	21	4.4	12.5
	R21	UNKNOWN	W21	64.0	24	61	21	4.7	12.5
	R22	UNKNOWN	W22	N/A	N/A	N/A	N/A	N/A	N/A
	R23	UNKNOWN	W23	35.0	2	33	2	5.7	0
	R24	UNKNOWN	W24	45.0	10	40	7	11.1	30
	R25	UNKNOWN	W25	44.0	11	38	7	13.6	36.4
	R26	UNKNOWN	W26	45.0	11	39	7	13.3	36.4
	R27	UNKNOWN	W27	47.0	17	41	12	12.8	29.4
	R28	UNKNOWN	W28	52.0	18	46	14	11.5	22.2
	R29	UNKNOWN	W29	48.0	12	41	8	14.6	33.3
	R30	UNKNOWN	W30	53.0	17	46	13	13.2	23.5
	R31	UNKNOWN	W31	55.0	18	49	15	10.9	16.7
	R32	UNKNOWN	W32	54.0	18	48	15	11.1	16.7
	R33	UNKNOWN	W33	48.0	12	42	9	12.5	25
	R34	UNKNOWN	W34	45.0	10	38	6	15.6	40
	R35	UNKNOWN	W35	48.0	14	41	10	14.6	28.6
	R36	UNKNOWN	W36	43.0	12	37	7	14	41.7
	R37	UNKNOWN	W37	47.0	16	43	12	8.5	25
	R38	UNKNOWN	W38	43.0	17	39	13	9.3	23.5
	R39	UNKNOWN	W39	N/A	N/A	N/A	N/A	N/A	N/A
	R40	UNKNOWN	W40	N/A	N/A	N/A	N/A	N/A	N/A
	R41	UNKNOWN	W41	N/A	N/A	N/A	N/A	N/A	N/A
	R42	UNKNOWN	W42	N/A	N/A	N/A	N/A	N/A	N/A
	R43	UNKNOWN	W43	N/A	N/A	N/A	N/A	N/A	N/A
	R44	UNKNOWN	W44	50.0	15	41	8	18	46.7
	R45	UNKNOWN	W45	50.0	15	42	9	16	40
	R46	UNKNOWN	W46	73.0	25	69	21	5.5	16
	R47	UNKNOWN	W47	66.0	24	62	20	6.1	16.7
	R48	UNKNOWN	W48	63.0	20	61	18	3.2	10
	R49	UNKNOWN	W49	41.0	14	35	10	14.6	28.6
	R50	UNKNOWN	W50	N/A	N/A	N/A	N/A	N/A	N/A
	R51	UNKNOWN	W51	46.0	14	46	14	0	0
	R52	UNKNOWN	W52	31.0	3	28	1	9.7	66.7
F03	R1	UNKNOWN	W1	52.0	17	34	6	34.6	64.7
	R2	UNKNOWN	W2	50.0	15	31	4	38	73.3
	R3	UNKNOWN	W3	50.0	15	33	5	34	66.7
	R4	UNKNOWN	W4	52.0	17	35	7	32.7	58.8
	R5	UNKNOWN	W5	52.0	17	38	9	26.9	47.1
	R6	UNKNOWN	W6	50.0	15	37	8	26	46.7
	R7	UNKNOWN	W7	50.0	15	37	8	26	46.7
	R8	UNKNOWN	W8	52.0	17	37	9	28.8	47.1
	R9	UNKNOWN	W9	52.0	17	37	8	28.8	52.9
	R10	UNKNOWN	W10	50.0	15	34	6	32	60
	R11	UNKNOWN	W11	50.0	15	32	7	36	53.3
	R12	UNKNOWN	W12	52.0	17	34	9	34.6	47.1

Table 46: Assessments data

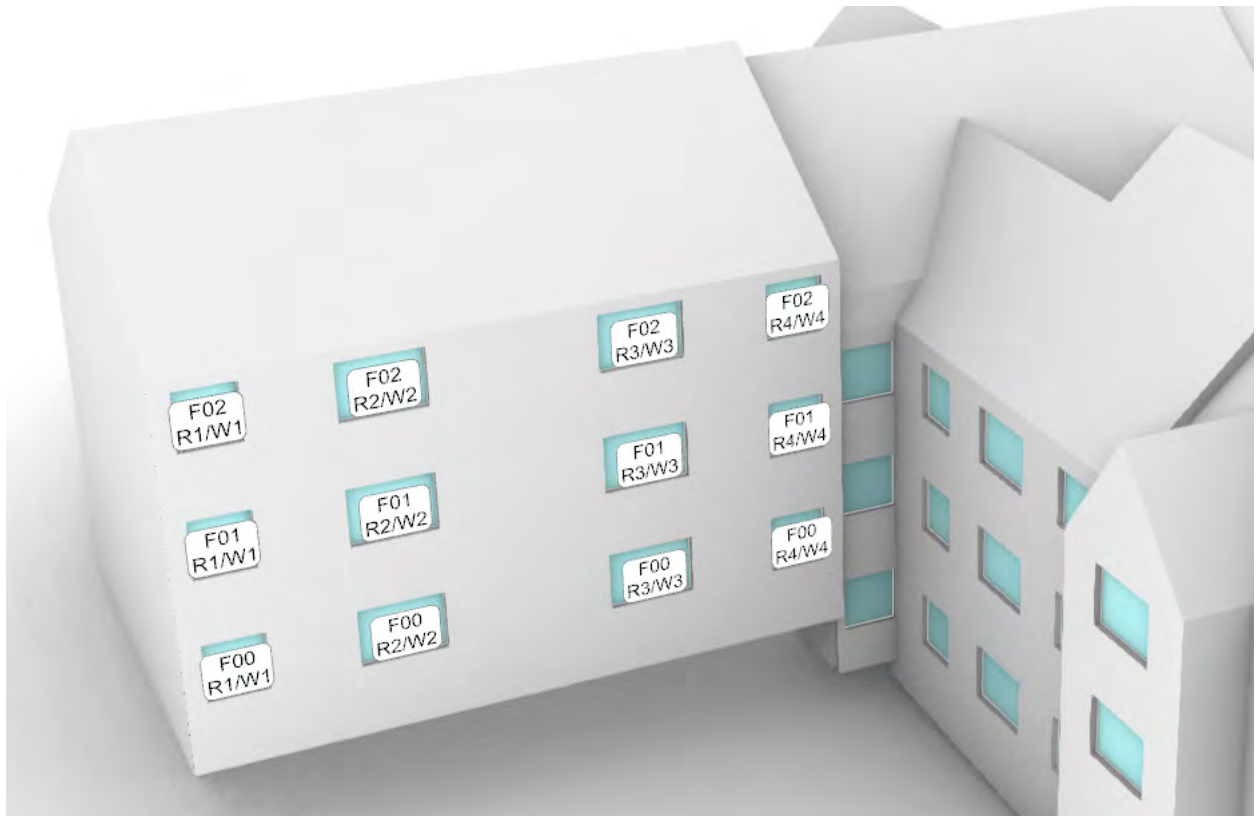
1-6 Kemp's Court

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%
KEMPS COURT 1-6											
F00	R1	UNKNOWN	W1	27.3	22.1	5.2	19.0	92.8	91.6	1.2	1.3
	R2	UNKNOWN	W2	29.1	24.0	5.1	17.5	95.7	95.7	0.0	0.0
	R3	UNKNOWN	W3	27.8	23.9	3.9	14.0	92.5	89.1	3.4	3.7
	R4	UNKNOWN	W4	22.8	19.9	2.9	12.7	74.3	67.9	6.4	8.6
F01	R1	UNKNOWN	W1	30.8	25.4	5.4	17.5	97.6	97.6	0.0	0.0
	R2	UNKNOWN	W2	32.1	26.7	5.4	16.8	98.0	98.0	0.0	0.0
	R3	UNKNOWN	W3	31.1	26.7	4.4	14.1	98.0	97.7	0.3	0.3
	R4	UNKNOWN	W4	28.3	25.1	3.2	11.3	96.8	95.6	1.2	1.2
F02	R1	UNKNOWN	W1	33.8	28.2	5.6	16.6	98.0	98.0	0.0	0.0
	R2	UNKNOWN	W2	34.7	28.9	5.8	16.7	98.0	98.0	0.0	0.0
	R3	UNKNOWN	W3	34.3	29.0	5.3	15.5	98.0	98.0	0.0	0.0
	R4	UNKNOWN	W4	32.7	28.2	4.5	13.8	98.0	98.0	0.0	0.0

Table 47: Assessments data

FLOOR	ROOM	ROOM USE	WINDOW	ANNUAL PROBABLE SUNLIGHT HOURS					
				WINDOW BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER		
KEMPS COURT 1-6									
F00	R1	UNKNOWN	W1	44.0	15	37	9	15.9	40
	R2	UNKNOWN	W2	44.0	14	38	9	13.6	35.7
	R3	UNKNOWN	W3	40.0	7	36	4	10	42.9
	R4	UNKNOWN	W4	26.0	2	23	0	11.5	100
F01	R1	UNKNOWN	W1	49.0	19	42	13	14.3	31.6
	R2	UNKNOWN	W2	49.0	17	42	11	14.3	35.3
	R3	UNKNOWN	W3	46.0	12	42	9	8.7	25
	R4	UNKNOWN	W4	41.0	6	38	4	7.3	33.3
F02	R1	UNKNOWN	W1	53.0	20	46	14	13.2	30
	R2	UNKNOWN	W2	55.0	20	48	14	12.7	30
	R3	UNKNOWN	W3	55.0	19	48	13	12.7	31.6
	R4	UNKNOWN	W4	49.0	13	45	10	8.2	23.1

Table 48: Assessments data



■ Neighbour
■ Façade Assessed

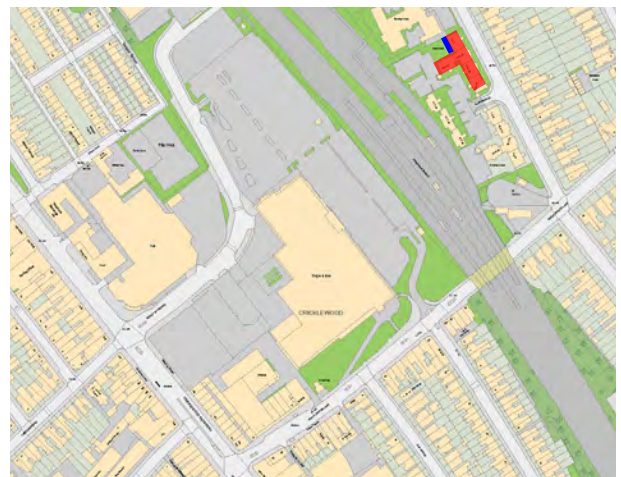
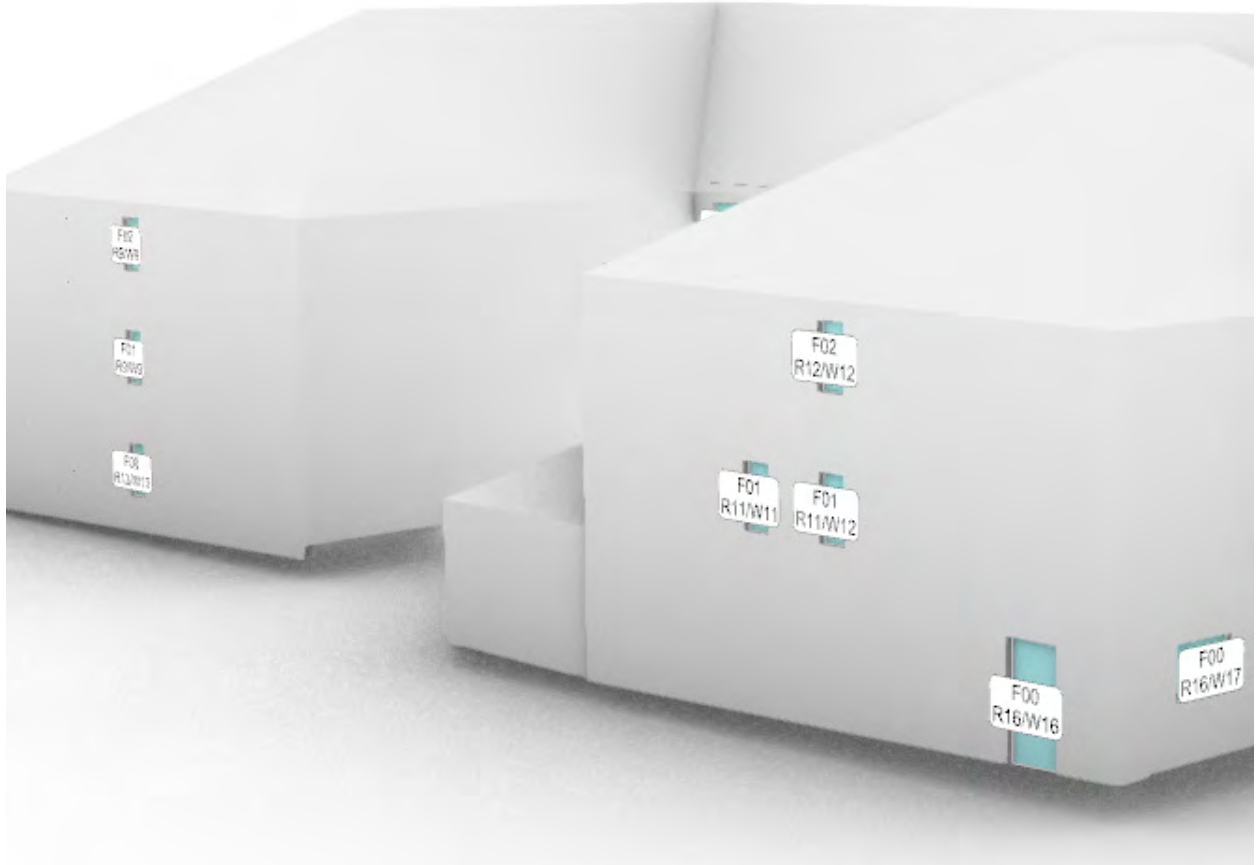


Fig. 56: Property key map

Lansdowne Care Home



- Neighbour
- Façade Assessed



Fig. 57: Property key map



■ Neighbour
■ Façade Assessed



Fig. 58: Property key map



■ Neighbour
■ Façade Assessed



Fig. 59: Property key map

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Lansdowne Care Home - Part 01/02

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE			
				BAS	CUM	LOSS	%	BAS	CUM	LOSS	%
LANSDOWNE CARE HOME											
F00	R1	UNKNOWN	W1	37.2	28.4	8.8	23.7	99.6	90.8	8.8	8.8
	R2	UNKNOWN	W2	37.2	28.2	9.0	24.2	99.2	92.4	6.8	6.9
	R3	UNKNOWN	W3	37.2	28.0	9.2	24.7	99.2	92.0	7.2	7.3
	R4	UNKNOWN	W4	36.3	27.1	9.2	25.3	99.2	90.0	9.2	9.3
	R5	UNKNOWN	W5	37.0	27.4	9.6	25.9	99.3	91.3	8.0	8.1
	R6	UNKNOWN	W6	36.0	26.5	9.5	26.4	98.6	91.3	7.3	7.4
	R7	UNKNOWN	W7	30.6	23.0	7.6	24.8	97.5	90.8	6.7	6.9
	R8	UNKNOWN	W8	37.2	26.7	10.5	28.2	99.0	92.3	6.7	6.8
	R9	UNKNOWN	W9	37.2	26.5	10.7	28.8	98.8	91.7	7.1	7.2
	R10	UNKNOWN	W10	29.6	18.9	10.7	36.1	96.7	88.6	8.1	8.4
	R11	UNKNOWN	W11	36.0	25.1	10.9	30.3	99.0	92.1	6.9	7.0
	R12	UNKNOWN	W12	37.0	25.9	11.1	30.0	99.3	92.8	6.5	6.5
	R13	UNKNOWN	W13	33.3	29.5	3.8	11.4	91.4	91.4	0.0	0.0
	R14	UNKNOWN	W14	17.2	17.2	0.0	0.0	64.1	61.0	3.1	4.8
	R15	UNKNOWN	W15	19.6	18.7	0.9	4.6	64.1	62.0	2.1	3.3
	R16	UNKNOWN	W16	22.5	20.4	2.1	9.3	96.2	96.2	0.0	0.0
			W17	25.6	25.6	0.0	0.0				
	R17	UNKNOWN	W18	17.3	16.9	0.4	2.3	97.3	97.3	0.0	0.0
	R18	UNKNOWN	W19	26.7	26.0	0.7	2.6	92.9	92.9	0.0	0.0
	R19	UNKNOWN	W20	15.4	15.4	0.0	0.0	98.2	98.2	0.0	0.0
	R20	UNKNOWN	W21	16.9	16.9	0.0	0.0	91.3	91.3	0.0	0.0
F01	R1	UNKNOWN	W1	37.4	28.1	9.3	24.9	99.3	99.3	0.0	0.0
	R2	UNKNOWN	W2	36.6	27.4	9.2	25.1	98.6	98.6	0.0	0.0
	R3	UNKNOWN	W3	31.2	23.9	7.3	23.4	97.8	97.8	0.0	0.0
	R4	UNKNOWN	W4	37.5	27.4	10.1	26.9	99.0	99.0	0.0	0.0
	R5	UNKNOWN	W5	37.5	27.2	10.3	27.5	98.8	97.9	0.9	0.9
	R6	UNKNOWN	W6	30.2	19.9	10.3	34.1	97.1	96.1	1.0	1.0
	R7	UNKNOWN	W7	36.6	26.1	10.5	28.7	99.0	99.0	0.0	0.0
	R8	UNKNOWN	W8	37.4	26.7	10.7	28.6	99.3	99.3	0.0	0.0
	R9	UNKNOWN	W9	34.2	30.5	3.7	10.8	91.4	91.4	0.0	0.0
	R10	UNKNOWN	W10	31.9	26.9	5.0	15.7	99.3	97.9	1.4	1.4
	R11	UNKNOWN	W11	30.1	27.9	2.2	7.3	98.1	98.1	0.0	0.0
			W12	29.5	27.4	2.1	7.1				
	R12	UNKNOWN	W13	30.2	25.7	4.5	14.9	96.2	92.0	4.2	4.4
	R13	UNKNOWN	W14	27.4	23.9	3.5	12.8	91.6	90.2	1.4	1.5
	R14	UNKNOWN	W15	20.1	17.4	2.7	13.4	77.8	70.9	6.9	8.9
	R15	UNKNOWN	W16	21.2	19.3	1.9	9.0	92.8	92.8	0.0	0.0
	R16	UNKNOWN	W17	21.7	21.4	0.3	1.4	97.6	97.6	0.0	0.0
	R17	UNKNOWN	W18	31.1	30.1	1.0	3.2	97.2	97.2	0.0	0.0
	R18	UNKNOWN	W19	21.1	21.1	0.0	0.0	98.2	98.2	0.0	0.0
	R19	UNKNOWN	W20	21.3	21.3	0.0	0.0	97.0	97.0	0.0	0.0
F02	R1	UNKNOWN	W1	37.6	28.8	8.8	23.4	99.3	99.3	0.0	0.0
	R2	UNKNOWN	W2	37.4	28.6	8.8	23.5	99.0	99.0	0.0	0.0
	R3	UNKNOWN	W3	34.6	27.6	7.0	20.2	98.7	98.7	0.0	0.0
	R4	UNKNOWN	W4	37.7	28.0	9.7	25.7	99.0	99.0	0.0	0.0
	R5	UNKNOWN	W5	37.7	27.8	9.9	26.3	98.8	98.8	0.0	0.0
	R6	UNKNOWN	W6	34.0	24.2	9.8	28.8	98.7	98.7	0.0	0.0
	R7	UNKNOWN	W7	37.4	27.3	10.1	27.0	99.3	99.3	0.0	0.0
	R8	UNKNOWN	W8	37.6	27.4	10.2	27.1	99.3	99.3	0.0	0.0
	R9	UNKNOWN	W9	35.0	31.5	3.5	10.0	91.4	91.4	0.0	0.0
	R10	UNKNOWN	W10	34.4	28.8	5.6	16.3	99.3	99.3	0.0	0.0
	R11	UNKNOWN	W11	34.5	28.3	6.2	18.0	99.3	98.9	0.4	0.4
	R12	UNKNOWN	W12	32.6	30.6	2.0	6.1	91.2	91.2	0.0	0.0
	R13	UNKNOWN	W13	33.4	28.2	5.2	15.6	99.0	99.0	0.0	0.0
	R14	UNKNOWN	W14	32.2	27.5	4.7	14.6	99.0	99.0	0.0	0.0
	R15	UNKNOWN	W15	30.0	26.1	3.9	13.0	98.7	98.0	0.7	0.7
	R16	UNKNOWN	W16	30.1	27.9	2.2	7.3	97.3	97.3	0.0	0.0
	R17	UNKNOWN	W17	30.0	29.7	0.3	1.0	99.2	99.2	0.0	0.0
	R18	UNKNOWN	W18	34.5	32.5	2.0	5.8	98.2	98.2	0.0	0.0
	R19	UNKNOWN	W19	29.0	28.3	0.7	2.4	99.6	99.6	0.0	0.0
	R20	UNKNOWN	W20	30.9	30.9	0.0	0.0	99.2	99.2	0.0	0.0

Table 49: Assessments data

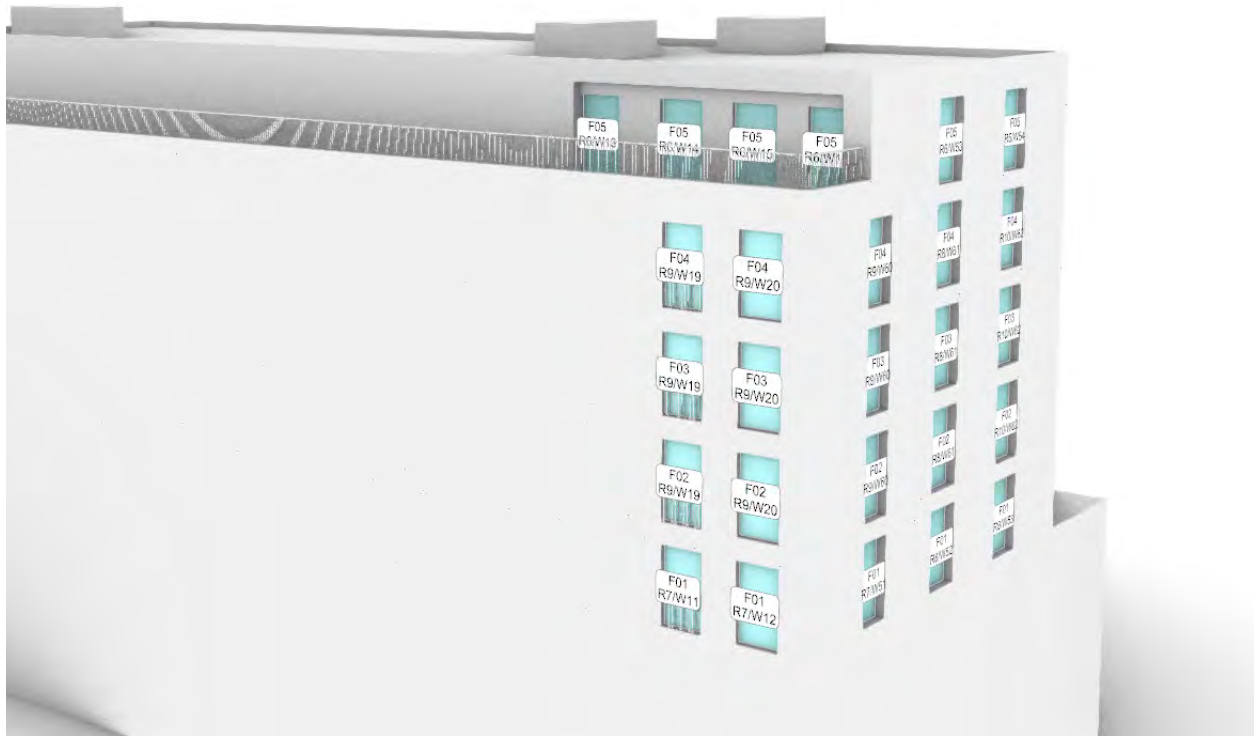
Lansdowne Care Home - Part 02/02

				ANNUAL PROBABLE SUNLIGHT HOURS						
FLOOR	ROOM	ROOM USE	WINDOW	WINDOW BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS	
				TOTAL	WINTER	TOTAL	WINTER			
LANSDOWNE CARE HOME										
F00	R1	UNKNOWN	W1	56.0	20	42	8	25	60	
	R2	UNKNOWN	W2	56.0	20	41	7	26.8	65	
	R3	UNKNOWN	W3	56.0	20	40	8	28.6	60	
	R4	UNKNOWN	W4	51.0	16	35	4	31.4	75	
	R5	UNKNOWN	W5	55.0	19	40	7	27.3	63.2	
	R6	UNKNOWN	W6	50.0	15	36	4	28	73.3	
	R7	UNKNOWN	W7	36.0	9	27	3	25	66.7	
	R8	UNKNOWN	W8	56.0	20	43	9	23.2	55	
	R9	UNKNOWN	W9	56.0	20	44	11	21.4	45	
	R10	UNKNOWN	W10	53.0	20	44	12	17	40	
	R11	UNKNOWN	W11	56.0	20	45	11	19.6	45	
	R12	UNKNOWN	W12	56.0	20	43	9	23.2	55	
	R13	UNKNOWN	W13	64.0	23	59	18	7.8	21.7	
	R14	UNKNOWN	W14	27.0	2	27	2	0	0	
	R15	UNKNOWN	W15	38.0	12	35	9	7.9	25	
	R16	UNKNOWN	W16	48.0	18	44	14	8.3	22.2	
				W17	8.0	0	8	0	0	0
		R17	UNKNOWN	W18	28.0	10	28	10	0	0
		R18	UNKNOWN	W19	53.0	15	52	14	1.9	6.7
		R19	UNKNOWN	W20	30.0	9	30	9	0	0
	R20	UNKNOWN	W21	34.0	8	34	8	0	0	
F01	R1	UNKNOWN	W1	55.0	19	42	8	23.6	57.9	
	R2	UNKNOWN	W2	51.0	15	40	6	21.6	60	
	R3	UNKNOWN	W3	37.0	9	29	3	21.6	66.7	
	R4	UNKNOWN	W4	56.0	20	43	9	23.2	55	
	R5	UNKNOWN	W5	56.0	20	45	11	19.6	45	
	R6	UNKNOWN	W6	53.0	20	44	12	17	40	
	R7	UNKNOWN	W7	56.0	20	45	11	19.6	45	
	R8	UNKNOWN	W8	56.0	20	44	10	21.4	50	
	R9	UNKNOWN	W9	65.0	24	60	19	7.7	20.8	
	R10	UNKNOWN	W10	50.0	18	44	13	12	27.8	
	R11	UNKNOWN	W11	60.0	21	57	18	5	14.3	
				W12	60.0	21	57	18	5	14.3
		R12	UNKNOWN	W13	48.0	17	44	13	8.3	23.5
		R13	UNKNOWN	W14	45.0	17	40	12	11.1	29.4
		R14	UNKNOWN	W15	40.0	16	36	12	10	25
		R15	UNKNOWN	W16	39.0	17	37	15	5.1	11.8
		R16	UNKNOWN	W17	37.0	12	37	12	0	0
		R17	UNKNOWN	W18	62.0	18	61	17	1.6	5.6
		R18	UNKNOWN	W19	43.0	14	43	14	0	0
	R19	UNKNOWN	W20	38.0	8	38	8	0	0	
F02	R1	UNKNOWN	W1	56.0	20	44	10	21.4	50	
	R2	UNKNOWN	W2	55.0	19	44	10	20	47.4	
	R3	UNKNOWN	W3	48.0	12	42	8	12.5	33.3	
	R4	UNKNOWN	W4	56.0	20	46	11	17.9	45	
	R5	UNKNOWN	W5	56.0	20	45	11	19.6	45	
	R6	UNKNOWN	W6	53.0	20	44	12	17	40	
	R7	UNKNOWN	W7	56.0	20	45	11	19.6	45	
	R8	UNKNOWN	W8	56.0	20	44	10	21.4	50	
	R9	UNKNOWN	W9	65.0	24	61	20	6.2	16.7	
	R10	UNKNOWN	W10	53.0	19	46	13	13.2	31.6	
	R11	UNKNOWN	W11	53.0	19	46	13	13.2	31.6	
	R12	UNKNOWN	W12	63.0	22	60	19	4.8	13.6	
	R13	UNKNOWN	W13	53.0	19	47	13	11.3	31.6	
	R14	UNKNOWN	W14	49.0	17	44	12	10.2	29.4	
	R15	UNKNOWN	W15	48.0	17	43	12	10.4	29.4	
	R16	UNKNOWN	W16	55.0	20	53	18	3.6	10	
	R17	UNKNOWN	W17	57.0	15	57	15	0	0	
	R18	UNKNOWN	W18	72.0	25	68	21	5.6	16	
	R19	UNKNOWN	W19	58.0	19	57	18	1.7	5.3	
	R20	UNKNOWN	W20	65.0	18	65	18	0	0	

Table 50: Assessments data

3 IMPACTS ON FUTURE RECEPTORS:

1-13 Cricklewood Lane



■ Neighbour
■ Façade Assessed



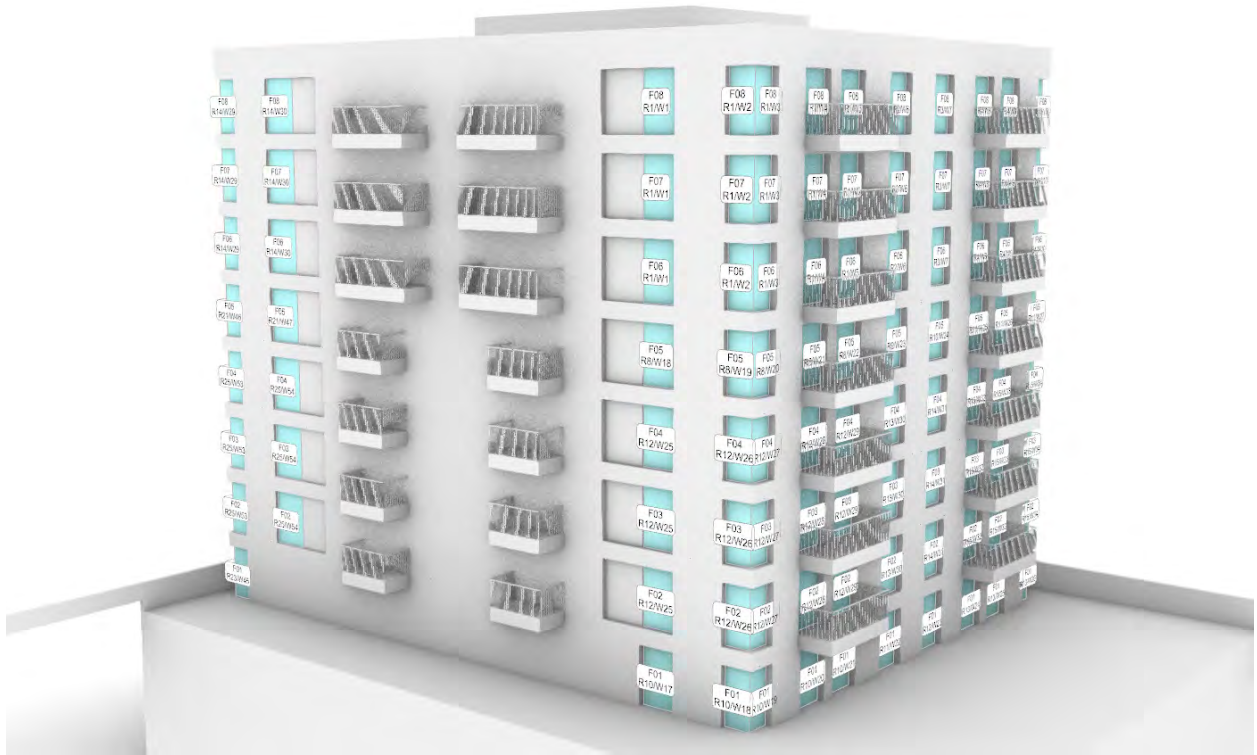
Fig. 60: Property key map



- Neighbour
- Façade Assessed



Fig. 61: Property key map



■ Neighbour
■ Façade Assessed



Fig. 62: Property key map



■ Neighbour
■ Façade Assessed

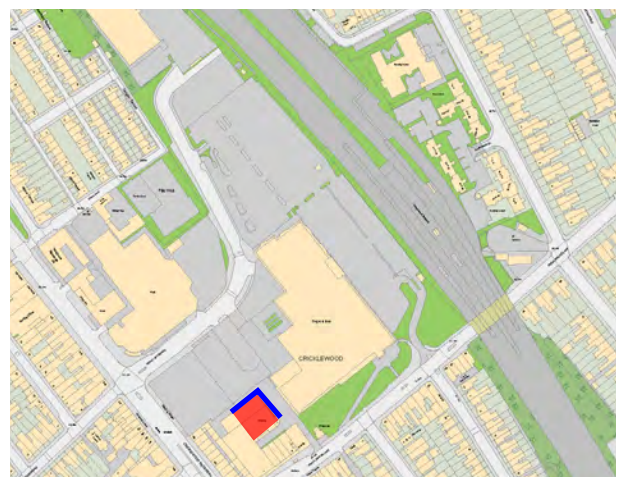
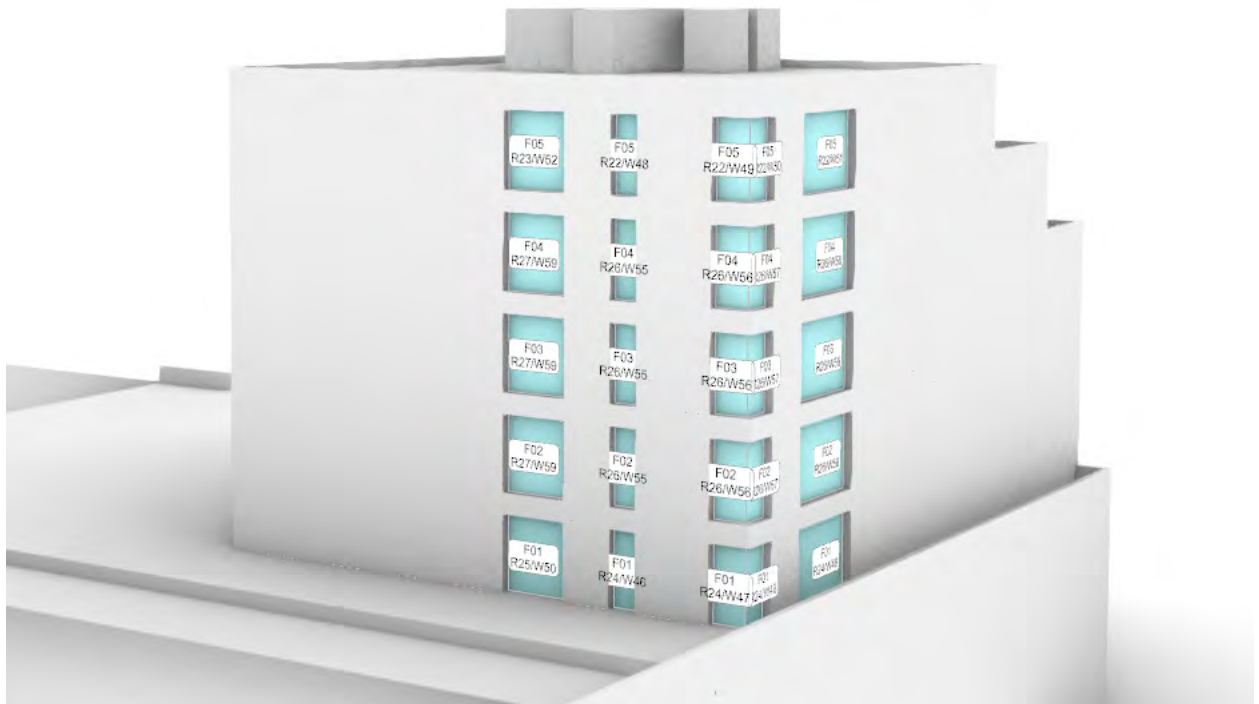


Fig. 63: Property key map



■ Neighbour
■ Façade Assessed



Fig. 64: Property key map

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1-13 Cricklewood Lane - Part 01/14

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				VERTICAL SKY COMPONENT (ROOMS)				NO SKY LINE			
				FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%
CRICKLEWOOD LANE 1-13															
F01	R1	STUDIO	W1	13.5	13.5	0.0	0.0	9.2	9.2	0.0	0.0	58.3	58.3	0.0	0.0
			W2	4.8	4.8	0.0	0.0								
	R2	L/K/D	W3	3.8	3.8	0.0	0.0	4.5	4.5	0.0	0.0	47.2	47.2	0.0	0.0
			W4	5.0	5.0	0.0	0.0								
	R3	BEDROOM	W5	15.1	15.1	0.0	0.0	15.2	15.2	0.0	0.0	61.0	61.0	0.0	0.0
	R4	STUDIO	W6	3.8	3.8	0.0	0.0	10.1	10.1	0.0	0.0	73.7	73.3	0.4	0.5
			W7	15.9	15.9	0.0	0.0								
	R5	STUDIO	W8	10.4	9.9	0.5	4.8	7.0	6.5	0.5	7.1	68.7	68.1	0.6	0.9
			W9	3.0	2.7	0.3	10.0								
	R6	BEDROOM	W10	10.8	10.8	0.0	0.0	10.9	10.8	0.1	0.9	54.5	54.5	0.0	0.0
	R7	BEDROOM	W11	34.1	34.1	0.0	0.0	33.0	31.5	1.5	4.5	100.0	98.1	1.9	1.9
			W12	34.3	34.3	0.0	0.0								
			W51	30.6	25.8	4.8	15.7								
	R8	L/K/D	W13	7.7	7.5	0.2	2.6	16.9	14.2	2.7	16.0	98.6	98.4	0.2	0.2
			W14	1.1	0.4	0.7	63.6								
			W52	30.4	25.3	5.1	16.8								
			W53	29.0	24.1	4.9	16.9								
	R9	L/K/D	W15	1.1	0.8	0.3	27.3	1.7	1.5	0.2	11.8	33.9	31.4	2.5	7.4
			W16	2.2	2.2	0.0	0.0								
	R10	L/K/D	W17	19.5	19.5	0.0	0.0	10.6	10.7	-0.1	-0.9	99.9	100.0	-0.1	-0.1
			W18	20.8	20.8	0.0	0.0								
			W19	12.0	12.0	0.0	0.0								
			W20	2.2	2.3	-0.1	-4.5								
			W21	3.0	3.2	-0.2	-6.7								
	R11	BEDROOM	W22	12.8	13.3	-0.5	-3.9	12.8	13.3	-0.5	-3.9	17.2	17.2	0.0	0.0
	R12	BEDROOM	W23	13.3	14.1	-0.8	-6.0	13.3	14.1	-0.8	-6.0	20.3	20.3	0.0	0.0
	R13	L/K/D	W24	3.7	5.6	-1.9	-51.4	3.1	12.0	-8.9	-287.1	65.3	97.7	-32.4	-49.6
			W25	2.3	7.9	-5.6	-243.5								
			W26	8.8	21.0	-12.2	-138.6								
			W27	1.0	17.1	-16.1	-1610.0								
			W28	1.0	14.1	-13.1	-1310.0								
	R14	BEDROOM	W29	0.9	12.3	-11.4	-1266.7	0.9	12.3	-11.4	-1266.7	0.0	35.0	-35.0	0.0
	R15	BEDROOM	W30	0.9	10.5	-9.6	-1066.7	0.9	10.5	-9.6	-1066.7	0.0	40.3	-40.3	0.0
	R16	BEDROOM	W31	0.9	9.1	-8.2	-911.1	0.9	9.1	-8.2	-911.1	0.0	35.1	-35.1	0.0
	R17	BEDROOM	W32	1.3	8.1	-6.8	-523.1	1.3	8.1	-6.8	-523.1	8.5	24.6	-16.1	-189.4
	R18	L/K/D	W33	3.2	7.5	-4.3	-134.4	3.2	7.5	-4.3	-134.4	7.0	12.9	-5.9	-84.3
	R19	BEDROOM	W34	5.9	6.7	-0.8	-13.6	6.5	6.7	-0.2	-3.1	42.3	35.7	6.6	15.6
			W35	7.2	6.6	0.6	8.3								
	R20	L/K/D	W36	13.2	5.5	7.7	58.3	24.5	15.6	8.9	36.3	96.9	61.6	35.3	36.4
			W37	25.8	15.4	10.4	40.3								
			W38	21.7	12.3	9.4	43.3								
			W39	15.5	8.4	7.1	45.8								
	R21	BEDROOM	W40	11.5	8.2	3.3	28.7	22.3	16.2	6.1	27.4	47.0	31.2	15.8	33.6
	R22	BEDROOM	W41	9.9	7.9	2.0	20.2	20.1	14.9	5.2	25.9	31.1	31.1	0.0	0.0
	R23	L/K/D	W42	9.0	7.7	1.3	14.4	14.3	11.2	3.1	21.7	43.5	42.1	1.4	3.2
			W43	8.2	6.9	1.3	15.9								
			W44	6.7	6.2	0.5	7.5								
			W45	10.0	10.0	0.0	0.0								
	R24	L/K/D	W46	4.4	3.4	1.0	22.7	12.7	11.3	1.4	11.0	52.6	28.9	23.7	45.1
			W47	6.9	4.1	2.8	40.6								
			W48	6.6	6.0	0.6	9.1								
			W49	8.3	7.9	0.4	4.8								
	R25	BEDROOM	W50	3.4	3.0	0.4	11.8	4.2	3.4	0.8	19.0	29.3	20.3	9.0	30.7

Table 51: Assessments data

1-13 Cricklewood Lane - Part 02/14

FLOOR	ROOM	ROOM USE	WINDOW	AVERAGE DAYLIGHT FACTOR				ANNUAL PROBABLE SUNLIGHT HOURS					
				FUT BAS	CUM	LOSS	%	WINDOW FUT BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS
								TOTAL	WINTER	TOTAL	WINTER		
CRICKLEWOOD LANE 1-13													
F01	R1	STUDIO	W1	1.4	1.4	0	0	N/A	N/A	N/A	N/A	N/A	N/A
			W2					N/A	N/A	N/A	N/A	N/A	N/A
	R2	L/K/D	W3	0.9	0.9	0	0	N/A	N/A	N/A	N/A	N/A	N/A
			W4					N/A	N/A	N/A	N/A	N/A	N/A
	R3	BEDROOM	W5	1.4	1.4	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R4	STUDIO	W6	1.3	1.3	0	0	N/A	N/A	N/A	N/A	N/A	N/A
			W7					N/A	N/A	N/A	N/A	N/A	N/A
	R5	STUDIO	W8	1.1	1.1	0	0	N/A	N/A	N/A	N/A	N/A	N/A
			W9					N/A	N/A	N/A	N/A	N/A	N/A
	R6	BEDROOM	W10	0.8	0.8	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R7	BEDROOM	W11	4.3	4	0.3	7	68.0	23	68	23	0	0
			W12					68.0	23	68	23	0	0
			W51					18.0	2	18	2	0	0
	R8	L/K/D	W13	2.2	1.9	0.3	13.6	N/A	N/A	N/A	N/A	N/A	N/A
			W14					N/A	N/A	N/A	N/A	N/A	N/A
			W52					N/A	N/A	N/A	N/A	N/A	N/A
			W53					N/A	N/A	N/A	N/A	N/A	N/A
	R9	L/K/D	W15	0.8	0.7	0.1	12.5	N/A	N/A	N/A	N/A	N/A	N/A
			W16					N/A	N/A	N/A	N/A	N/A	N/A
	R10	L/K/D	W17	2.1	2.1	0	0	33.0	9	33	9	0	0
			W18					36.0	6	36	6	0	0
			W19					30.0	5	30	5	0	0
			W20					10.0	2	10	2	0	0
			W21					3.0	0	4	0	-33.3	0
	R11	BEDROOM	W22	0.9	0.8	0.1	11.1	19.0	0	23	0	-21.1	0
	R12	BEDROOM	W23	0.9	0.9	0	0	26.0	2	29	2	-11.5	0
	R13	L/K/D	W24	0.9	0.8	0.1	11.1	10.0	2	15	2	-50	0
			W25					6.0	2	17	2	-183.3	0
			W26					17.0	1	38	4	-123.5	-300
			W27					3.0	0	27	4	-300	0
			W28					0.0	0	22	3	0	0
	R14	BEDROOM	W29	0.1	0.1	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R15	BEDROOM	W30	0.1	0.1	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R16	BEDROOM	W31	0.1	0.1	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R17	BEDROOM	W32	0.1	0.1	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R18	L/K/D	W33	0.1	0.1	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R19	BEDROOM	W34	0.7	0.5	0.2	28.6	N/A	N/A	N/A	N/A	N/A	N/A
			W35					N/A	N/A	N/A	N/A	N/A	N/A
	R20	L/K/D	W36	2.5	1.7	0.8	32	N/A	N/A	N/A	N/A	N/A	N/A
			W37					N/A	N/A	N/A	N/A	N/A	N/A
			W38					N/A	N/A	N/A	N/A	N/A	N/A
			W39					N/A	N/A	N/A	N/A	N/A	N/A
	R21	BEDROOM	W40	3.1	2.4	0.7	22.6	N/A	N/A	N/A	N/A	N/A	N/A
	R22	BEDROOM	W41	2.7	2.2	0.5	18.5	N/A	N/A	N/A	N/A	N/A	N/A
	R23	L/K/D	W42	1.5	1.2	0.3	20	5.0	0	5	0	0	0
			W43					3.0	0	3	0	0	0
			W44					8.0	0	8	0	0	0
			W45					15.0	0	15	0	0	0
	R24	L/K/D	W46	2	1.8	0.2	10	N/A	N/A	N/A	N/A	N/A	N/A
			W47					N/A	N/A	N/A	N/A	N/A	N/A
			W48					N/A	N/A	N/A	N/A	N/A	N/A
			W49					N/A	N/A	N/A	N/A	N/A	N/A
	R25	BEDROOM	W50	0.9	0.8	0.1	11.1	N/A	N/A	N/A	N/A	N/A	N/A

Table 52: Assessments data

1-13 Cricklewood Lane - Part 03/14

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				VERTICAL SKY COMPONENT (ROOMS)				NO SKY LINE			
				FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%
F02	R1	L/K/D	W1	26.7	26.7	0.0	0.0	23.6	23.5	0.1	0.4	64.8	64.8	0.0	0.0
			W2	26.8	26.6	0.2	0.7								
			W3	13.9	13.9	0.0	0.0								
	R2	BEDROOM	W4	12.8	12.8	0.0	0.0	12.8	12.8	0.0	0.0	76.0	76.0	0.0	0.0
			W5	22.2	22.2	0.0	0.0	19.3	19.2	0.1	0.5	64.7	64.7	0.0	0.0
	R3	L/K/D	W6	22.6	22.4	0.2	0.9								
			W7	7.9	7.9	0.0	0.0								
			W8	16.4	16.4	0.0	0.0	16.5	16.5	0.0	0.0	73.5	73.5	0.0	0.0
	R4	BEDROOM	W9	21.1	20.5	0.6	2.8	18.1	17.9	0.2	1.1	88.6	88.6	0.0	0.0
			W10	11.6	11.6	0.0	0.0								
	R5	STUDIO	W11	18.1	18.1	0.0	0.0								
			W12	11.4	10.7	0.7	6.1	13.8	12.8	1.0	7.2	83.3	82.2	1.1	1.3
			W13	7.8	5.4	2.4	30.8								
			W14	19.9	19.4	0.5	2.5								
	R7	BEDROOM	W15	12.5	12.5	0.0	0.0	12.5	12.5	0.0	0.0	67.9	67.9	0.0	0.0
			W16	12.9	7.7	5.2	40.3	20.3	15.7	4.6	22.7	80.1	62.1	18.0	22.5
	R8	L/K/D	W17	14.1	10.8	3.3	23.4								
			W18	12.2	8.7	3.5	28.7								
	R9	BEDROOM	W61	32.1	26.2	5.9	18.4								
			W19	36.5	36.5	0.0	0.0	35.1	33.3	1.8	5.1	100.0	98.3	1.7	1.7
			W20	36.5	36.5	0.0	0.0								
	R10	BEDROOM	W60	32.0	26.7	5.3	16.6								
			W21	10.9	8.4	2.5	22.9	20.8	16.6	4.2	20.2	96.5	96.5	0.0	0.0
			W62	31.0	25.0	6.0	19.4								
	R11	L/K/D	W22	8.8	4.7	4.1	46.6	13.2	10.9	2.3	17.4	50.9	41.0	9.9	19.4
			W23	14.0	12.1	1.9	13.6								
	R12	L/K/D	W24	14.8	13.2	1.6	10.8								
			W25	22.5	22.5	0.0	0.0	12.7	12.7	0.0	0.0	100.0	100.0	0.0	0.0
			W26	23.9	23.9	0.0	0.0								
			W27	15.6	15.6	0.0	0.0								
			W28	3.1	3.1	0.0	0.0								
	R13	BEDROOM	W29	3.8	3.9	-0.1	-2.6								
			W30	16.3	16.6	-0.3	-1.8	16.3	16.6	-0.3	-1.8	36.0	36.0	0.0	0.0
	R14	BEDROOM	W31	16.7	17.4	-0.7	-4.2	16.7	17.4	-0.7	-4.2	24.9	24.9	0.0	0.0
	R15	L/K/D	W32	5.0	6.6	-1.6	-32.0	5.5	13.0	-7.5	-136.4	76.8	98.6	-21.8	-28.4
			W33	3.8	8.2	-4.4	-115.8								
			W34	13.0	23.2	-10.2	-78.5								
			W35	3.8	17.9	-14.1	-371.1								
			W36	4.1	15.0	-10.9	-265.9								
	R16	BEDROOM	W37	4.0	13.3	-9.3	-232.5	4.0	13.3	-9.3	-232.5	10.5	42.9	-32.4	-308.6
	R17	BEDROOM	W38	3.7	11.2	-7.5	-202.7	3.7	11.2	-7.5	-202.7	14.6	48.8	-34.2	-234.2
	R18	BEDROOM	W39	3.7	9.7	-6.0	-162.2	3.7	9.7	-6.0	-162.2	14.4	42.8	-28.4	-197.2
	R19	BEDROOM	W40	4.3	8.8	-4.5	-104.7	4.3	8.8	-4.5	-104.7	21.8	33.5	-11.7	-53.7
	R20	L/K/D	W41	8.5	8.4	0.1	1.2	8.5	8.4	0.1	1.2	42.2	18.3	23.9	56.6
	R21	BEDROOM	W42	15.1	8.2	6.9	45.7	15.1	8.2	6.9	45.7	60.4	20.4	40.0	66.2
	R22	L/K/D	W43	16.6	7.9	8.7	52.4	26.6	16.5	10.1	38.0	99.3	97.8	1.5	1.5
			W44	20.7	6.6	14.1	68.1								
			W45	30.2	19.3	10.9	36.1								
			W46	26.9	17.2	9.7	36.1								
			W47	22.6	14.7	7.9	35.0								
	R23	BEDROOM	W48	19.7	14.5	5.2	26.4	30.0	21.9	8.1	27.0	98.3	98.3	0.0	0.0
	R24	BEDROOM	W49	17.5	13.6	3.9	22.3	27.6	20.5	7.1	25.7	98.4	98.4	0.0	0.0
	R25	L/K/D	W50	15.6	12.4	3.2	20.5	17.7	14.3	3.4	19.2	94.7	91.3	3.4	3.6
			W51	13.3	10.2	3.1	23.3								
			W52	10.4	8.4	2.0	19.2								
			W53	12.5	12.5	0.0	0.0								
			W54	10.9	10.9	0.0	0.0								
	R26	L/K/D	W55	5.8	4.2	1.6	27.6	16.0	14.6	1.4	8.8	96.1	89.1	7.0	7.3
			W56	8.8	5.6	3.2	36.4								
W57			11.2	10.3	0.9	8.0									
W58			14.5	14.0	0.5	3.4									
R27	BEDROOM	W59	4.8	4.1	0.7	14.6	5.6	4.6	1.0	17.9	29.6	21.6	8.0	27.0	

Table 53: Assessments data

1-13 Cricklewood Lane - Part 04/14

FLOOR	ROOM	ROOM USE	WINDOW	AVERAGE DAYLIGHT FACTOR				ANNUAL PROBABLE SUNLIGHT HOURS							
				FUT BAS	CUM	LOSS	%	WINDOW FUT BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS		
								TOTAL	WINTER	TOTAL	WINTER				
F02	R1	L/K/D	W1	15	15	0	0	18.0	1	18	1	0	0	0	
			W2					9.0	0	9	0	0	0	0	
			W3					19.0	2	19	2	0	0	0	
	R2	BEDROOM	W4	18	18	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			R3	L/K/D	W5	17	17	0	0	14.0	1	14	1	0	0
					W6					8.0	0	8	0	0	0
	R4	BEDROOM	W7					8.0	0	8	0	0	0	0	
			W8	16	16	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			R5	STUDIO	W9	18	18	0	0	13.0	2	13	2	0	0
	W10							15.0	2	15	2	0	0	0	
	R6	STUDIO	W11					8.0	0	8	0	0	0	0	
			W12	15	14	0.1	6.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			W13					N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			W14					N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	BEDROOM	W15	0.9	0.9	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			R8	L/K/D	W16	14	12	0.2	14.3	N/A	N/A	N/A	N/A	N/A	N/A
	W17							N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	W18							N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	W61							N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	BEDROOM	W19	4.4	4.2	0.2	4.5	69.0	24	69	24	0	0	0	
			W20					68.0	23	68	23	0	0	0	
			W60					18.0	2	18	2	0	0	0	
	R10	BEDROOM	W21	3.5	3.1	0.4	11.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			W62					N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	L/K/D	W22	13	12	0.1	7.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			W23					N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			W24					N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R12	L/K/D	W25	2.5	2.5	0	0	40.0	13	40	13	0	0	0	
			W26					42.0	10	42	10	0	0	0	
			W27					42.0	8	42	8	0	0	0	
			W28					12.0	4	12	4	0	0	0	
			W29					8.0	0	8	0	0	0	0	
	R13	BEDROOM	W30	16	15	0.1	6.3	33.0	1	33	1	0	0	0	
	R14	BEDROOM	W31	11	1	0.1	9.1	34.0	3	37	3	-8.8	0		
	R15	L/K/D	W32	11	1	0.1	9.1	12.0	3	16	3	-33.3	0		
			W33					8.0	2	17	2	-112.5	0		
			W34					24.0	2	42	5	-75	-150		
			W35					8.0	1	27	4	-237.5	-300		
			W36					2.0	0	22	3	-100.0	0		
	R16	BEDROOM	W37	0.2	0.2	0	0	N/A	N/A	N/A	N/A	N/A	N/A		
	R17	BEDROOM	W38	0.2	0.2	0	0	N/A	N/A	N/A	N/A	N/A	N/A		
	R18	BEDROOM	W39	0.2	0.2	0	0	N/A	N/A	N/A	N/A	N/A	N/A		
	R19	BEDROOM	W40	0.3	0.2	0.1	33.3	N/A	N/A	N/A	N/A	N/A	N/A		
	R20	L/K/D	W41	0.4	0.2	0.2	50	N/A	N/A	N/A	N/A	N/A	N/A		
	R21	BEDROOM	W42	1	0.4	0.6	60	N/A	N/A	N/A	N/A	N/A	N/A		
	R22	L/K/D	W43	3.4	2.2	1.2	35.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			W44					N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			W45					N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			W46					N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			W47					N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			R23	BEDROOM	W48	4.2	3.3	0.9	21.4	N/A	N/A	N/A	N/A	N/A	N/A
			R24	BEDROOM	W49	3.7	2.9	0.8	21.6	N/A	N/A	N/A	N/A	N/A	N/A
	R25	L/K/D	W50	2.4	2	0.4	16.7	6.0	0	6	0	0	0		
			W51					3.0	0	3	0	0	0		
			W52					9.0	0	9	0	0	0		
			W53					18.0	1	18	1	0	0		
			W54					17.0	4	17	4	0	0		
	R26	L/K/D	W55	2.6	2.4	0.2	7.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			W56					N/A	N/A	N/A	N/A	N/A	N/A	N/A	
W57							N/A	N/A	N/A	N/A	N/A	N/A	N/A		
W58							N/A	N/A	N/A	N/A	N/A	N/A	N/A		
R27	BEDROOM	W59	11	1	0.1	9.1	N/A	N/A	N/A	N/A	N/A	N/A			

Table 54: Assessments data

1-13 Cricklewood Lane - Part 05/14

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				VERTICAL SKY COMPONENT (ROOMS)				NO SKY LINE											
				FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%								
F03	R1	L/K/D	W1	29.8	29.8	0.0	0.0	26.5	26.4	0.1	0.4	86.9	86.9	0.0	0.0								
			W2	29.9	29.7	0.2	0.7																
			W3	15.9	15.9	0.0	0.0																
	R2	BEDROOM	W4	14.8	14.8	0.0	0.0									14.8	14.8	0.0	0.0	96.8	96.8	0.0	0.0
			R3	L/K/D	W5	25.2	25.2									0.0	0.0	21.9	21.9	0.0	0.0	88.1	88.1
	W6	25.6			25.5	0.1	0.4																
	W7	9.0			9.0	0.0	0.0																
	R4	BEDROOM	W8	19.0	19.0	0.0	0.0									19.1	19.1	0.0	0.0	82.0	82.0	0.0	0.0
			R5	STUDIO	W9	23.9	23.3									0.6	2.5	20.4	20.2	0.2	1.0	96.7	96.7
	W10	13.2			13.2	0.0	0.0																
	W11	20.3			20.3	0.0	0.0																
	R6	STUDIO	W12	13.5	12.7	0.8	5.9									16.1	15.0	1.1	6.8	93.9	93.2	0.7	0.7
			W13	9.8	7.1	2.7	27.6																
			W14	22.7	22.1	0.6	2.6																
			R7	BEDROOM	W15	14.5	14.5									0.0	0.0	14.6	14.6	0.0	0.0	75.4	75.4
	R8	L/K/D			W16	15.0	8.2									6.8	45.3	22.9	16.9	6.0	26.2	90.8	64.1
			W17	18.1	12.7	5.4	29.8																
			W18	15.5	10.6	4.9	31.6																
			W61	33.6	26.9	6.7	19.9																
	R9	BEDROOM	W19	37.8	37.8	0.0	0.0									36.4	34.5	1.9	5.2	100.0	98.7	1.3	1.3
			W20	37.9	37.9	0.0	0.0																
			W60	33.2	27.3	5.9	17.8																
	R10	BEDROOM	W21	14.9	9.8	5.1	34.2									23.8	17.6	6.2	26.1	97.2	97.2	0.0	0.0
			W62	33.0	25.6	7.4	22.4																
	R11	L/K/D	W22	11.3	6.3	5.0	44.2									15.6	13.0	2.6	16.7	75.1	53.4	21.7	28.9
			W23	16.4	14.2	2.2	13.4																
			W24	17.2	15.4	1.8	10.5																
	R12	L/K/D	W25	25.8	25.8	0.0	0.0									16.2	16.2	0.0	0.0	100.0	100.0	0.0	0.0
			W26	27.3	27.3	0.0	0.0																
			W27	20.1	20.1	0.0	0.0																
			W28	7.0	7.0	0.0	0.0																
			W29	7.1	7.1	0.0	0.0																
	R13	BEDROOM	W30	20.7	20.8	-0.1	-0.5									20.7	20.8	-0.1	-0.5	55.2	55.2	0.0	0.0
	R14	BEDROOM	W31	21.1	21.4	-0.3	-1.4									21.1	21.4	-0.3	-1.4	55.4	55.4	0.0	0.0
	R15	L/K/D	W32	8.4	9.3	-0.9	-10.7									10.1	14.8	-4.7	-46.5	92.4	98.7	-6.3	-6.8
			W33	8.1	10.4	-2.3	-28.4																
			W34	18.9	25.9	-7.0	-37.0																
			W35	9.0	18.6	-9.6	-106.7																
			W36	9.0	15.5	-6.5	-72.2																
			W37	8.7	13.6	-4.9	-56.3									8.7	13.6	-4.9	-56.3	20.3	32.5	-12.2	-60.1
	R17	L/K/D	W38	7.2	10.4	-3.2	-44.4									7.2	10.4	-3.2	-44.4	11.0	22.7	-11.7	-106.4
	R18	BEDROOM	W39	7.2	8.8	-1.6	-22.2									7.2	8.8	-1.6	-22.2	22.3	37.2	-14.9	-66.8
	R19	BEDROOM	W40	9.5	8.0	1.5	15.8									9.5	8.0	1.5	15.8	62.4	31.5	30.9	49.5
	R20	L/K/D	W41	22.3	8.1	14.2	63.7									22.3	8.1	14.2	63.7	99.5	21.5	78.0	78.4
	R21	BEDROOM	W42	29.8	9.2	20.6	69.1									29.8	9.2	20.6	69.1	96.9	27.7	69.2	71.4
	R22	L/K/D	W43	32.0	9.2	22.8	71.3									32.7	17.5	15.2	46.5	100.0	98.4	1.6	1.6
			W44	33.4	8.1	25.3	75.7																
			W45	32.4	21.2	11.2	34.6																
			W46	30.4	20.9	9.5	31.3																
			W47	29.7	20.6	9.1	30.6																
			W48	29.2	21.5	7.7	26.4									31.8	24.2	7.6	23.9	100.0	100.0	0.0	0.0
	R24	BEDROOM	W49	26.8	20.0	6.8	25.4									29.9	23.2	6.7	22.4	100.0	100.0	0.0	0.0
	R25	L/K/D	W50	23.3	17.4	5.9	25.3									21.1	17.8	3.3	15.6	96.9	95.3	1.6	1.7
			W51	19.6	13.9	5.7	29.1																
			W52	15.3	11.2	4.1	26.8																
			W53	15.9	15.9	0.0	0.0																
			W54	14.4	14.4	0.0	0.0																
	R26	L/K/D	W55	7.3	5.2	2.1	28.8									20.0	18.4	1.6	8.0	99.7	94.3	5.4	5.4
			W56	10.8	7.3	3.5	32.4																
W57			15.4	14.4	1.0	6.5																	
W58			19.8	19.2	0.6	3.0																	
R27	BEDROOM	W59	6.5	5.5	1.0	15.4	7.3	6.1	1.2	16.4	30.4	23.6	6.8	22.4									

Table 55: Assessments data

1-13 Cricklewood Lane – Part 06/14

FLOOR	ROOM	ROOM USE	WINDOW	AVERAGE DAYLIGHT FACTOR				ANNUAL PROBABLE SUNLIGHT HOURS							
				FUT BAS	CUM	LOSS	%	WINDOW FUT BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS		
								TOTAL	WINTER	TOTAL	WINTER				
F03	R1	L/K/D	W1	1.6	1.6	0	0	18.0	2	18	2	0	0		
			W2					10.0	0	10	0	0	0		
			W3					22.0	4	22	4	0	0		
	R2	BEDROOM	W4	2	2	0	0	N/A	N/A	N/A	N/A	N/A	N/A		
			R3	L/K/D	W5	1.9	1.8	0.1	5.3	15.0	2	15	2	0	0
					W6					8.0	0	8	0	0	0
				W7					8.0	0	8	0	0	0	
	R4	BEDROOM	W8	1.8	1.8	0	0	N/A	N/A	N/A	N/A	N/A	N/A		
			R5	STUDIO	W9	2	2	0	0	13.0	2	13	2	0	0
					W10					17.0	2	17	2	0	0
				W11					9.0	0	9	0	0	0	
	R6	STUDIO	W12	1.6	1.6	0	0	N/A	N/A	N/A	N/A	N/A	N/A		
			W13					N/A	N/A	N/A	N/A	N/A	N/A		
			W14					N/A	N/A	N/A	N/A	N/A	N/A		
			R7	BEDROOM	W15	1.1	1.1	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R8	L/K/D			W16	1.6	1.2	0.4	25	N/A	N/A	N/A	N/A	N/A	N/A
			W17					N/A	N/A	N/A	N/A	N/A	N/A		
			W18					N/A	N/A	N/A	N/A	N/A	N/A		
				W61					N/A	N/A	N/A	N/A	N/A		
	R9	BEDROOM	W19	4.5	4.3	0.2	4.4	69.0	24	69	24	0	0		
			W20					69.0	24	69	24	0	0		
			W60					18.0	2	18	2	0	0		
	R10	BEDROOM	W21	3.9	3.2	0.7	17.9	N/A	N/A	N/A	N/A	N/A	N/A		
			W62					N/A	N/A	N/A	N/A	N/A	N/A		
	R11	L/K/D	W22	1.5	1.3	0.2	13.3	N/A	N/A	N/A	N/A	N/A	N/A		
			W23					N/A	N/A	N/A	N/A	N/A	N/A		
			W24					N/A	N/A	N/A	N/A	N/A	N/A		
	R12	L/K/D	W25	3	3	0	0	42.0	15	42	15	0	0		
			W26					51.0	15	51	15	0	0		
			W27					57.0	14	57	14	0	0		
			W28					22.0	9	22	9	0	0		
			W29					17.0	4	17	4	0	0		
			W30					47.0	7	47	7	0	0		
	R13	BEDROOM	W30	1.9	1.9	0	0	47.0	7	47	7	0	0		
	R14	BEDROOM	W31	1.9	1.8	0.1	5.3	48.0	9	49	9	-2.1	0		
	R15	L/K/D	W32	1.8	1.7	0.1	5.6	19.0	8	23	8	-21.1	0		
			W33					18.0	6	22	6	-22.2	0		
			W34					37.0	8	50	10	-35.1	-25		
			W35					12.0	1	29	4	-141.7	-300		
			W36					4.0	0	22	3	-450	0		
	R16	BEDROOM	W37	0.5	0.4	0.1	20	N/A	N/A	N/A	N/A	N/A	N/A		
	R17	L/K/D	W38	0.3	0.2	0.1	33.3	N/A	N/A	N/A	N/A	N/A	N/A		
	R18	BEDROOM	W39	0.5	0.4	0.1	20	N/A	N/A	N/A	N/A	N/A	N/A		
	R19	BEDROOM	W40	0.8	0.4	0.4	50	N/A	N/A	N/A	N/A	N/A	N/A		
	R20	L/K/D	W41	1.2	0.4	0.8	66.7	N/A	N/A	N/A	N/A	N/A	N/A		
	R21	BEDROOM	W42	2.4	0.7	1.7	70.8	N/A	N/A	N/A	N/A	N/A	N/A		
	R22	L/K/D	W43	4.4	2.6	1.8	40.9	N/A	N/A	N/A	N/A	N/A	N/A		
			W44					N/A	N/A	N/A	N/A	N/A	N/A		
			W45					N/A	N/A	N/A	N/A	N/A	N/A		
			W46					N/A	N/A	N/A	N/A	N/A	N/A		
			W47					N/A	N/A	N/A	N/A	N/A	N/A		
			W48					N/A	N/A	N/A	N/A	N/A	N/A		
			R23	BEDROOM	W48	4.8	3.8	1	20.8	N/A	N/A	N/A	N/A	N/A	N/A
			R24	BEDROOM	W49	4.3	3.5	0.8	18.6	N/A	N/A	N/A	N/A	N/A	N/A
	R25	L/K/D	W50	3	2.6	0.4	13.3	8.0	0	8	0	0	0		
			W51					6.0	0	6	0	0	0		
			W52					11.0	0	11	0	0	0		
			W53					28.0	4	28	4	0	0		
			W54					22.0	6	22	6	0	0		
R26	L/K/D	W55	3.3	3.1	0.2	6.1	N/A	N/A	N/A	N/A	N/A	N/A			
		W56					N/A	N/A	N/A	N/A	N/A	N/A			
		W57					N/A	N/A	N/A	N/A	N/A	N/A			
		W58					N/A	N/A	N/A	N/A	N/A	N/A			
R27	BEDROOM	W59	1.3	1.2	0.1	7.7	N/A	N/A	N/A	N/A	N/A	N/A			

Table 56: Assessments data

1-13 Cricklewood Lane - Part 07/14

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				VERTICAL SKY COMPONENT (ROOMS)				NO SKY LINE			
				FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%
F04	R1	L/K/D	W1	32.5	32.5	0.0	0.0	28.9	28.8	0.1	0.3	100.0	100.0	0.0	0.0
			W2	32.4	32.2	0.2	0.6								
			W3	17.5	17.5	0.0	0.0								
	R2	BEDROOM	W4	17.8	17.8	0.0	0.0	18.0	18.0	0.0	0.0	97.8	97.8	0.0	0.0
			W5	28.0	28.0	0.0	0.0								
	R3	L/K/D	W6	28.4	28.3	0.1	0.4	25.1	25.0	0.1	0.4	99.7	99.7	0.0	0.0
			W7	13.2	13.2	0.0	0.0								
			W8	22.5	22.4	0.1	0.4								
	R4	BEDROOM	W9	26.9	26.2	0.7	2.6	22.6	22.6	0.0	0.0	87.8	87.8	0.0	0.0
			W10	15.5	15.5	0.0	0.0								
	R5	STUDIO	W11	23.4	23.4	0.0	0.0	23.3	23.0	0.3	1.3	98.4	98.4	0.0	0.0
			W12	16.7	15.9	0.8	4.8								
			W13	12.9	10.1	2.8	21.7								
			W14	25.6	24.9	0.7	2.7								
	R7	BEDROOM	W15	17.7	17.7	0.0	0.0	17.8	17.8	0.0	0.0	75.6	75.6	0.0	0.0
			W16	17.3	9.0	8.3	48.0								
	R8	L/K/D	W17	22.7	15.2	7.5	33.0	25.8	18.5	7.3	28.3	90.9	66.9	24.0	26.4
			W18	19.4	13.2	6.2	32.0								
	R9	BEDROOM	W61	34.9	27.6	7.3	20.9	36.8	34.8	2.0	5.4	100.0	98.7	1.3	1.3
			W19	38.1	38.1	0.0	0.0								
			W20	38.1	38.1	0.0	0.0								
			W60	34.1	28.0	6.1	17.9								
	R10	BEDROOM	W21	20.3	12.4	7.9	38.9	27.5	19.4	8.1	29.5	97.8	97.8	0.0	0.0
			W62	34.8	26.5	8.3	23.9								
	R11	L/K/D	W22	15.0	9.3	5.7	38.0	18.8	15.8	3.0	16.0	82.2	63.3	18.9	23.0
			W23	19.5	17.0	2.5	12.8								
			W24	20.3	18.2	2.1	10.3								
	R12	L/K/D	W25	29.4	29.4	0.0	0.0	20.8	20.8	0.0	0.0	100.0	100.0	0.0	0.0
			W26	30.8	30.8	0.0	0.0								
			W27	25.5	25.5	0.0	0.0								
			W28	12.3	12.3	0.0	0.0								
			W29	12.3	12.3	0.0	0.0								
			W30	25.8	25.8	0.0	0.0								
	R13	BEDROOM	W31	26.0	26.1	-0.1	-0.4	25.8	25.8	0.0	0.0	98.8	98.8	0.0	0.0
	R14	BEDROOM	W32	13.5	13.7	-0.2	-1.5	26.0	26.1	-0.1	-0.4	98.8	98.8	0.0	0.0
	R15	L/K/D	W33	13.7	14.4	-0.7	-5.1	19.1	17.5	1.6	8.4	99.6	98.8	0.8	0.8
			W34	26.5	29.1	-2.6	-9.8								
			W35	23.3	19.3	4.0	17.2								
			W36	23.3	16.4	6.9	29.6								
			W37	22.1	14.4	7.7	34.8								
			W38	8.9	7.2	1.7	19.1								
	R16	BEDROOM	W39	9.6	5.2	4.4	45.8	22.1	14.4	7.7	34.8	97.9	32.9	65.0	66.4
	R17	L/K/D	W40	10.8	3.4	7.4	68.5	8.9	7.2	1.7	19.1	66.1	18.1	48.0	72.6
	R18	BEDROOM	W41	17.6	2.6	15.0	85.2	9.6	5.2	4.4	45.8	100.0	39.9	60.1	60.1
	R19	BEDROOM	W42	33.8	10.2	23.6	69.8	10.8	3.4	7.4	68.5	99.7	23.3	76.4	76.6
	R20	L/K/D	W43	35.8	10.8	25.0	69.8	17.6	2.6	15.0	85.2	99.5	19.1	80.4	80.8
			W44	36.1	10.0	26.1	72.3								
	R21	BEDROOM	W45	33.0	22.1	10.9	33.0	33.8	10.2	23.6	69.8	98.6	38.8	59.8	60.6
			W46	18.8	9.4	9.4	50.0	28.6	13.7	14.9	52.1	100.0	95.3	4.7	4.7
			W47	17.9	12.3	5.6	31.3								
			W48	29.9	24.0	5.9	19.7								
			W49	28.4	22.1	6.3	22.2								
			W50	14.3	8.7	5.6	39.2								
	R22	L/K/D	W51	11.1	7.1	4.0	36.0	20.2	17.5	2.7	13.4	98.1	97.7	0.4	0.4
			W52	19.3	15.8	3.5	18.1								
			W53	20.8	20.8	0.0	0.0								
			W54	19.6	19.6	0.0	0.0								
			W55	9.0	6.7	2.3	25.6								
	R23	L/K/D	W56	13.5	9.8	3.7	27.4	25.0	22.8	2.2	8.8	99.7	97.4	2.3	2.3
W57			19.9	18.7	1.2	6.0									
W58			24.3	23.6	0.7	2.9									
W59			8.8	7.5	1.3	14.8									
R24	BEDROOM	W48	29.9	24.0	5.9	19.7	9.4	8.1	1.3	13.8	31.2	26.3	4.9	15.7	
R25	BEDROOM	W49	28.4	22.1	6.3	22.2									

Table 57: Assessments data

1-13 Cricklewood Lane - Part 08/14

FLOOR	ROOM	ROOM USE	WINDOW	AVERAGE DAYLIGHT FACTOR				ANNUAL PROBABLE SUNLIGHT HOURS						
				FUT BAS	CUM	LOSS	%	WINDOW FUT BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS	
								TOTAL	WINTER	TOTAL	WINTER			
F04	R1	L/K/D	W1	1.7	1.7	0	0	20.0	2	20	2	0	0	
			W2					10.0	0	10	0	0	0	
			W3					25.0	4	25	4	0	0	
	R2	BEDROOM	W4	2.2	2.2	0	0	N/A	N/A	N/A	N/A	N/A	N/A	
			R3	L/K/D	W5	2	2	0	0	16.0	2	16	2	0
	W6						9.0	0	9	0	0	0		
	W7						16.0	0	16	0	0	0		
	R4	BEDROOM	W8	2	1.9	0.1	5	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	STUDIO	W9	2.2	2.2	0	0	14.0	2	14	2	0	0	
			W10					20.0	2	20	2	0	0	
			W11					9.0	0	9	0	0	0	
	R6	STUDIO	W12	1.8	1.8	0	0	N/A	N/A	N/A	N/A	N/A	N/A	
			W13					N/A	N/A	N/A	N/A	N/A	N/A	
			W14					N/A	N/A	N/A	N/A	N/A	N/A	
			R7	BEDROOM	W15	1.2	1.2	0	0	N/A	N/A	N/A	N/A	N/A
	R8	L/K/D	W16		1.7	1.4	0.3	17.6	N/A	N/A	N/A	N/A	N/A	
	W17						N/A	N/A	N/A	N/A	N/A	N/A		
	W18						N/A	N/A	N/A	N/A	N/A	N/A		
	R9	BEDROOM	W61					N/A	N/A	N/A	N/A	N/A	N/A	
			W19	4.6	4.3	0.3	6.5	69.0	24	69	24	0	0	
			W20					69.0	24	69	24	0	0	
	R10	BEDROOM	W60					18.0	2	18	2	0	0	
			W21	4.4	3.4	1	22.7	N/A	N/A	N/A	N/A	N/A	N/A	
			W62					N/A	N/A	N/A	N/A	N/A	N/A	
	R11	L/K/D	W22	1.8	1.6	0.2	11.1	N/A	N/A	N/A	N/A	N/A	N/A	
			W23					N/A	N/A	N/A	N/A	N/A	N/A	
			W24					N/A	N/A	N/A	N/A	N/A	N/A	
	R12	L/K/D	W25	3.5	3.5	0	0	48.0	17	48	17	0	0	
			W26					58.0	21	58	21	0	0	
			W27					66.0	20	66	20	0	0	
			W28					30.0	15	30	15	0	0	
			W29					26.0	10	26	10	0	0	
	R13	BEDROOM	W30	2.3	2.3	0	0	55.0	13	55	13	0	0	
	R14	BEDROOM	W31	2.3	2.2	0.1	4.3	57.0	15	57	15	0	0	
	R15	L/K/D	W32	3	2.4	0.6	20	31.0	15	31	15	0	0	
			W33					28.0	12	29	12	-3.6	0	
			W34					51.0	15	55	15	-7.8	0	
			W35					23.0	4	29	4	-26.1	0	
			W36					13.0	2	22	3	-36.7	50	
	R16	BEDROOM	W37	1.7	0.8	0.9	52.9	N/A	N/A	N/A	N/A	N/A	N/A	
	R17	L/K/D	W38	0.5	0.2	0.3	60	N/A	N/A	N/A	N/A	N/A	N/A	
	R18	BEDROOM	W39	1	0.4	0.6	60	N/A	N/A	N/A	N/A	N/A	N/A	
	R19	BEDROOM	W40	1.3	0.4	0.9	69.2	N/A	N/A	N/A	N/A	N/A	N/A	
	R20	L/K/D	W41	1.3	0.4	0.9	69.2	N/A	N/A	N/A	N/A	N/A	N/A	
	R21	BEDROOM	W42	2.9	0.9	2	69	N/A	N/A	N/A	N/A	N/A	N/A	
	R22	L/K/D	W43	4	2.2	1.8	45	N/A	N/A	N/A	N/A	N/A	N/A	
			W44					N/A	N/A	N/A	N/A	N/A	N/A	
			W45					N/A	N/A	N/A	N/A	N/A	N/A	
			W46					N/A	N/A	N/A	N/A	N/A	N/A	
			W47					N/A	N/A	N/A	N/A	N/A	N/A	
R23			BEDROOM	W48	5.1	4.3	0.8	15.7	N/A	N/A	N/A	N/A	N/A	N/A
R24			BEDROOM	W49	4.8	4	0.8	16.7	N/A	N/A	N/A	N/A	N/A	N/A
R25	L/K/D	W50	3	2.6	0.4	13.3	2.0	1	2	1	0	0		
		W51					7.0	1	7	1	0	0		
		W52					14.0	1	14	1	0	0		
		W53					36.0	7	36	7	0	0		
		W54					34.0	8	34	8	0	0		
R26	L/K/D	W55	4.2	3.9	0.3	7.1	N/A	N/A	N/A	N/A	N/A	N/A		
		W56					N/A	N/A	N/A	N/A	N/A	N/A		
		W57					N/A	N/A	N/A	N/A	N/A	N/A		
		W58					N/A	N/A	N/A	N/A	N/A	N/A		
R27	BEDROOM	W59	1.6	1.5	0.1	6.3	N/A	N/A	N/A	N/A	N/A	N/A		

Table 58: Assessments data

1-13 Cricklewood Lane - Part 09/14

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				VERTICAL SKY COMPONENT (ROOMS)				NO SKY LINE			
				FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%
F05	R1	STUDIO	W1	28.5	28.5	0.0	0.0	29.5	29.3	0.2	0.7	98.7	98.7	0.0	0.0
			W2	30.8	30.5	0.3	1.0								
			W3	28.8	28.6	0.2	0.7								
	R2	BEDROOM	W4	27.3	26.7	0.6	2.2	27.5	26.9	0.6	2.2	97.9	97.9	0.0	0.0
			R3	L/K/D	W5	27.1	26.1								
	R4	STUDIO	W6	28.2	27.5	0.7	2.5	22.0	20.2	1.8	8.2	99.5	93.7	5.8	5.8
			W7	20.3	18.8	1.5	7.4								
			W8	23.1	20.9	2.2	9.5								
	R5	STUDIO	W9	22.3	20.7	1.6	7.2	26.8	19.4	7.4	27.6	99.8	96.9	2.9	2.9
			W10	24.0	17.1	6.9	28.8								
			W11	25.5	17.4	8.1	31.8								
			W12	21.6	15.1	6.5	30.1								
	R6	STUDIO	W54	35.6	27.3	8.3	23.3	34.8	33.3	1.5	4.3	100.0	98.8	1.2	1.2
			W13	33.4	33.4	0.0	0.0								
			W14	35.9	35.9	0.0	0.0								
			W15	36.0	36.0	0.0	0.0								
			W16	32.8	32.8	0.0	0.0								
	R7	BEDROOM	W53	35.5	28.4	7.1	20.0	24.1	23.9	0.2	0.8	93.4	93.4	0.0	0.0
			R8	L/K/D	W17	23.9	23.7								
	R9	BEDROOM	W18	32.9	32.9	0.0	0.0	31.1	31.1	0.0	0.0	98.8	98.8	0.0	0.0
			W19	34.0	34.0	0.0	0.0								
			W20	31.0	31.0	0.0	0.0								
			W21	17.8	17.8	0.0	0.0								
			W22	17.7	17.7	0.0	0.0								
			W23	31.1	31.1	0.0	0.0								
	R10	BEDROOM	W24	31.1	31.1	0.0	0.0	27.8	20.5	7.3	26.3	100.0	98.8	1.2	1.2
	R11	L/K/D	W25	18.3	18.3	0.0	0.0								
	R12	BEDROOM	W26	18.6	18.6	0.0	0.0	37.4	16.1	21.3	57.0	100.0	49.8	50.2	50.2
			W27	32.7	32.5	0.2	0.6								
			W28	37.6	20.4	17.2	45.7								
			W29	38.0	17.4	20.6	54.2								
			W30	37.4	16.1	21.3	57.0								
			W31	21.2	5.7	15.5	73.1								
			W32	20.7	3.4	17.3	83.6								
	R13	L/K/D	W33	20.7	3.4	17.3	83.6	20.7	3.4	17.3	83.6	98.3	15.7	82.6	84.0
	R14	BEDROOM	W34	21.3	2.7	18.6	87.3								
	R15	BEDROOM	W35	37.1	12.7	24.4	65.8	37.1	12.7	24.4	65.8	96.9	58.5	38.4	39.6
	R16	L/K/D	W36	37.7	13.0	24.7	65.5								
	R17	BEDROOM	W37	37.5	12.3	25.2	67.2	29.5	15.6	13.9	47.1	100.0	97.0	3.0	3.0
	R18	L/K/D	W38	34.2	23.8	10.4	30.4								
	R19	BEDROOM	W39	20.0	11.1	8.9	44.5	35.1	29.5	5.6	16.0	97.7	97.4	0.3	0.3
			W40	19.4	13.9	5.5	28.4								
			W41	32.1	26.5	5.6	17.4								
			W42	31.4	25.5	5.9	18.8								
			W43	16.5	11.3	5.2	31.5								
			W44	14.3	10.3	4.0	28.0								
			W45	25.2	21.9	3.3	13.1								
			W46	27.1	27.1	0.0	0.0								
			W47	26.4	26.4	0.0	0.0								
			W48	11.4	8.9	2.5	21.9								
	R20	BEDROOM	W49	17.2	13.2	4.0	23.3	30.1	27.2	2.9	9.6	99.6	99.5	0.1	0.1
	R21	L/K/D	W50	25.9	24.3	1.6	6.2								
R22	L/K/D	W51	29.7	28.7	1.0	3.4	12.5	11.1	1.4	11.2	37.9	35.1	2.8	7.4	
		W52	11.9	10.6	1.3	10.9									

Table 59: Assessments data

1-13 Cricklewood Lane – Part 10/14

FLOOR	ROOM	ROOM USE	WINDOW	AVERAGE DAYLIGHT FACTOR				ANNUAL PROBABLE SUNLIGHT HOURS						
				FUT BAS	CUM	LOSS	%	WINDOW FUT BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS	
								TOTAL	WINTER	TOTAL	WINTER			
F05	R1	STUDIO	W1	3.3	3.3	0	0	N/A	N/A	N/A	N/A	N/A	N/A	
			W2					N/A	N/A	N/A	N/A	N/A	N/A	
			W3					N/A	N/A	N/A	N/A	N/A	N/A	
	R2	BEDROOM	W4	3.7	3.6	0.1	2.7	N/A	N/A	N/A	N/A	N/A	N/A	
			R3	L/K/D	W5	3	2.9	0.1	3.3	N/A	N/A	N/A	N/A	N/A
	R4	STUDIO	W6					N/A	N/A	N/A	N/A	N/A	N/A	
			W7	2.9	2.8	0.1	3.4	N/A	N/A	N/A	N/A	N/A	N/A	
			W8					N/A	N/A	N/A	N/A	N/A	N/A	
	R5	STUDIO	W9						N/A	N/A	N/A	N/A	N/A	
			W10	3.5	2.9	0.6	17.1	N/A	N/A	N/A	N/A	N/A	N/A	
			W11					N/A	N/A	N/A	N/A	N/A	N/A	
			W12					N/A	N/A	N/A	N/A	N/A	N/A	
	R6	STUDIO	W13	5.5	5.3	0.2	3.6	59.0	20	59	20	0	0	
			W14					67.0	24	67	24	0	0	
			W15					67.0	24	67	24	0	0	
			W16					63.0	24	63	24	0	0	
			W53					19.0	2	19	2	0	0	
	R7	BEDROOM	W17	3.3	3.3	0	0	N/A	N/A	N/A	N/A	N/A	N/A	
			R8	L/K/D	W18	4.1	4.1	0	0	54.0	19	54	19	0
	R9	BEDROOM	W19						66.0	25	66	25	0	0
			W20						73.0	26	73	26	0	0
			W21						37.0	21	37	21	0	0
			W22						33.0	16	33	16	0	0
			W23	2.7	2.7	0	0	62.0	19	62	19	0	0	
			W24	2.7	2.6	0.1	3.7	64.0	21	64	21	0	0	
	R10	BEDROOM	W25	4	3.1	0.9	22.5	37.0	21	37	21	0	0	
			W26					34.0	17	34	17	0	0	
			W27					61.0	20	60	20	1.6	0	
			W28					31.0	5	30	5	3.2	0	
			W29					23.0	3	22	3	4.3	0	
	R11	L/K/D	W30	3.3	1.4	1.9	57.6	N/A	N/A	N/A	N/A	N/A	N/A	
	R12	BEDROOM	W31	0.9	0.3	0.6	66.7	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	L/K/D	W32	1.6	0.5	1.1	68.8	N/A	N/A	N/A	N/A	N/A	N/A	
	R14	BEDROOM	W33	1.7	0.5	1.2	70.6	N/A	N/A	N/A	N/A	N/A	N/A	
	R15	BEDROOM	W34	1.1	0.4	0.7	63.6	N/A	N/A	N/A	N/A	N/A	N/A	
	R16	L/K/D	W35	2.4	0.9	1.5	62.5	N/A	N/A	N/A	N/A	N/A	N/A	
	R17	BEDROOM	W36	4	2.4	1.6	40	N/A	N/A	N/A	N/A	N/A	N/A	
			W37					N/A	N/A	N/A	N/A	N/A	N/A	
			W38					N/A	N/A	N/A	N/A	N/A	N/A	
			W39					N/A	N/A	N/A	N/A	N/A	N/A	
			W40					N/A	N/A	N/A	N/A	N/A	N/A	
			W41	2.9	2.5	0.4	13.8	N/A	N/A	N/A	N/A	N/A	N/A	
			W42	3	2.5	0.5	16.7	N/A	N/A	N/A	N/A	N/A	N/A	
	R18	L/K/D	W43	3.8	3.5	0.3	7.9	2.0	1	2	1	0	0	
			W44					9.0	1	9	1	0	0	
			W45					13.0	1	13	1	0	0	
			W46					45.0	12	45	12	0	0	
			W47					46.0	13	46	13	0	0	
	R19	BEDROOM	W48	4.5	4.2	0.3	6.7	N/A	N/A	N/A	N/A	N/A	N/A	
			W49					N/A	N/A	N/A	N/A	N/A	N/A	
			W50					N/A	N/A	N/A	N/A	N/A	N/A	
W51							N/A	N/A	N/A	N/A	N/A	N/A		
R20	BEDROOM	W52	2.2	2.1	0.1	4.5	N/A	N/A	N/A	N/A	N/A	N/A		

Table 60: Assessments data

1-13 Cricklewood Lane - Part 11/14

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				VERTICAL SKY COMPONENT (ROOMS)				NO SKY LINE					
				FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%		
F06	R1	L/K/D	W1	35.3	35.3	0.0	0.0	29.1	29.1	0.0	0.0	100.0	100.0	0.0	0.0		
			W2	36.1	36.1	0.0	0.0										
			W3	35.3	35.3	0.0	0.0										
			W4	22.0	22.0	0.0	0.0										
			W5	22.0	22.0	0.0	0.0										
	R2	BEDROOM	W6	35.2	35.2	0.0	0.0	35.2	35.2	0.0	0.0	98.8	98.8	0.0	0.0		
	R3	BEDROOM	W7	35.1	35.1	0.0	0.0	35.1	35.1	0.0	0.0	98.8	98.8	0.0	0.0		
	R4	L/K/D	W8	22.0	22.0	0.0	0.0	29.9	23.2	6.7	22.4	100.0	98.8	1.2	1.2		
			W9	22.0	22.0	0.0	0.0										
			W10	35.4	35.3	0.1	0.3										
			W11	37.7	21.6	16.1	42.7										
			W12	38.2	18.9	19.3	50.5										
	R5	BEDROOM	W13	37.6	17.7	19.9	52.9	37.6	17.7	19.9	52.9	96.2	43.4	52.8	54.9		
	R6	L/K/D	W14	21.3	5.8	15.5	72.8	21.3	5.8	15.5	72.8	99.4	12.9	86.5	87.0		
	R7	BEDROOM	W15	20.8	4.1	16.7	80.3	20.8	4.1	16.7	80.3	98.6	43.0	55.6	56.4		
	R8	BEDROOM	W16	20.8	4.0	16.8	80.8	20.8	4.0	16.8	80.8	98.3	60.1	38.2	38.9		
	R9	L/K/D	W17	21.4	3.7	17.7	82.7	21.4	3.7	17.7	82.7	98.9	48.0	50.9	51.5		
	R10	BEDROOM	W18	37.3	15.3	22.0	59.0	37.3	15.3	22.0	59.0	96.9	81.7	15.2	15.7		
	R11	L/K/D	W19	37.9	15.8	22.1	58.3	29.9	17.2	12.7	42.5	100.0	97.1	2.9	2.9		
			W20	37.6	15.0	22.6	60.1										
			W21	35.4	25.7	9.7	27.4										
			W22	21.6	13.2	8.4	38.9										
			W23	21.2	15.7	5.5	25.9										
			R12	BEDROOM	W24	34.5	29.4	5.1	14.8	36.1	31.0	5.1	14.1	97.7	97.7	0.0	0.0
			R13	BEDROOM	W25	34.5	29.2	5.3	15.4	36.6	31.3	5.3	14.5	97.7	97.4	0.3	0.3
			R14	L/K/D	W26	20.7	15.9	4.8	23.2	29.7	27.3	2.4	8.1	100.0	100.0	0.0	0.0
					W27	19.6	15.7	3.9	19.9								
					W28	32.0	28.9	3.1	9.7								
	W29	33.4			33.4	0.0	0.0										
	W30	33.1			33.1	0.0	0.0										
F07	R1	L/K/D	W1	36.4	36.4	0.0	0.0	29.4	29.4	0.0	0.0	100.0	100.0	0.0	0.0		
			W2	36.6	36.6	0.0	0.0										
			W3	35.5	35.5	0.0	0.0										
			W4	22.2	22.2	0.0	0.0										
			W5	22.1	22.1	0.0	0.0										
	R2	BEDROOM	W6	35.6	35.6	0.0	0.0	35.6	35.6	0.0	0.0	98.8	98.8	0.0	0.0		
	R3	BEDROOM	W7	35.5	35.5	0.0	0.0	35.5	35.5	0.0	0.0	98.8	98.8	0.0	0.0		
	R4	L/K/D	W8	22.2	22.2	0.0	0.0	30.1	24.0	6.1	20.3	100.0	98.8	1.2	1.2		
			W9	22.1	22.1	0.0	0.0										
			W10	35.6	35.5	0.1	0.3										
			W11	37.8	23.1	14.7	38.9										
			W12	38.5	21.0	17.5	45.5										
	R5	BEDROOM	W13	38.1	20.0	18.1	47.5	38.1	20.0	18.1	47.5	96.2	44.1	52.1	54.2		
	R6	L/K/D	W14	21.3	5.9	15.4	72.3	21.3	5.9	15.4	72.3	99.4	15.8	83.6	84.1		
	R7	BEDROOM	W15	21.2	5.0	16.2	76.4	21.2	5.0	16.2	76.4	98.6	43.5	55.1	55.9		
	R8	BEDROOM	W16	21.1	4.8	16.3	77.3	21.1	4.8	16.3	77.3	98.3	67.4	30.9	31.4		
	R9	L/K/D	W17	21.4	4.5	16.9	79.0	21.4	4.5	16.9	79.0	98.9	64.6	34.3	34.7		
	R10	BEDROOM	W18	37.7	17.8	19.9	52.8	37.7	17.8	19.9	52.8	96.9	85.1	11.8	12.2		
	R11	L/K/D	W19	38.3	18.4	19.9	52.0	30.1	18.5	11.6	38.5	100.0	99.3	0.7	0.7		
			W20	37.6	17.3	20.3	54.0										
			W21	36.6	27.7	8.9	24.3										
			W22	22.6	15.1	7.5	33.2										
			W23	22.4	17.1	5.3	23.7										
			R12	BEDROOM	W24	36.6	32.0	4.6	12.6	36.6	32.0	4.6	12.6	97.7	97.7	0.0	0.0
			R13	BEDROOM	W25	37.1	32.4	4.7	12.7	37.1	32.4	4.7	12.7	97.7	97.7	0.0	0.0
			R14	L/K/D	W26	23.6	19.4	4.2	17.8	30.5	28.2	2.3	7.5	100.0	100.0	0.0	0.0
					W27	23.3	19.7	3.6	15.5								
					W28	37.4	34.5	2.9	7.8								
	W29	36.4			36.4	0.0	0.0										
	W30	35.9			35.9	0.0	0.0										

Table 61: Assessments data

1-13 Cricklewood Lane - Part 12/14

FLOOR	ROOM	ROOM USE	WINDOW	AVERAGE DAYLIGHT FACTOR				ANNUAL PROBABLE SUNLIGHT HOURS						
				FUT BAS	CUM	LOSS	%	WINDOW FUT BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS	
								TOTAL	WINTER	TOTAL	WINTER			
F06	R1	L/K/D	W1	4.4	4.4	0	0	56.0	20	56	20	0	0	
			W2					67.0	25	67	25	0	0	
			W3					75.0	28	75	28	0	0	
			W4					39.0	23	39	23	0	0	
			W5					35.0	18	35	18	0	0	
	R2	BEDROOM	W6	3	3	0	0	64.0	21	64	21	0	0	
	R3	BEDROOM	W7	2.9	2.8	0.1	3.4	66.0	23	66	23	0	0	
	R4	L/K/D	W8	4.4	3.4	1	22.7	39.0	23	39	23	0	0	
			W9					35.0	18	35	18	0	0	
			W10					61.0	20	60	20	1.6	0	
			W11					31.0	5	30	5	3.2	0	
			W12					23.0	3	22	3	4.3	0	
			R5	BEDROOM	W13	3.2	1.4	1.8	56.3	N/A	N/A	N/A	N/A	N/A
			R6	L/K/D	W14	1	0.3	0.7	70	N/A	N/A	N/A	N/A	N/A
			R7	BEDROOM	W15	1.7	0.6	1.1	64.7	N/A	N/A	N/A	N/A	N/A
			R8	BEDROOM	W16	1.8	0.6	1.2	66.7	N/A	N/A	N/A	N/A	N/A
			R9	L/K/D	W17	1.2	0.4	0.8	66.7	N/A	N/A	N/A	N/A	N/A
			R10	BEDROOM	W18	2.5	1.1	1.4	56	N/A	N/A	N/A	N/A	N/A
			R11	L/K/D	W19	4.1	2.6	1.5	36.6	N/A	N/A	N/A	N/A	N/A
					W20					N/A	N/A	N/A	N/A	N/A
					W21					N/A	N/A	N/A	N/A	N/A
					W22					N/A	N/A	N/A	N/A	N/A
	W23							N/A	N/A	N/A	N/A	N/A		
	R12	BEDROOM			W24	3	2.6	0.4	13.3	N/A	N/A	N/A	N/A	N/A
	R13	BEDROOM			W25	3	2.7	0.3	10	N/A	N/A	N/A	N/A	N/A
	R14	L/K/D			W26	4.3	4	0.3	7	7.0	2	7	2	0
			W27					14.0	2	14	2	0	0	
			W28					19.0	2	19	2	0	0	
			W29					56.0	16	56	16	0	0	
			W30					54.0	17	54	17	0	0	
F07	R1	L/K/D	W1	4.5	4.5	0	0	57.0	20	57	20	0	0	
			W2					67.0	25	67	25	0	0	
			W3					75.0	28	75	28	0	0	
			W4					39.0	23	39	23	0	0	
			W5					35.0	18	35	18	0	0	
	R2	BEDROOM	W6	3.1	3	0.1	3.2	65.0	21	65	21	0	0	
	R3	BEDROOM	W7	3	2.9	0.1	3.3	66.0	23	66	23	0	0	
	R4	L/K/D	W8	4.5	3.6	0.9	20	39.0	23	39	23	0	0	
			W9					35.0	18	35	18	0	0	
			W10					62.0	20	61	20	1.6	0	
			W11					31.0	5	30	5	3.2	0	
			W12					23.0	3	22	3	4.3	0	
			R5	BEDROOM	W13	3.2	1.6	1.6	50	N/A	N/A	N/A	N/A	N/A
			R6	L/K/D	W14	1	0.4	0.6	60	N/A	N/A	N/A	N/A	N/A
			R7	BEDROOM	W15	1.8	0.7	1.1	61.1	N/A	N/A	N/A	N/A	N/A
			R8	BEDROOM	W16	1.8	0.7	1.1	61.1	N/A	N/A	N/A	N/A	N/A
			R9	L/K/D	W17	1.2	0.5	0.7	58.3	N/A	N/A	N/A	N/A	N/A
			R10	BEDROOM	W18	2.5	1.2	1.3	52	N/A	N/A	N/A	N/A	N/A
			R11	L/K/D	W19	4.1	2.7	1.4	34.1	N/A	N/A	N/A	N/A	N/A
					W20					N/A	N/A	N/A	N/A	N/A
					W21					N/A	N/A	N/A	N/A	N/A
					W22					N/A	N/A	N/A	N/A	N/A
	W23							N/A	N/A	N/A	N/A	N/A		
	R12	BEDROOM			W24	3	2.6	0.4	13.3	N/A	N/A	N/A	N/A	N/A
	R13	BEDROOM			W25	3.1	2.8	0.3	9.7	N/A	N/A	N/A	N/A	N/A
	R14	L/K/D			W26	4.4	4.2	0.2	4.5	9.0	2	9	2	0
			W27					16.0	2	16	2	0	0	
			W28					21.0	2	21	2	0	0	
			W29					60.0	19	60	19	0	0	
			W30					62.0	20	62	20	0	0	

Table 62: Assessments data

1-13 Cricklewood Lane - Part 13/14

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				VERTICAL SKY COMPONENT (ROOMS)				NO SKY LINE			
				FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%
F08	R1	L/K/D	W1	37.0	37.0	0.0	0.0	36.6	36.6	0.0	0.0	100.0	100.0	0.0	0.0
			W2	36.8	36.8	0.0	0.0								
			W3	36.0	36.0	0.0	0.0								
			W4	36.4	36.4	0.0	0.0								
			W5	36.5	36.5	0.0	0.0								
	R2	BEDROOM	W6	36.4	36.4	0.0	0.0	36.4	36.4	0.0	0.0	98.8	98.8	0.0	0.0
			W7	36.2	36.2	0.0	0.0	36.2	36.2	0.0	0.0	98.8	98.8	0.0	0.0
	R4	L/K/D	W8	36.4	36.4	0.0	0.0	37.2	31.8	5.4	14.5	100.0	98.9	11	11
			W9	36.5	36.5	0.0	0.0								
	R5	BEDROOM	W10	36.1	35.9	0.2	0.6								
			W11	37.8	25.1	12.7	33.6								
			W12	38.9	23.6	15.3	39.3								
			W13	38.9	22.8	16.1	41.4	38.9	22.8	16.1	41.4	96.2	47.2	49.0	50.9
			W14	39.1	21.4	17.7	45.3	39.1	21.4	17.7	45.3	99.4	30.5	68.9	69.3
			W15	39.0	21.1	17.9	45.9	39.0	21.1	17.9	45.9	98.6	46.0	52.6	53.3
			W16	39.0	21.3	17.7	45.4	39.0	21.3	17.7	45.4	98.3	89.3	9.0	9.2
			W17	39.0	21.8	17.2	44.1	39.0	21.8	17.2	44.1	98.9	75.4	23.5	23.8
			W18	38.5	21.2	17.3	44.9	38.5	21.2	17.3	44.9	96.9	87.2	9.7	10.0
			W19	38.7	21.4	17.3	44.7	38.5	28.1	10.4	27.0	100.0	100.0	0.0	0.0
	R11	L/K/D	W20	37.6	19.9	17.7	47.1								
			W21	37.6	29.7	7.9	21.0								
			W22	39.0	32.3	6.7	17.2								
			W23	39.0	33.0	6.0	15.4								
			W24	37.9	33.1	4.8	12.7	37.9	33.1	4.8	12.7	97.7	97.7	0.0	0.0
	R12	BEDROOM	W25	38.1	33.9	4.2	11.0	38.1	33.9	4.2	11.0	97.7	97.7	0.0	0.0
	R13	BEDROOM	W26	38.5	34.9	3.6	9.4	38.3	36.3	2.0	5.2	100.0	100.0	0.0	0.0
			W27	38.7	35.2	3.5	9.0								
	R14	L/K/D	W28	38.3	35.6	2.7	7.0								
			W29	37.9	37.9	0.0	0.0								
			W30	38.0	38.0	0.0	0.0								

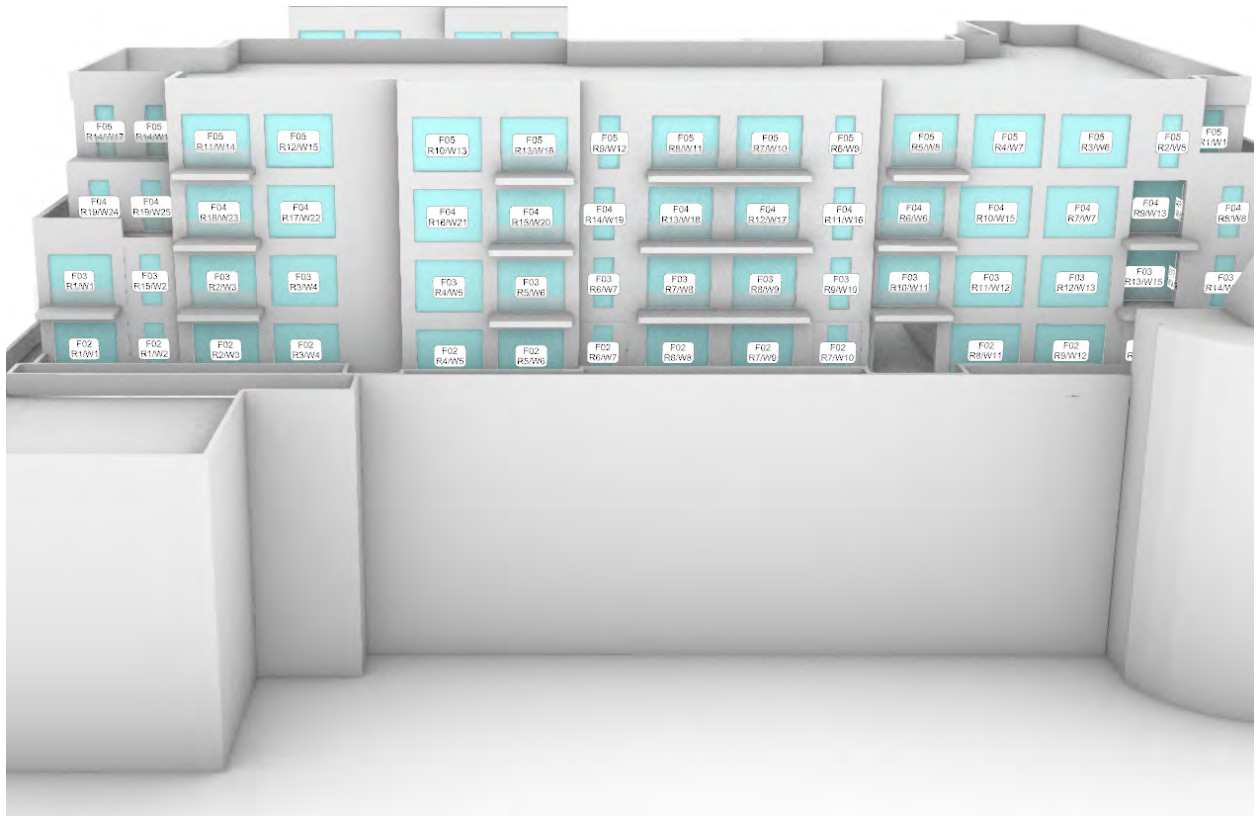
Table 63: Assessments data

1-13 Cricklewood Lane - Part 14/14

FLOOR	ROOM	ROOM USE	WINDOW	AVERAGE DAYLIGHT FACTOR				ANNUAL PROBABLE SUNLIGHT HOURS					
				FUT BAS	CUM	LOSS	%	WINDOW FUT BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS
								TOTAL	WINTER	TOTAL	WINTER		
F08	R1	L/K/D	W1	5.5	5.4	0.1	1.8	58.0	20	58	20	0	0
			W2					67.0	25	67	25	0	0
			W3					75.0	28	75	28	0	0
			W4					67.0	23	67	23	0	0
			W5					67.0	23	67	23	0	0
	R2	BEDROOM	W6	3.2	3.1	0.1	3.1	67.0	23	67	23	0	0
	R3	BEDROOM	W7	3	3	0	0	67.0	23	67	23	0	0
	R4	L/K/D	W8	5.4	4.6	0.8	14.8	67.0	23	67	23	0	0
			W9					67.0	23	67	23	0	0
			W10					62.0	20	61	20	1.6	0
			W11					31.0	5	30	5	3.2	0
			W12					23.0	3	22	3	4.3	0
	R5	BEDROOM	W13	3.3	1.8	1.5	45.5	N/A	N/A	N/A	N/A	N/A	N/A
	R6	L/K/D	W14	1.6	0.9	0.7	43.8	N/A	N/A	N/A	N/A	N/A	N/A
	R7	BEDROOM	W15	2.9	1.6	1.3	44.8	N/A	N/A	N/A	N/A	N/A	N/A
	R8	BEDROOM	W16	2.9	1.7	1.2	41.4	N/A	N/A	N/A	N/A	N/A	N/A
	R9	L/K/D	W17	1.9	1.1	0.8	42.1	N/A	N/A	N/A	N/A	N/A	N/A
	R10	BEDROOM	W18	2.5	1.4	1.1	44	N/A	N/A	N/A	N/A	N/A	N/A
	R11	L/K/D	W19	5.2	3.9	1.3	25	N/A	N/A	N/A	N/A	N/A	N/A
			W20					N/A	N/A	N/A	N/A	N/A	N/A
			W21					N/A	N/A	N/A	N/A	N/A	N/A
			W22					N/A	N/A	N/A	N/A	N/A	N/A
			W23					N/A	N/A	N/A	N/A	N/A	N/A
	R12	BEDROOM	W24	3.1	2.7	0.4	12.9	N/A	N/A	N/A	N/A	N/A	N/A
	R13	BEDROOM	W25	3.2	2.9	0.3	9.4	N/A	N/A	N/A	N/A	N/A	N/A
	R14	L/K/D	W26	5.5	5.2	0.3	5.5	17.0	2	17	2	0	0
			W27					16.0	2	16	2	0	0
			W28					21.0	2	21	2	0	0
			W29					62.0	21	62	21	0	0
			W30					66.0	24	66	24	0	0

Table 64: Assessments data

194-196 Cricklewood Broadway



- Neighbour
- Façade Assessed



Fig. 65: Property key map



- Neighbour
- Façade Assessed



Fig. 66: Property key map



■ Neighbour
■ Façade Assessed



Fig. 67: Property key map

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194-196 Cricklewood Broadway - Part 01/04

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				VERTICAL SKY COMPONENT (ROOMS)				NO SKY LINE			
				FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%
CRICKLEWOOD BROADWAY															
F02	R1	BEDROOM	W1	18.7	4.2	14.5	77.5	21.0	6.0	15.0	71.4	98.8	83.5	15.3	15.5
			W2	27.9	11.4	16.5	59.1								
	R2	L/K/D	W3	20.7	4.5	16.2	78.3	20.7	4.5	16.2	78.3	98.0	42.9	55.1	56.2
			W4	33.1	15.2	17.9	54.1	33.1	15.2	17.9	54.1	100.0	99.0	1.0	1.0
	R3	BEDROOM	W5	34.0	15.3	18.7	55.0	34.0	15.3	18.7	55.0	100.0	89.6	10.4	10.4
	R4	BEDROOM	W6	23.6	6.2	17.4	73.7	23.6	6.2	17.4	73.7	100.0	38.8	61.2	61.2
	R5	L/K/D	W7	29.5	10.8	18.7	63.4	24.2	6.7	17.5	72.3	99.7	79.6	20.1	20.2
			W8	22.5	5.4	17.1	76.0								
	R6	BEDROOM	W9	22.9	6.0	16.9	73.8	25.2	7.9	17.3	68.7	99.2	75.8	23.4	23.6
			W10	32.4	13.6	18.8	58.0								
	R7	BEDROOM	W11	33.6	16.5	17.1	50.9	33.6	16.5	17.1	50.9	100.0	85.0	15.0	15.0
	R8	BEDROOM	W12	30.0	15.5	14.5	48.3	30.0	15.5	14.5	48.3	100.0	87.4	12.6	12.6
	R9	BEDROOM	W13	13.0	7.0	6.0	46.2	13.0	7.0	6.0	46.2	58.5	46.2	12.3	21.0
	R10	BEDROOM	W14	20.2	16.4	3.8	18.8	36.3	34.4	1.9	5.2	99.9	99.9	0.0	0.0
			W15	38.4	36.7	1.7	4.4								
	R11	L/K/D	W16	38.4	36.7	1.7	4.4								
			W17	38.3	36.7	1.6	4.2								
	R12	BEDROOM	W18	14.0	13.2	0.8	5.7	14.0	13.2	0.8	5.7	69.8	68.9	0.9	1.3
	R13	L/K/D	W19	7.6	7.5	0.1	1.3	7.6	7.5	0.1	1.3	31.6	31.6	0.0	0.0
	R14	BEDROOM	W20	16.6	14.8	1.8	10.8	16.6	14.8	1.8	10.8	55.4	55.0	0.4	0.7
	R15	L/K/D	W21	7.8	7.7	0.1	1.3	7.8	7.7	0.1	1.3	29.9	29.9	0.0	0.0
	R16	L/K/D	W22	8.5	8.2	0.3	3.5	8.5	8.2	0.3	3.5	32.0	32.0	0.0	0.0
	R17	BEDROOM	W23	16.7	14.9	1.8	10.8	16.7	14.9	1.8	10.8	57.0	56.7	0.3	0.5
	R18	L/K/D	W2	10.3	10.2	0.1	1.0	10.3	10.2	0.1	1.0	35.6	35.6	0.0	0.0
	R19	BEDROOM	W1	21.3	20.6	0.7	3.3	21.3	20.6	0.7	3.3	78.9	78.0	0.9	1.1
	R20	BEDROOM	W24	21.4	20.6	0.8	3.7	21.4	20.6	0.8	3.7	92.7	92.7	0.0	0.0
R21	L/K/D	W25	10.9	10.8	0.1	0.9	10.9	10.8	0.1	0.9	59.8	57.3	2.5	4.2	
R22	L/K/D	W26	21.3	20.4	0.9	4.2	21.3	20.4	0.9	4.2	88.3	73.9	14.4	16.3	
F03	R1	BEDROOM	W1	29.6	15.7	13.9	47.0	29.6	15.7	13.9	47.0	100.0	90.2	9.8	9.8
	R2	L/K/D	W3	21.4	5.6	15.8	73.8	21.4	5.6	15.8	73.8	98.0	47.5	50.5	51.5
	R3	BEDROOM	W4	33.9	16.6	17.3	51.0	33.9	16.6	17.3	51.0	100.0	98.0	2.0	2.0
	R4	BEDROOM	W5	35.2	17.1	18.1	51.4	35.2	17.1	18.1	51.4	100.0	95.0	5.0	5.0
	R5	L/K/D	W6	24.5	7.4	17.1	69.8	24.5	7.4	17.1	69.8	100.0	49.2	50.8	50.8
	R6	BEDROOM	W7	30.2	12.0	18.2	60.3	30.2	12.0	18.2	60.3	96.3	49.7	46.6	48.4
	R7	L/K/D	W8	23.2	6.3	16.9	72.8	23.2	6.3	16.9	72.8	100.0	48.7	51.3	51.3
	R8	L/K/D	W9	23.6	7.0	16.6	70.3	23.6	7.0	16.6	70.3	100.0	49.7	50.3	50.3
	R9	BEDROOM	W10	33.3	15.0	18.3	55.0	33.3	15.0	18.3	55.0	97.3	53.7	43.6	44.8
	R10	L/K/D	W11	25.0	8.5	16.5	66.0	25.0	8.5	16.5	66.0	98.0	40.5	57.5	58.7
	R11	BEDROOM	W12	35.9	18.7	17.2	47.9	35.9	18.7	17.2	47.9	100.0	85.3	14.7	14.7
	R12	BEDROOM	W13	36.3	19.9	16.4	45.2	28.3	16.0	12.3	43.5	100.0	90.5	9.5	9.5
			W14	3.9	3.9	0.0	0.0								
	R13	BEDROOM	W15	11.1	3.0	8.1	73.0	11.1	3.0	8.1	73.0	100.0	85.7	14.3	14.3
			W16	4.8	1.3	3.5	72.9	34.3	31.5	2.8	8.2	100.0	99.8	0.2	0.2
	R14	L/K/D	W17	32.6	21.0	11.6	35.6								
			W18	38.9	37.2	1.7	4.4								
	R15	BEDROOM	W19	38.8	37.3	1.5	3.9								
			W20	38.8	37.3	1.5	3.9								
	R16	BEDROOM	W2	29.1	13.9	15.2	52.2	29.1	13.9	15.2	52.2	97.9	55.2	42.7	43.6
	R17	BEDROOM	W21	18.2	16.9	1.3	7.1	18.2	16.9	1.3	7.1	86.0	82.9	3.1	3.6
	R18	L/K/D	W22	11.5	11.0	0.5	4.3	11.5	11.0	0.5	4.3	42.3	41.8	0.5	1.2
	R19	BEDROOM	W23	21.0	18.5	2.5	11.9	21.0	18.5	2.5	11.9	70.1	69.1	1.0	1.4
	R20	L/K/D	W24	12.2	11.4	0.8	6.6	12.2	11.4	0.8	6.6	43.3	42.9	0.4	0.9
	R21	L/K/D	W25	12.3	11.5	0.8	6.5	12.3	11.5	0.8	6.5	43.2	43.2	0.0	0.0
	R22	BEDROOM	W26	20.9	18.4	2.5	12.0	20.9	18.4	2.5	12.0	71.8	71.1	0.7	1.0
	R23	L/K/D	W27	14.4	13.9	0.5	3.5	14.4	13.9	0.5	3.5	42.3	41.9	0.4	0.9
R24	BEDROOM	W28	25.4	24.3	1.1	4.3	25.4	24.3	1.1	4.3	91.8	88.7	3.1	3.4	
R25	BEDROOM	W29	25.3	24.2	1.1	4.3	25.3	24.2	1.1	4.3	99.7	99.7	0.0	0.0	
R26	L/K/D	W30	14.7	14.3	0.4	2.7	14.7	14.3	0.4	2.7	72.5	61.8	10.7	14.8	
R27	BEDROOM	W31	19.5	18.8	0.7	3.6	19.5	18.8	0.7	3.6	100.0	98.9	1.1	1.1	
R28	BEDROOM	W32	25.0	23.3	1.7	6.8	25.0	23.3	1.7	6.8	92.6	87.6	5.0	5.4	

Table 65: Assessments data

194-196 Cricklewood Broadway - Part 02/04

FLOOR	ROOM	ROOM USE	WINDOW	AVERAGE DAYLIGHT FACTOR				ANNUAL PROBABLE SUNLIGHT HOURS					
				FUT BAS	CUM	LOSS	%	WINDOW FUT BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS
								TOTAL	WINTER	TOTAL	WINTER		
CRICKLEWOOD BROADWAY													
F02	R1	BEDROOM	W1	2.9	15	1.4	48.3	N/A	N/A	N/A	N/A	N/A	N/A
			W2					N/A	N/A	N/A	N/A	N/A	N/A
	R2	L/K/D	W3	2	0.9	1.1	55	N/A	N/A	N/A	N/A	N/A	N/A
	R3	BEDROOM	W4	5	2.6	2.4	48	N/A	N/A	N/A	N/A	N/A	N/A
	R4	BEDROOM	W5	5	2.7	2.3	46	N/A	N/A	N/A	N/A	N/A	N/A
	R5	L/K/D	W6	2	0.9	1.1	55	N/A	N/A	N/A	N/A	N/A	N/A
	R6	BEDROOM	W7	2.7	1.2	1.5	55.6	N/A	N/A	N/A	N/A	N/A	N/A
			W8					N/A	N/A	N/A	N/A	N/A	N/A
	R7	BEDROOM	W9	2.8	1.3	1.5	53.6	N/A	N/A	N/A	N/A	N/A	N/A
			W10					N/A	N/A	N/A	N/A	N/A	N/A
	R8	BEDROOM	W11	5.1	2.9	2.2	43.1	N/A	N/A	N/A	N/A	N/A	N/A
	R9	BEDROOM	W12	4.3	2.5	1.8	41.9	N/A	N/A	N/A	N/A	N/A	N/A
	R10	BEDROOM	W13	0.6	0.4	0.2	33.3	N/A	N/A	N/A	N/A	N/A	N/A
	R11	L/K/D	W14	6.8	6.5	0.3	4.4	N/A	N/A	N/A	N/A	N/A	N/A
			W15					N/A	N/A	N/A	N/A	N/A	N/A
			W16					N/A	N/A	N/A	N/A	N/A	N/A
			W17					N/A	N/A	N/A	N/A	N/A	N/A
	R12	BEDROOM	W18	3.1	3.1	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R13	L/K/D	W19	1.3	1.3	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R14	BEDROOM	W20	1.2	1.2	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R15	L/K/D	W21	1.4	1.4	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R16	L/K/D	W22	1.4	1.4	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R17	BEDROOM	W23	1.2	1.2	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R18	L/K/D	W2	1.5	1.6	-0.1	-6.7	N/A	N/A	N/A	N/A	N/A	N/A
	R19	BEDROOM	W1	4.1	4.1	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R20	BEDROOM	W24	4.4	4.4	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R21	L/K/D	W25	1.7	1.7	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R22	L/K/D	W26	2.6	2.6	0	0	N/A	N/A	N/A	N/A	N/A	N/A
F03	R1	BEDROOM	W1	4.2	2.5	1.7	40.5	N/A	N/A	N/A	N/A	N/A	N/A
	R2	L/K/D	W3	2	0.9	1.1	55	N/A	N/A	N/A	N/A	N/A	N/A
	R3	BEDROOM	W4	4.9	2.7	2.2	44.9	N/A	N/A	N/A	N/A	N/A	N/A
	R4	BEDROOM	W5	4.9	2.6	2.3	46.9	N/A	N/A	N/A	N/A	N/A	N/A
	R5	L/K/D	W6	2	0.9	1.1	55	N/A	N/A	N/A	N/A	N/A	N/A
	R6	BEDROOM	W7	1.5	0.8	0.7	46.7	N/A	N/A	N/A	N/A	N/A	N/A
	R7	L/K/D	W8	1.8	0.8	1	55.6	N/A	N/A	N/A	N/A	N/A	N/A
	R8	L/K/D	W9	1.8	0.9	0.9	50	N/A	N/A	N/A	N/A	N/A	N/A
	R9	BEDROOM	W10	1.6	0.8	0.8	50	N/A	N/A	N/A	N/A	N/A	N/A
	R10	L/K/D	W11	2.1	1	1.1	52.4	N/A	N/A	N/A	N/A	N/A	N/A
	R11	BEDROOM	W12	5.5	3.1	2.4	43.6	N/A	N/A	N/A	N/A	N/A	N/A
	R12	BEDROOM	W13	4.8	2.8	2	41.7	N/A	N/A	N/A	N/A	N/A	N/A
			W14					N/A	N/A	N/A	N/A	N/A	N/A
	R13	BEDROOM	W15	1.7	0.9	0.8	47.1	N/A	N/A	N/A	N/A	N/A	N/A
	R14	L/K/D	W16	6.8	6.4	0.4	5.9	8.0	2	2	0	75	100
			W17					18.0	2	2	0	75.8	100
			W18					18.0	2	18	2	0	0
			W19					18.0	2	18	2	0	0
			W20					18.0	2	18	2	0	0
	R15	BEDROOM	W2	1.5	0.8	0.7	46.7	N/A	N/A	N/A	N/A	N/A	N/A
	R16	BEDROOM	W21	3.5	3.4	0.1	2.9	N/A	N/A	N/A	N/A	N/A	N/A
	R17	L/K/D	W22	1.5	1.5	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R18	BEDROOM	W23	1.3	1.3	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R19	L/K/D	W24	1.5	1.5	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R20	L/K/D	W25	1.6	1.5	0.1	6.3	N/A	N/A	N/A	N/A	N/A	N/A
	R21	BEDROOM	W26	1.4	1.3	0.1	7.1	N/A	N/A	N/A	N/A	N/A	N/A
	R22	L/K/D	W27	1.7	1.6	0.1	5.9	N/A	N/A	N/A	N/A	N/A	N/A
	R23	BEDROOM	W28	4.4	4.3	0.1	2.3	N/A	N/A	N/A	N/A	N/A	N/A
	R24	BEDROOM	W29	4.6	4.5	0.1	2.2	N/A	N/A	N/A	N/A	N/A	N/A
	R25	L/K/D	W30	1.8	1.8	0	0	N/A	N/A	N/A	N/A	N/A	N/A
	R26	BEDROOM	W31	4	3.9	0.1	2.5	N/A	N/A	N/A	N/A	N/A	N/A
	R27	BEDROOM	W32	1.5	1.5	0	0	N/A	N/A	N/A	N/A	N/A	N/A

Table 66: Assessments data

194-196 Cricklewood Broadway - Part 03/04

FLOOR	ROOM	ROOM USE	WINDOW	VERTICAL SKY COMPONENT (WINDOWS)				VERTICAL SKY COMPONENT (ROOMS)				NO SKY LINE					
				FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%	FUT BAS	CUM	LOSS	%		
F04	R1	BEDROOM	W1	30.3	28.0	2.3	7.6	30.3	28.0	2.3	7.6	100.0	100.0	0.0	0.0		
	R2	L/K/D	W2	18.4	16.9	1.5	8.2	18.4	16.9	1.5	8.2	84.6	83.7	0.9	1.1		
	R3	BEDROOM	W3	27.9	26.2	1.7	6.1	27.9	26.2	1.7	6.1	97.1	89.6	7.5	7.7		
	R4	L/K/D	W4	30.0	28.4	1.6	5.3	30.0	28.4	1.6	5.3	86.4	77.7	8.7	10.1		
	R5	BEDROOM	W5	25.7	24.3	1.4	5.4	25.7	24.3	1.4	5.4	100.0	100.0	0.0	0.0		
	R6	L/K/D	W6	25.3	9.7	15.6	61.7	25.3	9.7	15.6	61.7	98.0	54.1	43.9	44.8		
	R7	BEDROOM	W7	39.0	23.6	15.4	39.5	31.3	19.5	11.8	37.7	100.0	97.3	2.7	2.7		
	R8	L/K/D	W12	7.8	6.9	0.9	11.5										
			W8	38.4	24.4	14.0	36.5	25.3	32.5	-7.2	-28.5	100.0	100.0	0.0	0.0		
			W9	39.1	37.6	1.5	3.8										
			W10	39.2	37.7	1.5	3.8										
			W11	0.0	37.7	-37.7	0.0										
	R9	BEDROOM	W13	18.7	6.9	11.8	63.1	18.7	6.9	11.8	63.1	100.0	97.3	2.7	2.7		
	R10	BEDROOM	W15	36.9	20.4	16.5	44.7	36.9	20.4	16.5	44.7	100.0	100.0	0.0	0.0		
	R11	BEDROOM	W16	35.1	17.4	17.7	50.4	35.1	17.4	17.7	50.4	97.7	63.1	34.6	35.4		
	R12	L/K/D	W17	23.0	7.5	15.5	67.4	23.0	7.5	15.5	67.4	100.0	77.2	22.8	22.8		
	R13	L/K/D	W18	23.0	7.0	16.0	69.6	23.0	7.0	16.0	69.6	100.0	78.2	21.8	21.8		
	R14	BEDROOM	W19	31.7	14.2	17.5	55.2	31.7	14.2	17.5	55.2	96.3	64.8	31.5	32.7		
	R15	L/K/D	W20	24.8	8.8	16.0	64.5	24.8	8.8	16.0	64.5	100.0	81.5	18.5	18.5		
	R16	BEDROOM	W21	36.7	19.5	17.2	46.9	36.7	19.5	17.2	46.9	100.0	98.7	1.3	1.3		
	R17	BEDROOM	W22	35.2	18.8	16.4	46.6	35.2	18.8	16.4	46.6	100.0	100.0	0.0	0.0		
	R18	L/K/D	W23	21.8	7.0	14.8	67.9	21.8	7.0	14.8	67.9	98.0	56.4	41.6	42.4		
	R19	BEDROOM	W24	29.9	17.2	12.7	42.5	27.5	15.6	11.9	43.3	96.4	85.9	10.5	10.9		
	R20	BEDROOM	W25	25.2	14.1	11.1	44.0										
			W26	31.5	29.8	1.7	5.4	31.5	29.8	1.7	5.4	100.0	100.0	0.0	0.0		
W27			31.4	29.4	2.0	6.4	31.4	29.4	2.0	6.4	100.0	100.0	0.0	0.0			
W28			26.6	23.9	2.7	10.2	26.6	23.9	2.7	10.2	97.1	87.5	9.6	9.9			
W29			29.8	27.4	2.4	8.1	29.8	27.4	2.4	8.1	100.0	100.0	0.0	0.0			
W30			18.4	17.0	1.4	7.6	18.4	17.0	1.4	7.6	95.4	85.9	9.5	10.0			
W31			28.6	26.2	2.4	8.4	28.6	26.2	2.4	8.4	95.4	95.4	0.0	0.0			
F05	R1	L/K/D	W1	28.3	18.3	10.0	35.3	36.2	32.9	3.3	9.1	99.6	98.0	1.6	1.6		
			W2	38.8	37.5	1.3	3.4										
			W3	38.6	37.4	1.2	3.1										
			W4	38.6	37.4	1.2	3.1										
	R2	BEDROOM	W5	38.4	25.1	13.3	34.6	38.4	25.1	13.3	34.6	98.2	83.5	14.7	15.0		
	R3	BEDROOM	W6	39.2	25.2	14.0	35.7	39.2	25.2	14.0	35.7	100.0	96.0	4.0	4.0		
	R4	BEDROOM	W7	39.2	24.8	14.4	36.7	39.2	24.8	14.4	36.7	100.0	100.0	0.0	0.0		
	R5	L/K/D	W8	38.8	24.2	14.6	37.6	38.8	24.2	14.6	37.6	97.3	60.7	36.6	37.6		
	R6	BEDROOM	W9	37.8	22.9	14.9	39.4	37.8	22.9	14.9	39.4	97.3	65.8	31.5	32.4		
	R7	L/K/D	W10	38.9	24.2	14.7	37.8	38.9	24.2	14.7	37.8	100.0	97.4	2.6	2.6		
	R8	L/K/D	W11	38.7	24.1	14.6	37.7	38.7	24.1	14.6	37.7	100.0	99.8	0.2	0.2		
	R9	BEDROOM	W12	36.1	21.7	14.4	39.9	36.1	21.7	14.4	39.9	96.2	68.2	28.0	29.1		
	R10	BEDROOM	W13	38.5	23.8	14.7	38.2	38.5	23.8	14.7	38.2	100.0	100.0	0.0	0.0		
	R11	L/K/D	W14	36.3	22.9	13.4	36.9	36.3	22.9	13.4	36.9	98.0	62.1	35.9	36.6		
	R12	BEDROOM	W15	37.1	23.2	13.9	37.5	37.1	23.2	13.9	37.5	100.0	100.0	0.0	0.0		
	R13	L/K/D	W16	38.7	23.9	14.8	38.2	38.7	23.9	14.8	38.2	100.0	95.1	4.9	4.9		
	R14	BEDROOM	W17	35.7	32.5	3.2	9.0	35.7	32.5	3.2	9.0	99.7	99.7	0.0	0.0		
	R15	L/K/D	W18	35.4	32.1	3.3	9.3	35.4	32.1	3.3	9.3	100.0	100.0	0.0	0.0		
R16	BEDROOM	W19	35.1	32.0	3.1	8.8	35.1	32.0	3.1	8.8	100.0	100.0	0.0	0.0			
R17	L/K/D	W20	35.2	32.2	3.0	8.5	35.4	32.8	2.6	7.3	100.0	99.8	0.2	0.2			
R18	BEDROOM	W17	29.3	19.4	9.9	33.8	26.1	17.5	8.6	33.0	97.4	88.4	9.0	9.2			
		W18	22.7	15.6	7.1	31.3											

Table 67: Assessments data

194-196 Cricklewood Broadway - Part 04/04

FLOOR	ROOM	ROOM USE	WINDOW	AVERAGE DAYLIGHT FACTOR				ANNUAL PROBABLE SUNLIGHT HOURS						
				FUT BAS	CUM	LOSS	%	WINDOW FUT BAS		WINDOW CUM		TOTAL % LOSS	WINTER % LOSS	
								TOTAL	WINTER	TOTAL	WINTER			
F04	R1	BEDROOM	W1	5.3	5.1	0.2	3.8	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	L/K/D	W2	2.1	2	0.1	4.8	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	BEDROOM	W3	1.6	1.5	0.1	6.3	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	L/K/D	W4	2.7	2.6	0.1	3.7	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	BEDROOM	W5	4.7	4.4	0.3	6.4	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	L/K/D	W6	2.2	1.1	1.1	50	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	BEDROOM	W7	5.6	3.5	2.1	37.5	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	L/K/D	W12						N/A	N/A	N/A	N/A	N/A	N/A
			W8	7.8	7.3	0.5	6.4	23.0	2	13	0	43.5	100	
			W9					18.0	2	18	2	0	0	
			W10					18.0	2	18	2	0	0	
			W11					18.0	2	18	2	0	0	
				W14					14.0	2	9	0	35.7	100
	R9	BEDROOM	W13	3	1.7	1.3	43.3	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	BEDROOM	W15	6	3.5	2.5	41.7	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	BEDROOM	W16	1.7	1	0.7	41.2	N/A	N/A	N/A	N/A	N/A	N/A	
	R12	L/K/D	W17	2	0.9	1.1	55	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	L/K/D	W18	2	0.9	1.1	55	N/A	N/A	N/A	N/A	N/A	N/A	
	R14	BEDROOM	W19	1.7	0.9	0.8	47.1	N/A	N/A	N/A	N/A	N/A	N/A	
	R15	L/K/D	W20	2.2	1.1	1.1	50	N/A	N/A	N/A	N/A	N/A	N/A	
	R16	BEDROOM	W21	5.4	3.1	2.3	42.6	N/A	N/A	N/A	N/A	N/A	N/A	
	R17	BEDROOM	W22	5.6	3.2	2.4	42.9	N/A	N/A	N/A	N/A	N/A	N/A	
	R18	L/K/D	W23	2.2	1.1	1.1	50	N/A	N/A	N/A	N/A	N/A	N/A	
	R19	BEDROOM	W24	2.8	1.9	0.9	32.1	N/A	N/A	N/A	N/A	N/A	N/A	
				W25					N/A	N/A	N/A	N/A	N/A	N/A
R20	BEDROOM	W26	4.9	4.7	0.2	4.1	N/A	N/A	N/A	N/A	N/A	N/A		
R21	BEDROOM	W27	4.9	4.7	0.2	4.1	N/A	N/A	N/A	N/A	N/A	N/A		
R22	BEDROOM	W28	1.5	1.4	0.1	6.7	N/A	N/A	N/A	N/A	N/A	N/A		
R23	BEDROOM	W29	5.6	5.3	0.3	5.4	N/A	N/A	N/A	N/A	N/A	N/A		
R24	L/K/D	W30	2.3	2.1	0.2	8.7	N/A	N/A	N/A	N/A	N/A	N/A		
R25	BEDROOM	W31	1.8	1.7	0.1	5.6	N/A	N/A	N/A	N/A	N/A	N/A		
F05	R1	L/K/D	W1	4.2	3.9	0.3	7.1	N/A	N/A	N/A	N/A	N/A	N/A	
			W2					N/A	N/A	N/A	N/A	N/A	N/A	
			W3					N/A	N/A	N/A	N/A	N/A	N/A	
			W4					N/A	N/A	N/A	N/A	N/A	N/A	
	R2	BEDROOM	W5	2.1	1.4	0.7	33.3	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	BEDROOM	W6	5.8	3.8	2	34.5	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	BEDROOM	W7	6.1	3.8	2.3	37.7	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	L/K/D	W8	3	2	1	33.3	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	BEDROOM	W9	1.7	1.1	0.6	35.3	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	L/K/D	W10	2.9	1.9	1	34.5	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	L/K/D	W11	3	1.9	1.1	36.7	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	BEDROOM	W12	1.7	1.1	0.6	35.3	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	BEDROOM	W13	5.5	3.4	2.1	38.2	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	L/K/D	W14	3.2	2.1	1.1	34.4	N/A	N/A	N/A	N/A	N/A	N/A	
	R12	BEDROOM	W15	5.8	3.7	2.1	36.2	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	L/K/D	W16	3.4	2.1	1.3	38.2	N/A	N/A	N/A	N/A	N/A	N/A	
	R14	BEDROOM	W17	5.6	5.2	0.4	7.1	N/A	N/A	N/A	N/A	N/A	N/A	
	R15	L/K/D	W18	3.4	3.1	0.3	8.8	N/A	N/A	N/A	N/A	N/A	N/A	
R16	BEDROOM	W19	6.1	5.7	0.4	6.6	N/A	N/A	N/A	N/A	N/A	N/A		
R17	L/K/D	W20	3.9	3.7	0.2	5.1	26.0	4	24	4	7.7	0		
			W21					59.0	21	59	21	0	0	
R18	BEDROOM	W17	2.5	1.8	0.7	28	N/A	N/A	N/A	N/A	N/A	N/A		
			W18					N/A	N/A	N/A	N/A	N/A	N/A	

Table 68: Assessments data

APPENDIX 04
**OVERSHADOWING TO
NEIGHBOURING OPEN SPACES (VSC,
NSL, ADF, APSH)**

PROJECT DATA:

Client **Montreaux Cricklewood Limited**
Architect **EPR Architects**
Project Title **B&Q, Broadway Retail Park, Cricklewood Lane**
Project Number **15075**

REPORT DATA:

Report Title **Overshadowing to Neighbouring Open Spaces**
GIA Department **The Daylight Department**
Dated **17 January 2023**

Prepared by **JF**
Checked by
Type **Appendix**

Revisions	No:	Date:	Notes:	Signed:

SOURCES OF INFORMATION:

Information Received **IR-29-15075**
Release Number **Rel_05_15075_DSD**
Issue Number **06**
Site Photos **GIA**
3D models **VERTEX**
OS Data **FIND Maps**



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TRANSIENT OVERSHADOWING ASSESSMENT
21ST MARCH (08:00 - 11:00 GMT)

EXISTING



PROPOSED



CUMULATIVE



EXISTING



PROPOSED



CUMULATIVE



TRANSIENT OVERSHADOWING ASSESSMENT
21ST MARCH (12:00 - 15:00 GMT)

EXISTING



PROPOSED



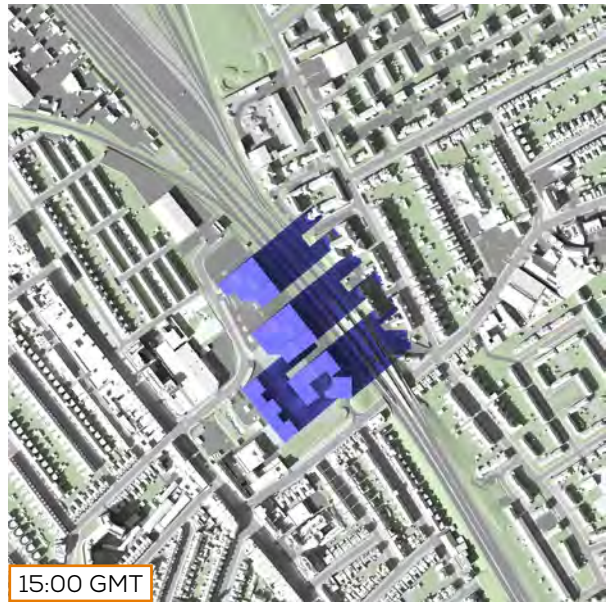
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EXISTING



PROPOSED



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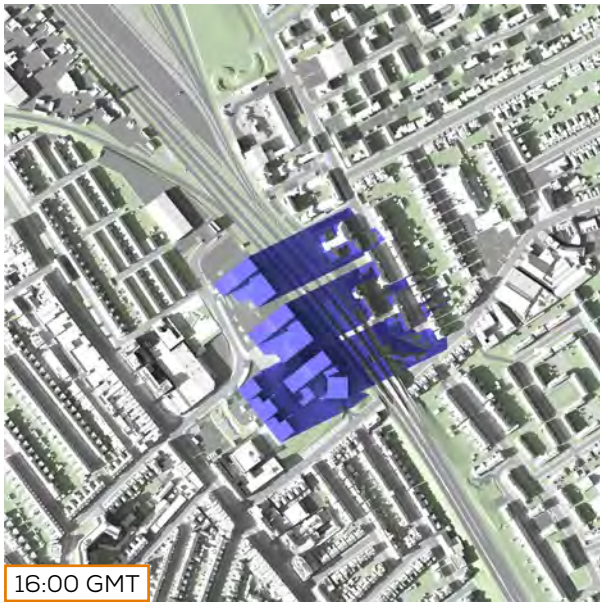


TRANSIENT OVERSHADOWING ASSESSMENT
21ST MARCH (16:00 - 17:00 GMT)

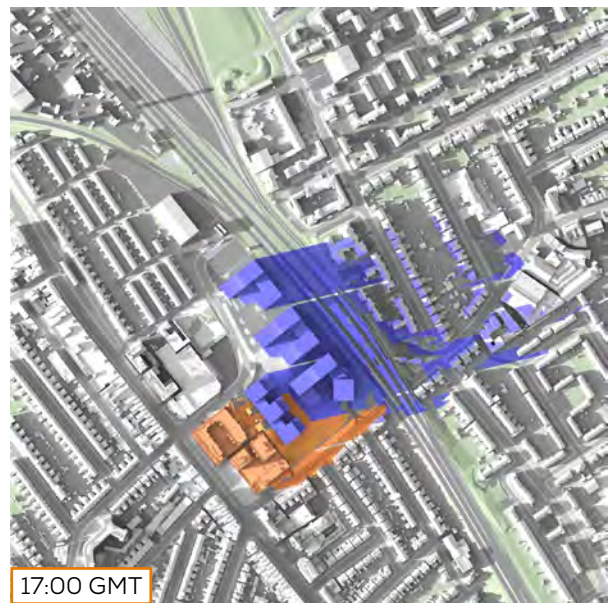
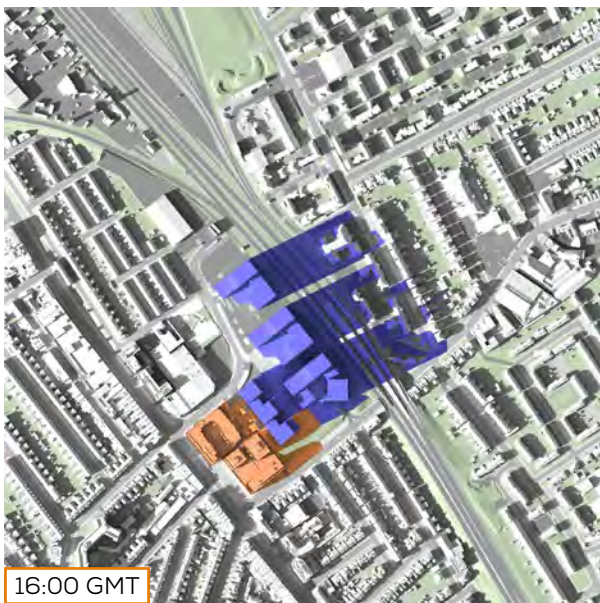
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PROPOSED



CUMULATIVE

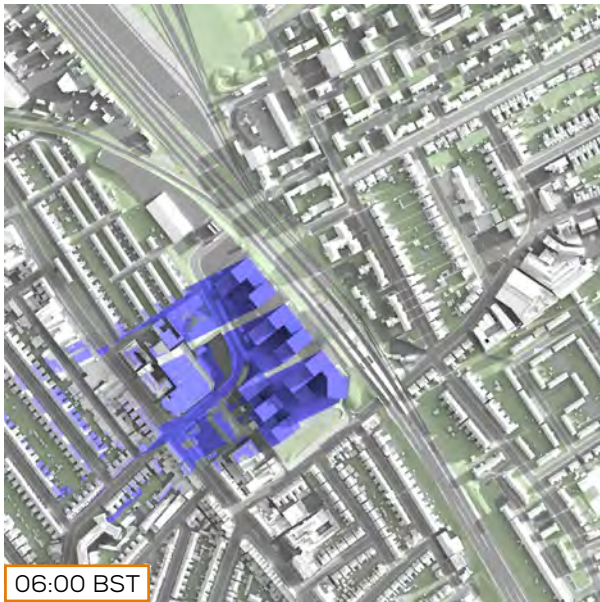


TRANSIENT OVERSHADOWING ASSESSMENT
21ST JUNE (06:00 - 09:00 BST)

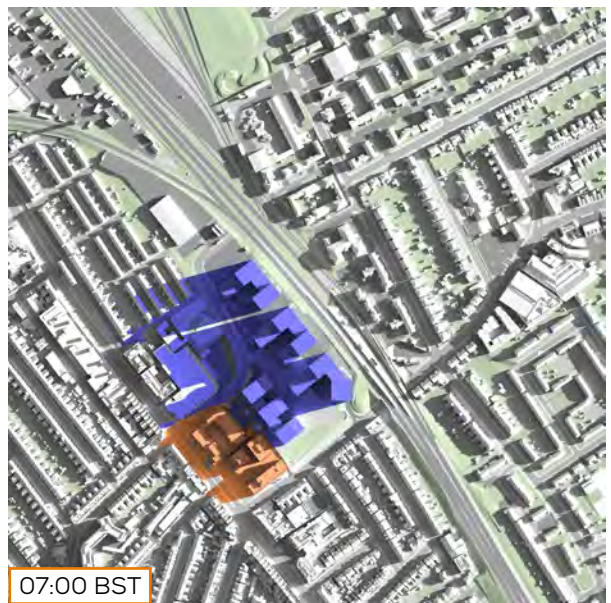
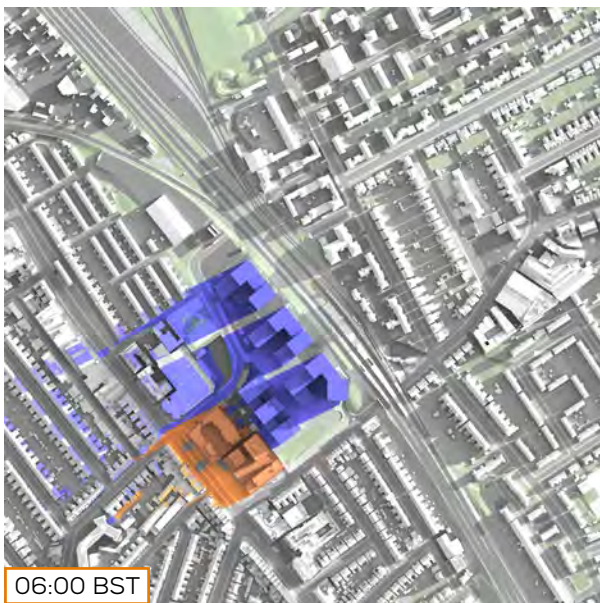
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PROPOSED



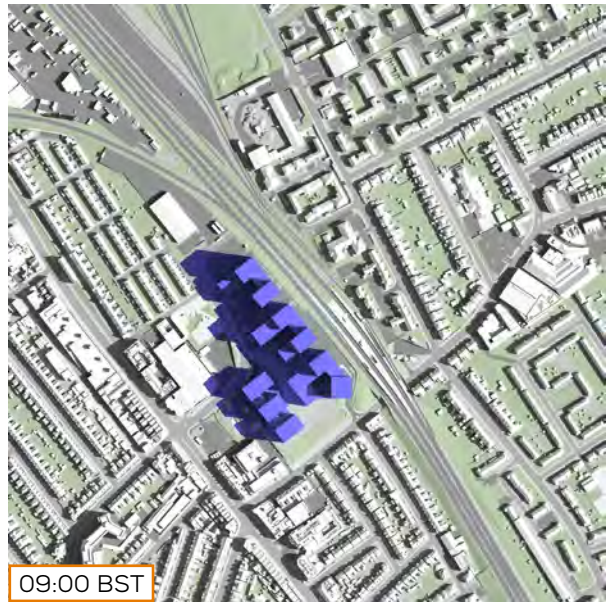
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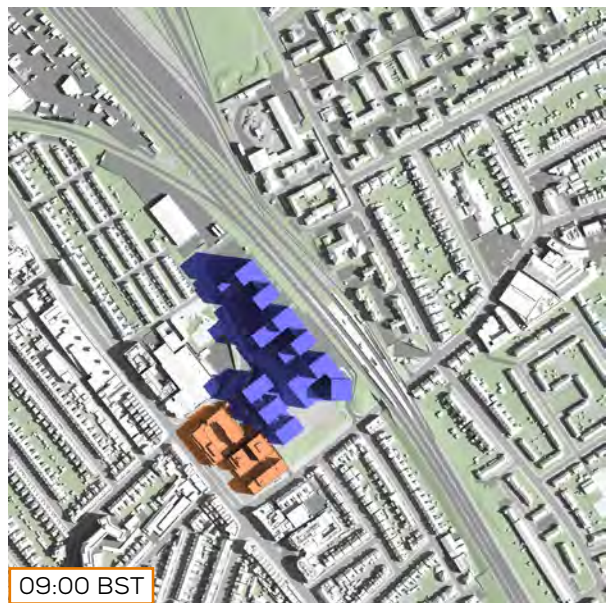
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PROPOSED



CUMULATIVE



TRANSIENT OVERSHADOWING ASSESSMENT
21ST JUNE (10:00 - 13:00 BST)

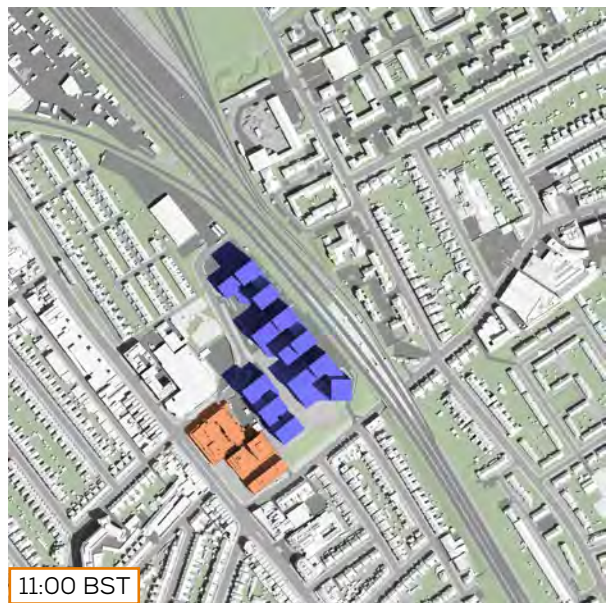
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PROPOSED



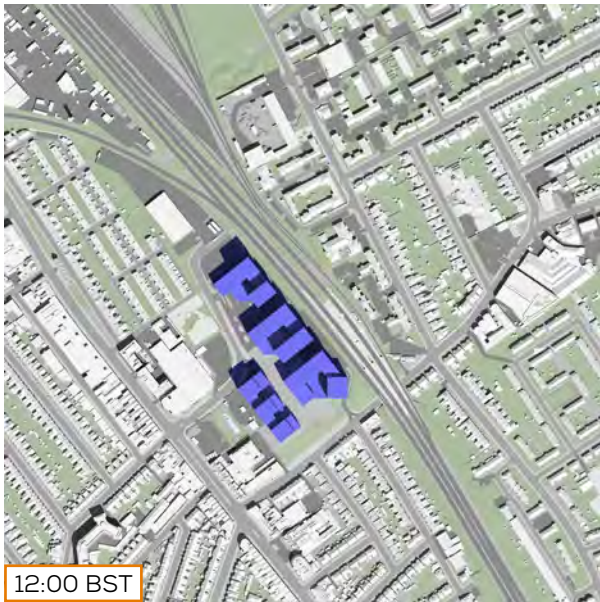
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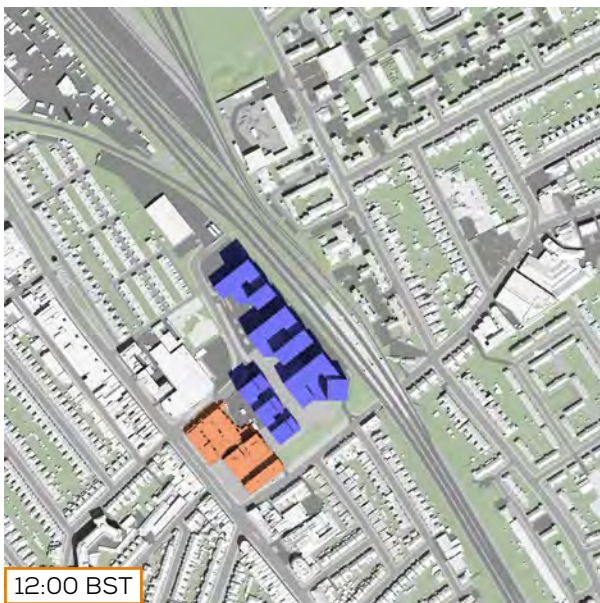
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PROPOSED



CUMULATIVE



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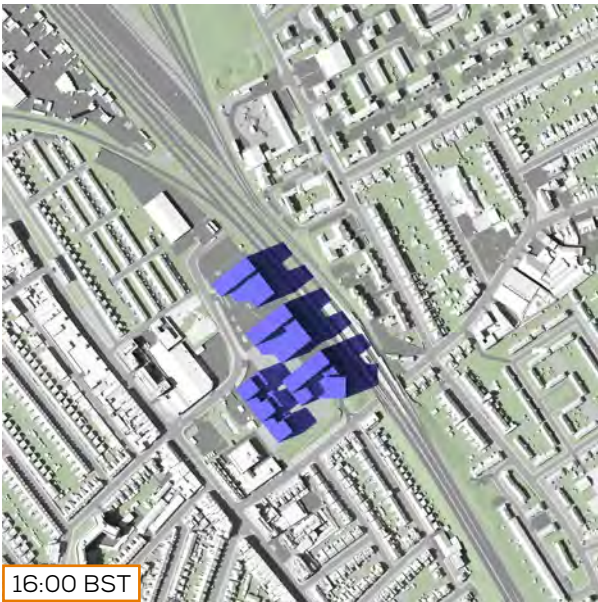
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EXISTING



PROPOSED



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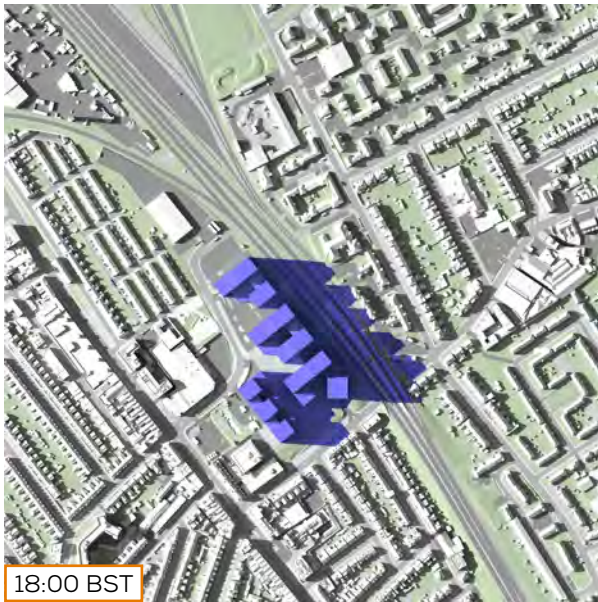


TRANSIENT OVERSHADOWING ASSESSMENT
21ST JUNE (18:00 - 20:00 BST)

EXISTING



PROPOSED



CUMULATIVE



EXISTING



PROPOSED



CUMULATIVE

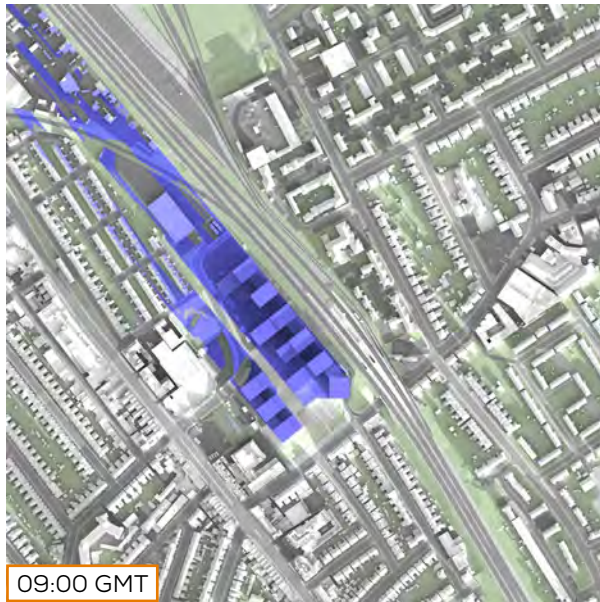


TRANSIENT OVERSHADOWING ASSESSMENT
21ST DECEMBER (09:00 - 12:00 GMT)

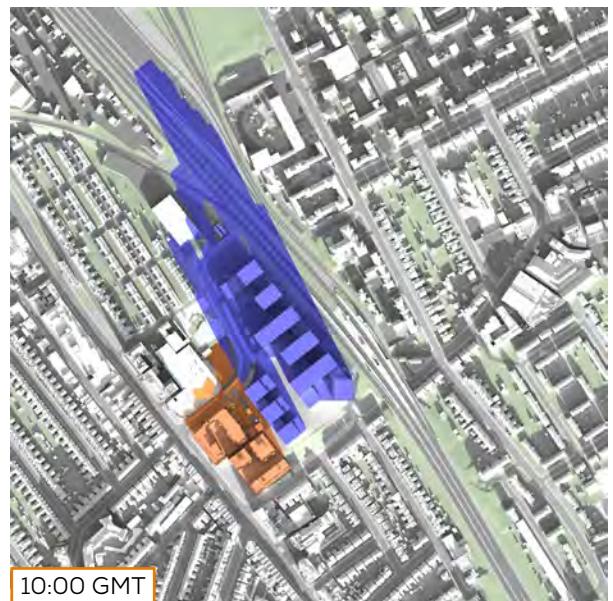
EXISTING



PROPOSED



CUMULATIVE



EXISTING



PROPOSED



CUMULATIVE

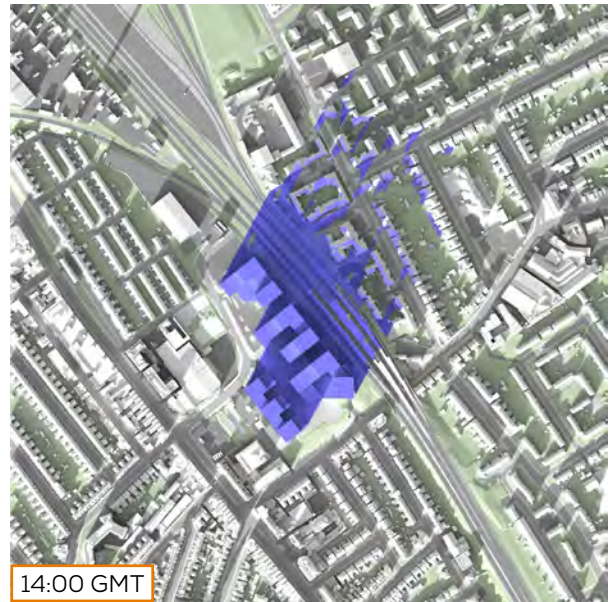
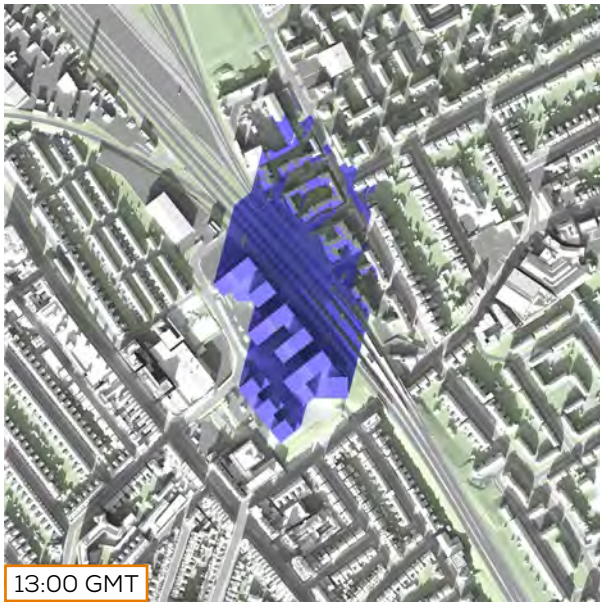


TRANSIENT OVERSHADOWING ASSESSMENT
21ST DECEMBER (13:00 - 15:00 GMT)

EXISTING



PROPOSED



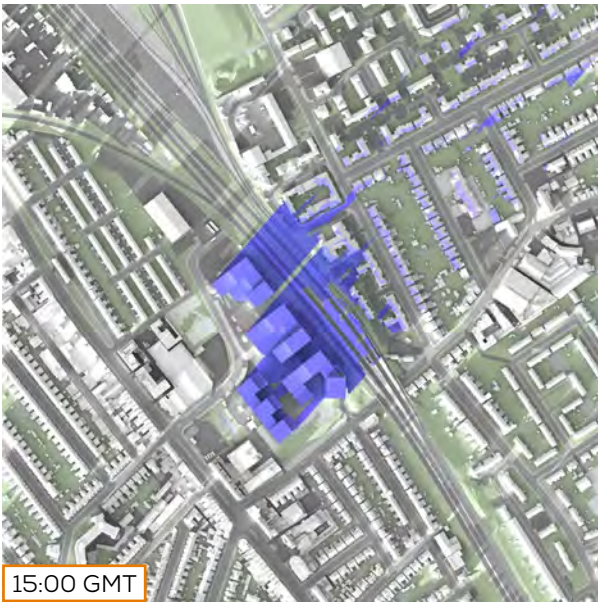
CUMULATIVE



EXISTING



PROPOSED



CUMULATIVE



2 SUN HOURS ON GROUND

OVERSHADOWING ASSESSMENT - EXISTING SCENARIO SUN HOURS ON GROUND - BRE TEST



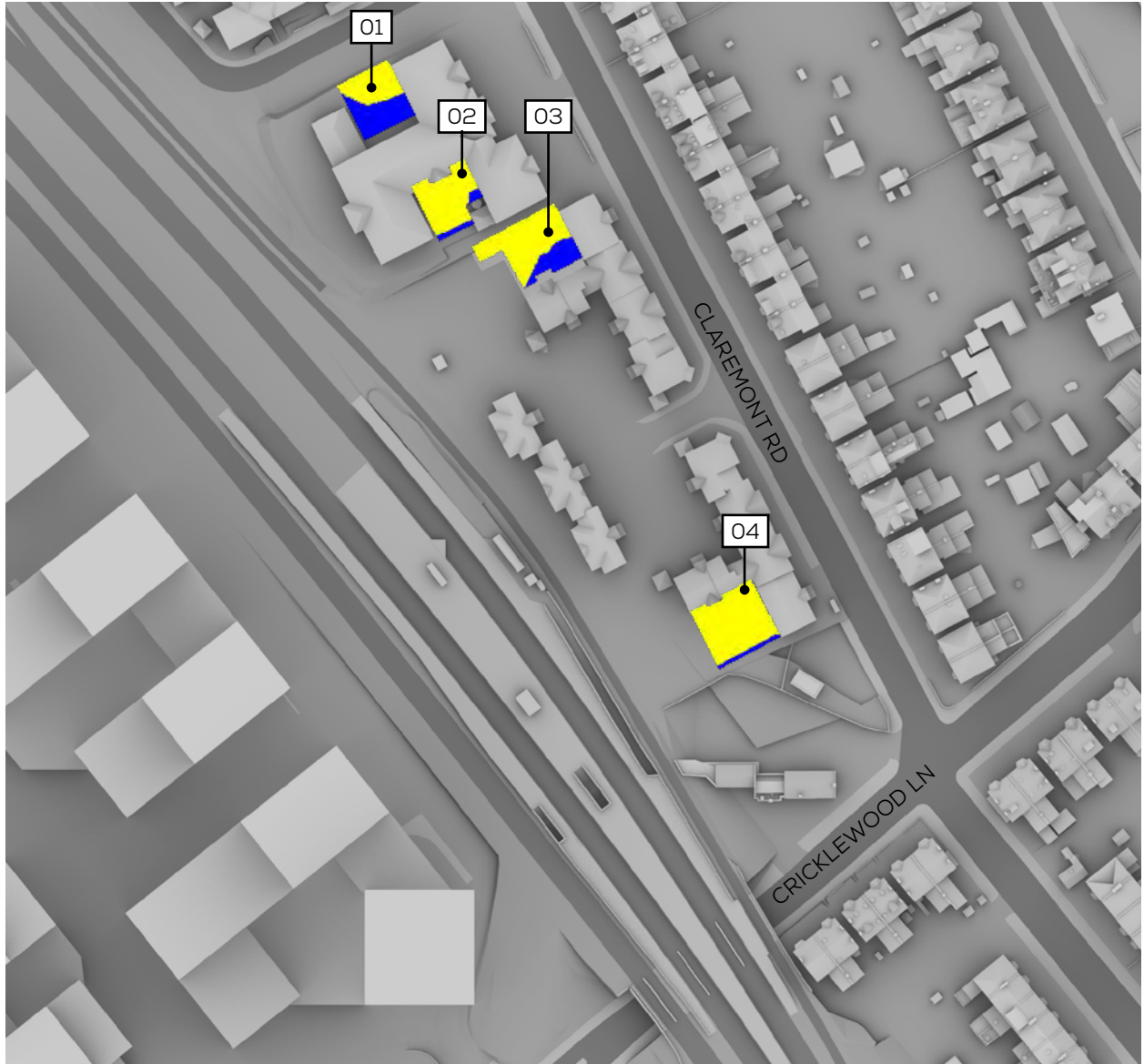
(BRE RECOMMENDS 2+ HOURS OF SUNLIGHT ON 21ST MARCH FOR AT LEAST 50% OF THE OPEN SPACE)

- AREA 1: 53%
- AREA 2: 90%
- AREA 3: 90%
- AREA 4: 97%

SUN HOURS ON GROUND BRE TEST - 21ST MARCH



OVERSHADOWING ASSESSMENT - PROPOSED SCENARIO
SUN HOURS ON GROUND - BRE TEST



(BRE RECOMMENDS 2+ HOURS OF SUNLIGHT ON 21ST MARCH FOR AT LEAST 50% OF THE OPEN SPACE)

- AREA 1: 49%**
- AREA 2: 87%**
- AREA 3: 75%**
- AREA 4: 93%**

SUN HOURS ON GROUND
BRE TEST - 21ST MARCH



APPENDIX 05
**DAYLIGHT SUNLIGHT AND
OVERSHADOWING WITHIN THE
PROPOSED DEVELOPMENT**

PROJECT DATA:

Client **Montreaux Cricklewood Limited**
Architect **EPR Architects**
Project Title **B&Q, Broadway Retail Park, Cricklewood Lane**
Project Number **15075**

REPORT DATA:

Report Title **Daylight, Sunlight and Overshadowing within the Proposed Development**
GIA Department **The Daylight Department**
Dated **17 January 2023**

Prepared by **JF**
Checked by
Type **Appendix**

Revisions	No:	Date:	Notes:	Signed:

SOURCES OF INFORMATION:

Information Received **IR-29-15075**
Release Number **Rel_05_15075_DSD**
Issue Number **08**
Site Photos **GIA**
3D models **VERTEX**
OS Data **FIND Maps**



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4	OVERSHADOWING ASSESSMENTS	32

1 SITE OVERVIEW

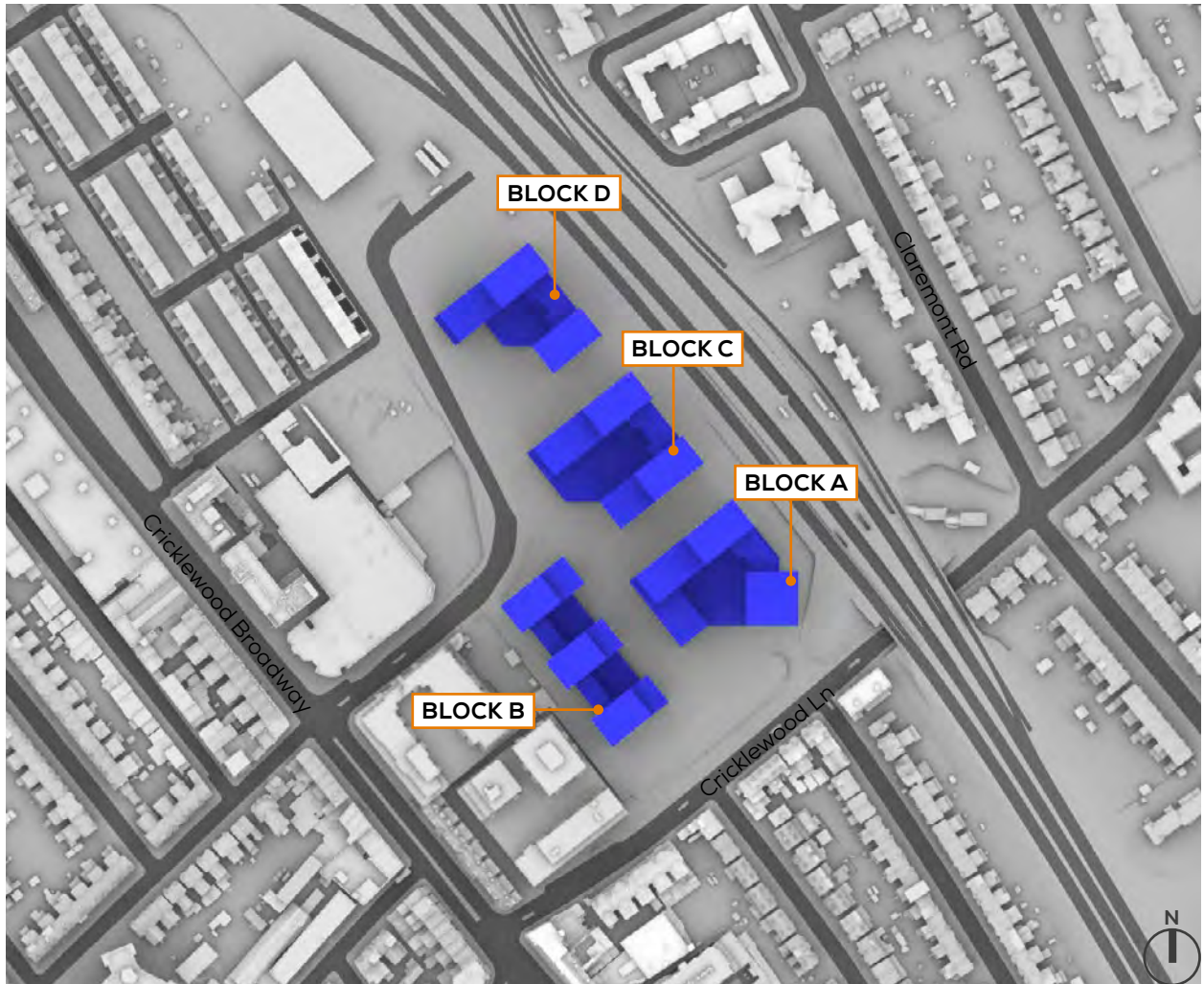


Fig. 01: Top view

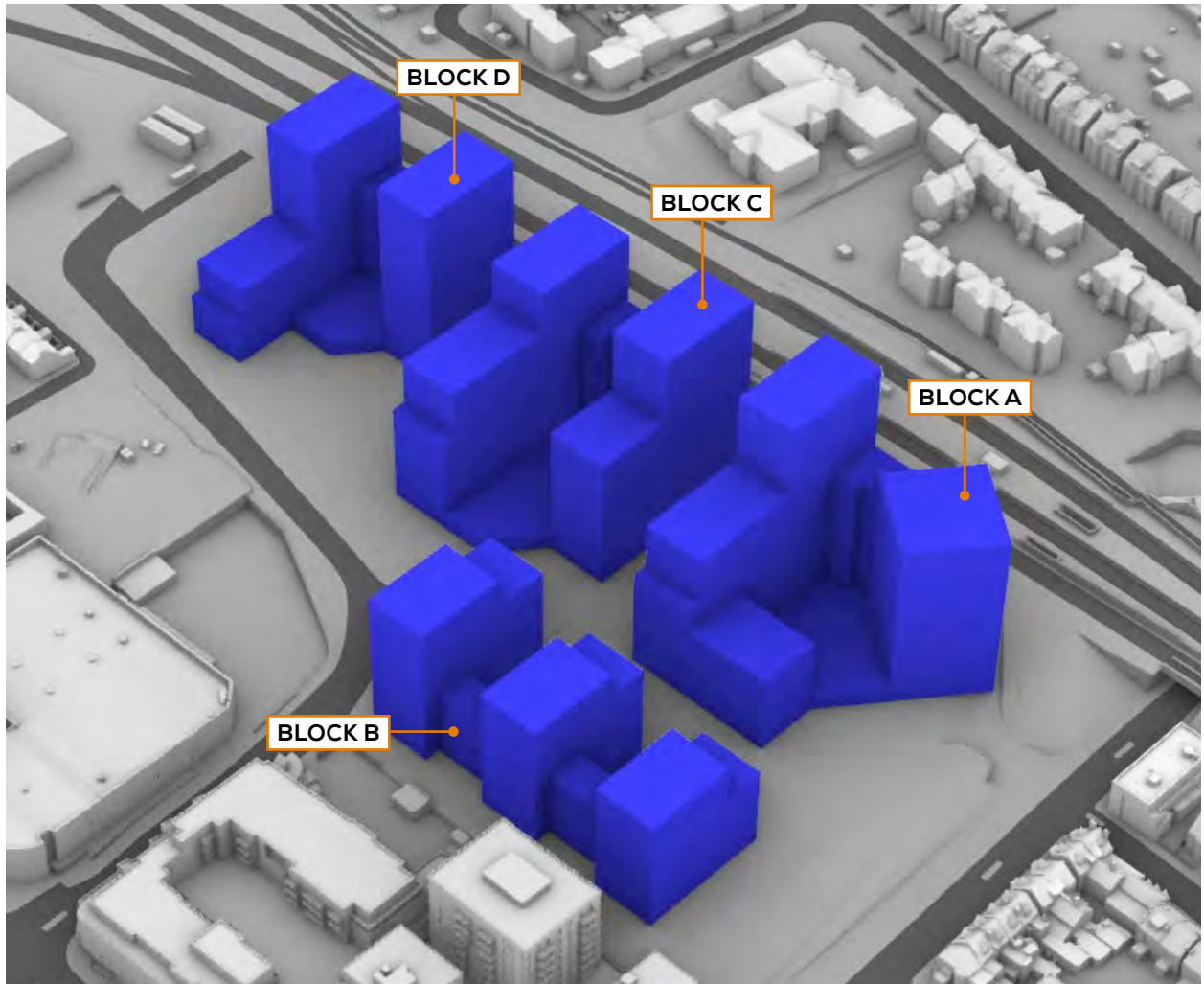


Fig. 02: Perspective view

2 DAYLIGHT POTENTIAL ASSESSMENTS

Block A - DAYLIGHT POTENTIAL

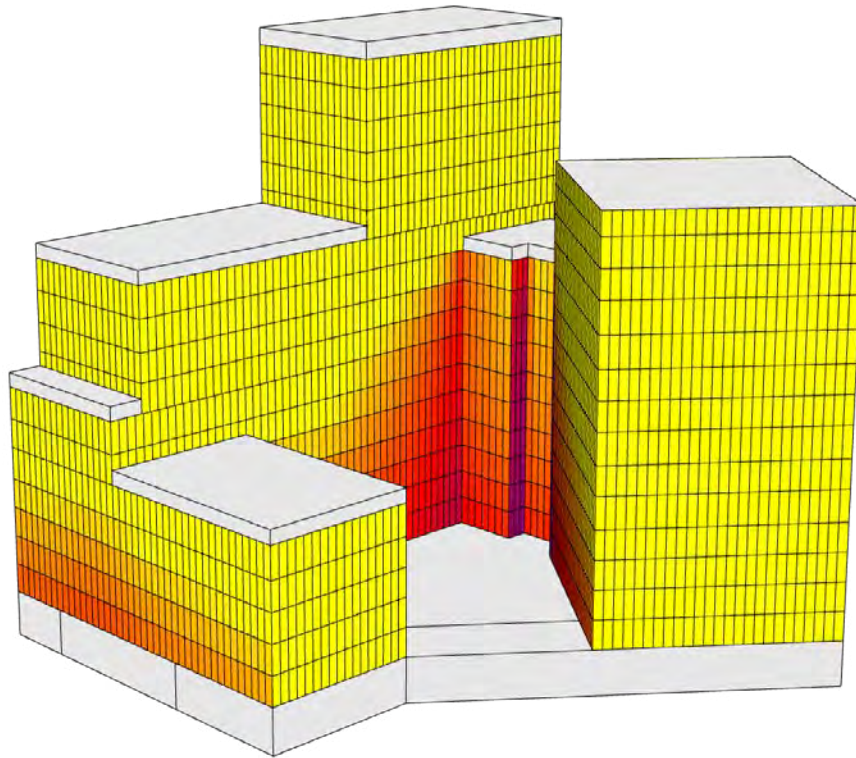
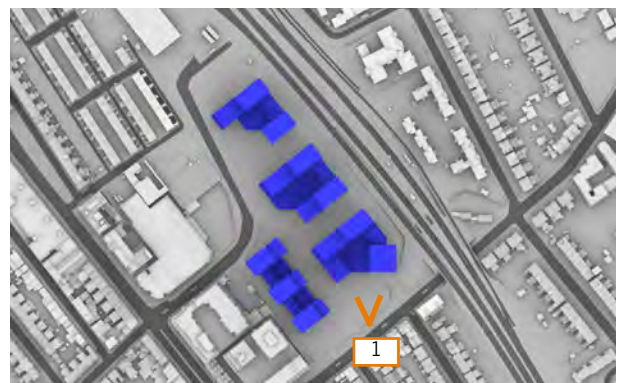
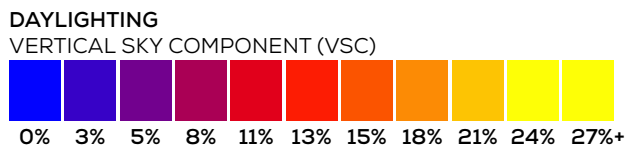


Fig. 03: VSC Diagram



Block A - DAYLIGHT POTENTIAL

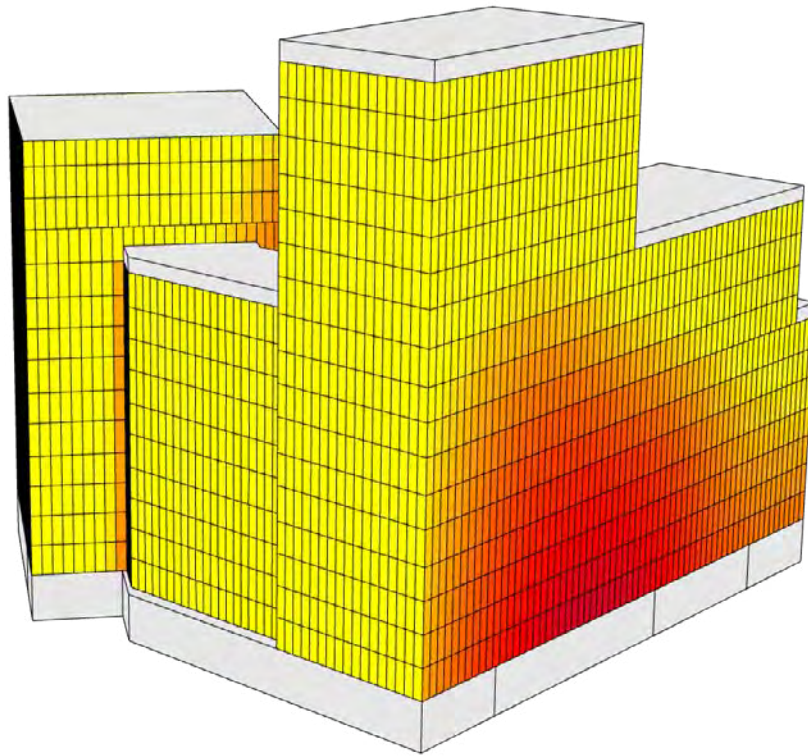
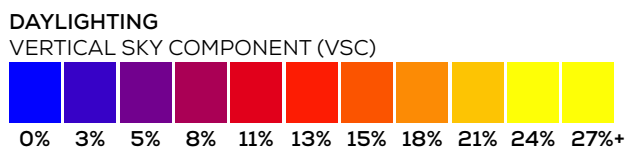


Fig. 04: VSC Diagram



Block A - DAYLIGHT POTENTIAL

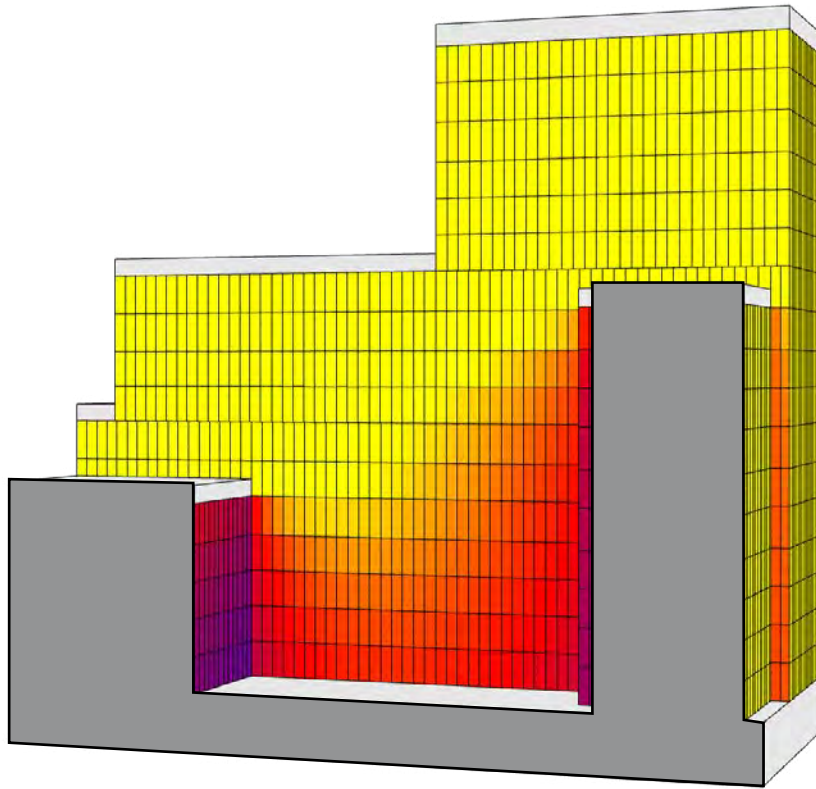
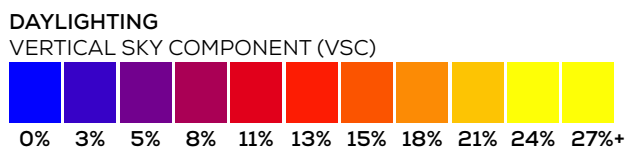


Fig. 05: VSC Diagram



Block B - DAYLIGHT POTENTIAL

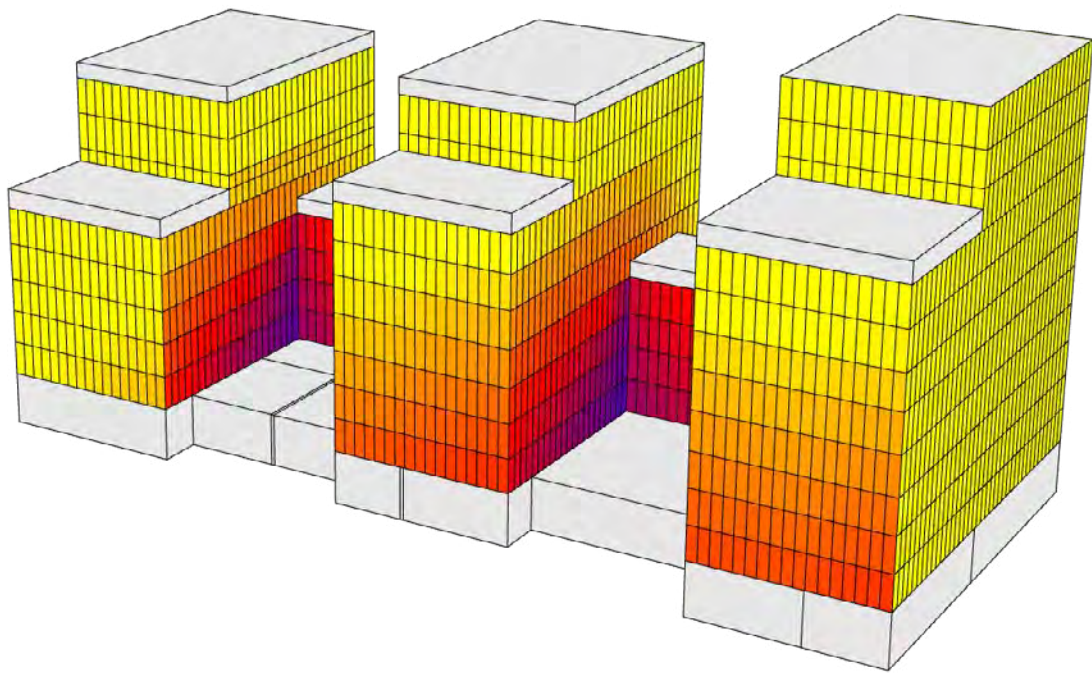
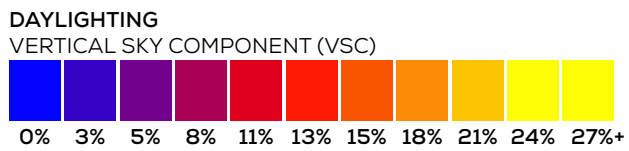


Fig. 06: VSC Diagram



Block B - DAYLIGHT POTENTIAL

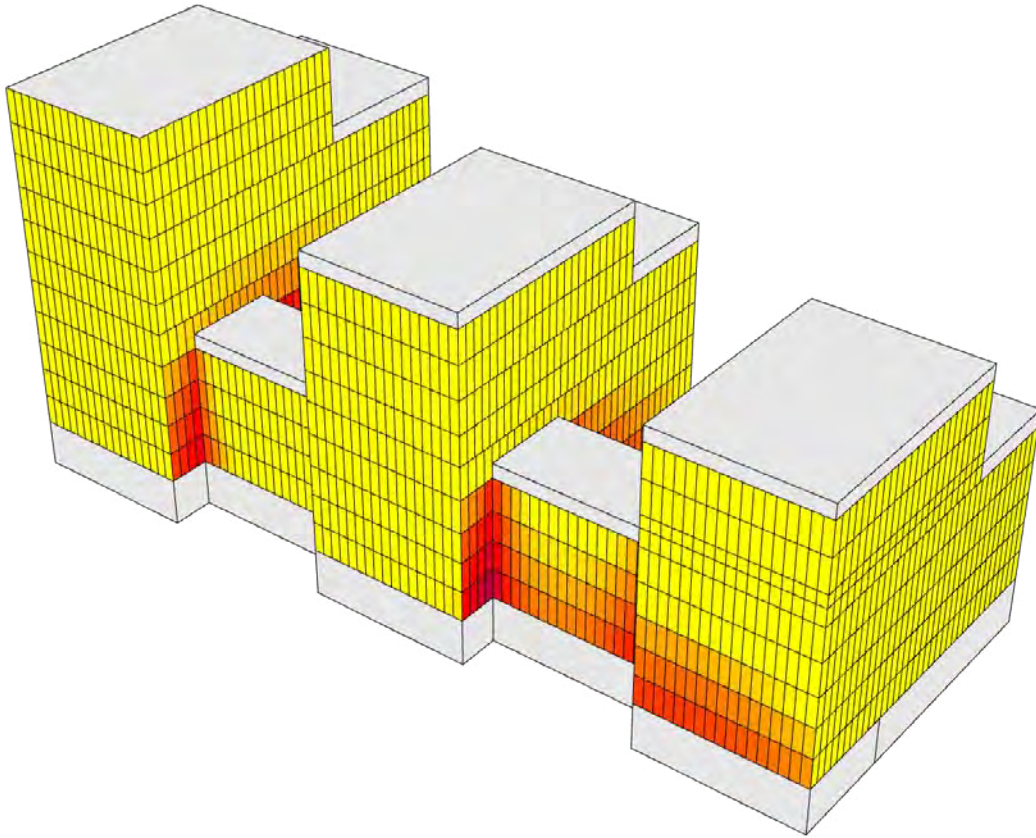
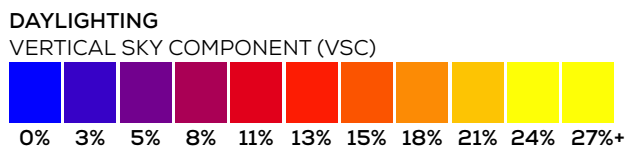


Fig. 07: VSC Diagram



Block B - DAYLIGHT POTENTIAL

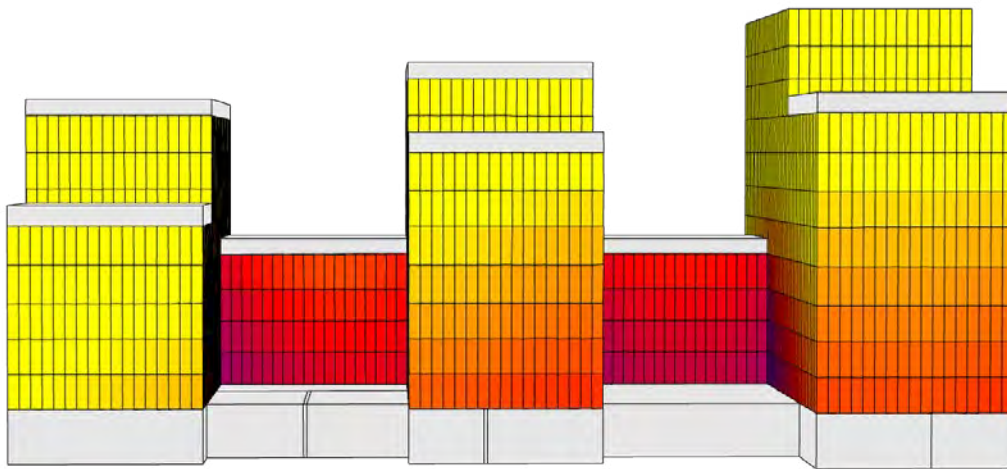
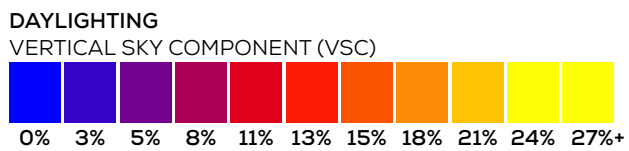


Fig. 08: VSC Diagram



Block C - DAYLIGHT POTENTIAL

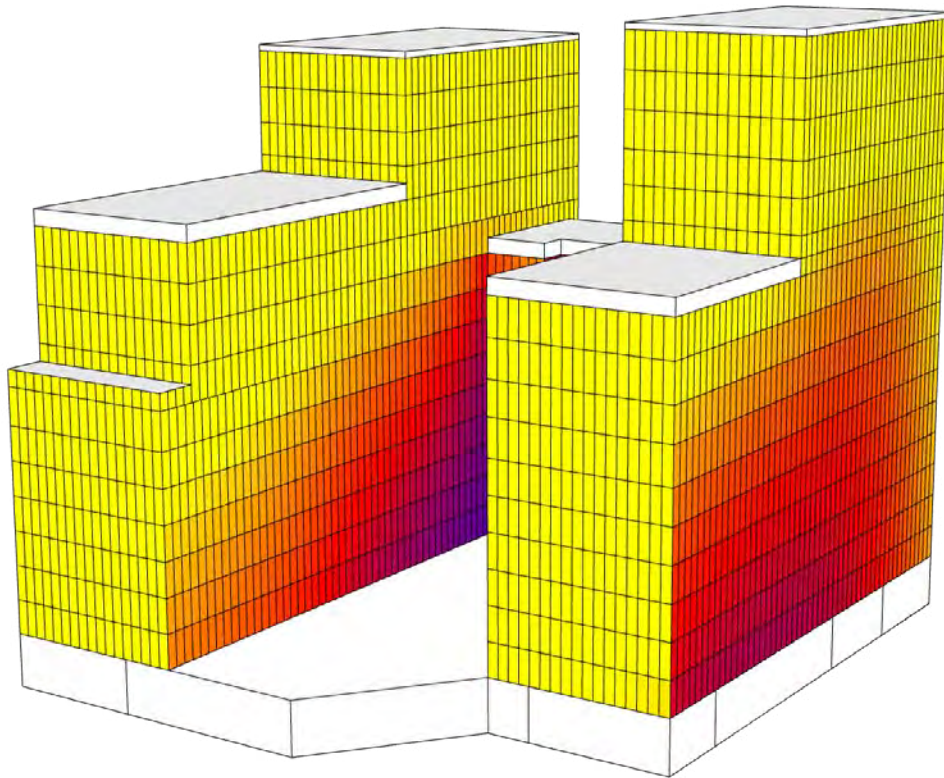
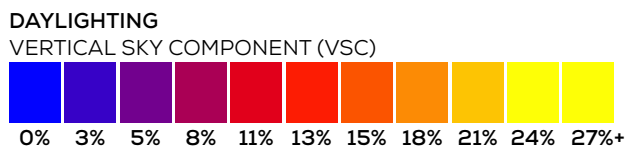


Fig. 09: VSC Diagram



Block C - DAYLIGHT POTENTIAL

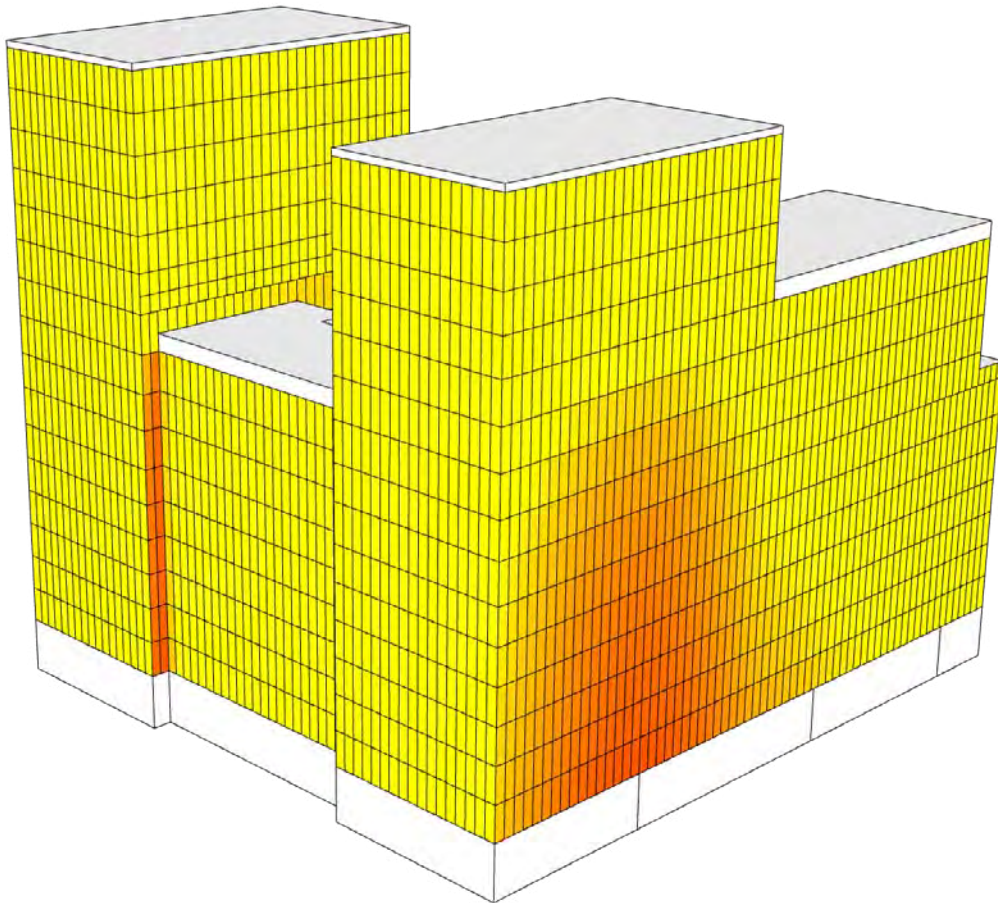
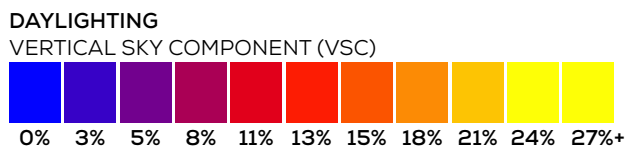


Fig. 10: VSC Diagram



Block C - DAYLIGHT POTENTIAL

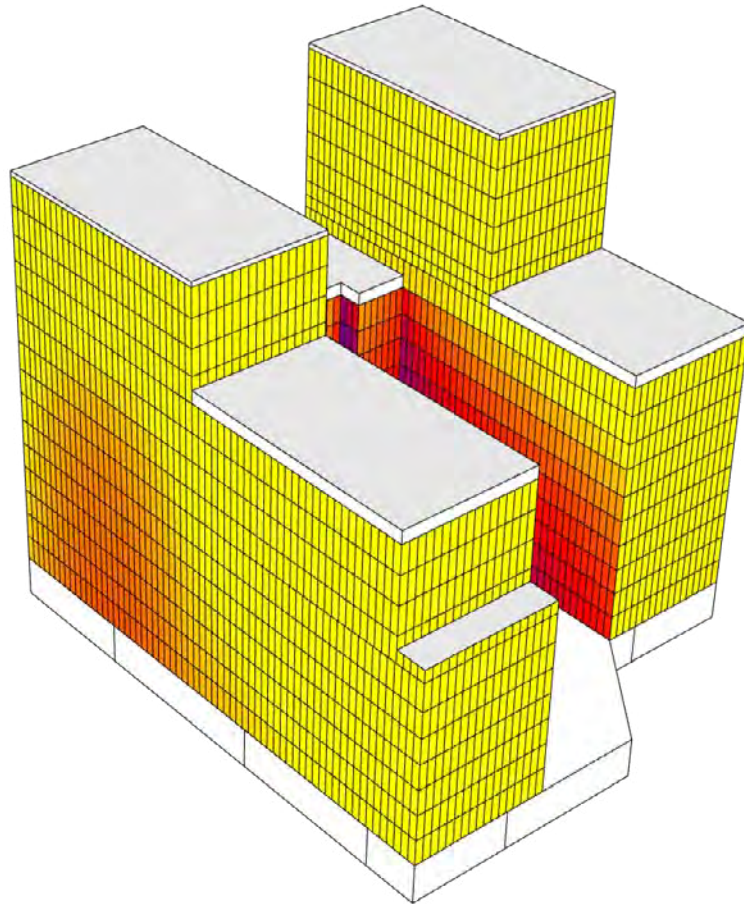
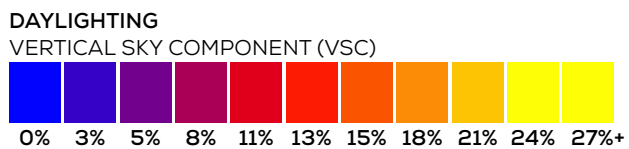


Fig. 11: VSC Diagram



Block C - DAYLIGHT POTENTIAL

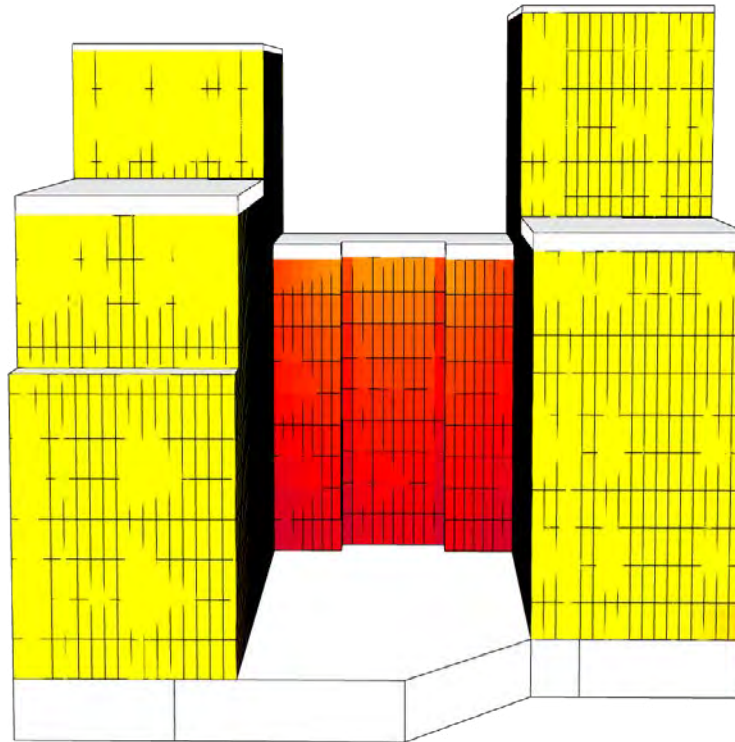
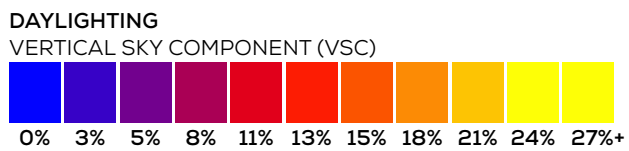


Fig. 12: VSC Diagram



Block D - DAYLIGHT POTENTIAL

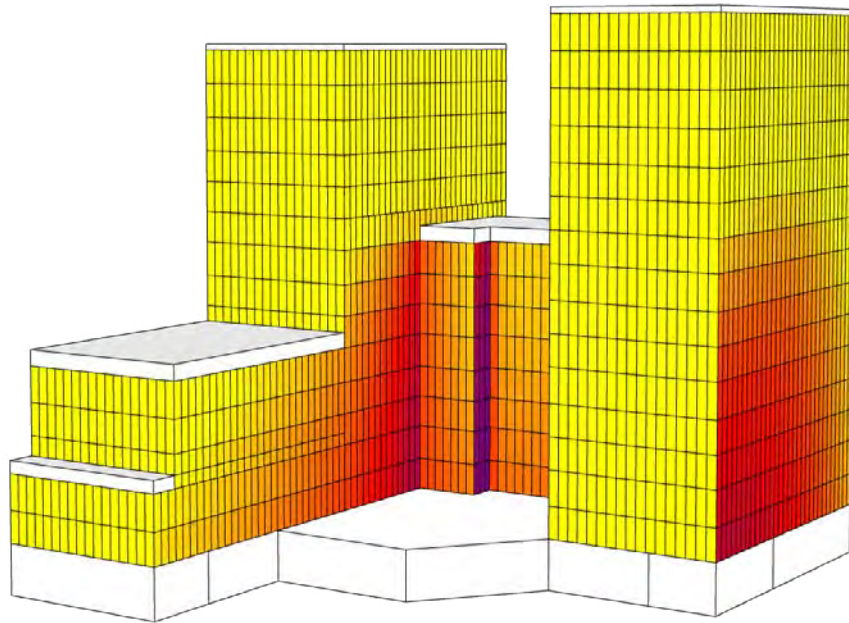
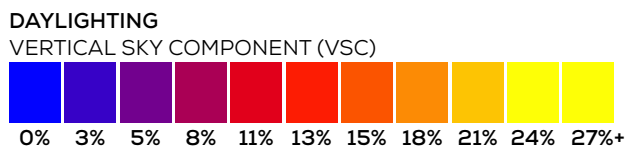


Fig. 13: VSC Diagram



Block D - DAYLIGHT POTENTIAL

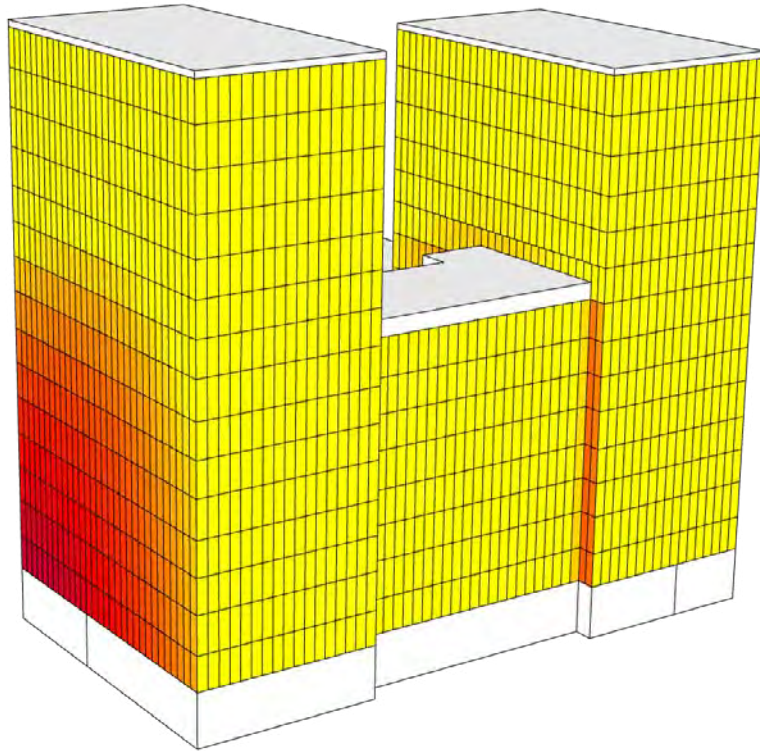
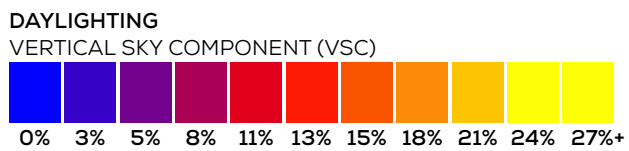


Fig. 14: VSC Diagram



Block D - DAYLIGHT POTENTIAL

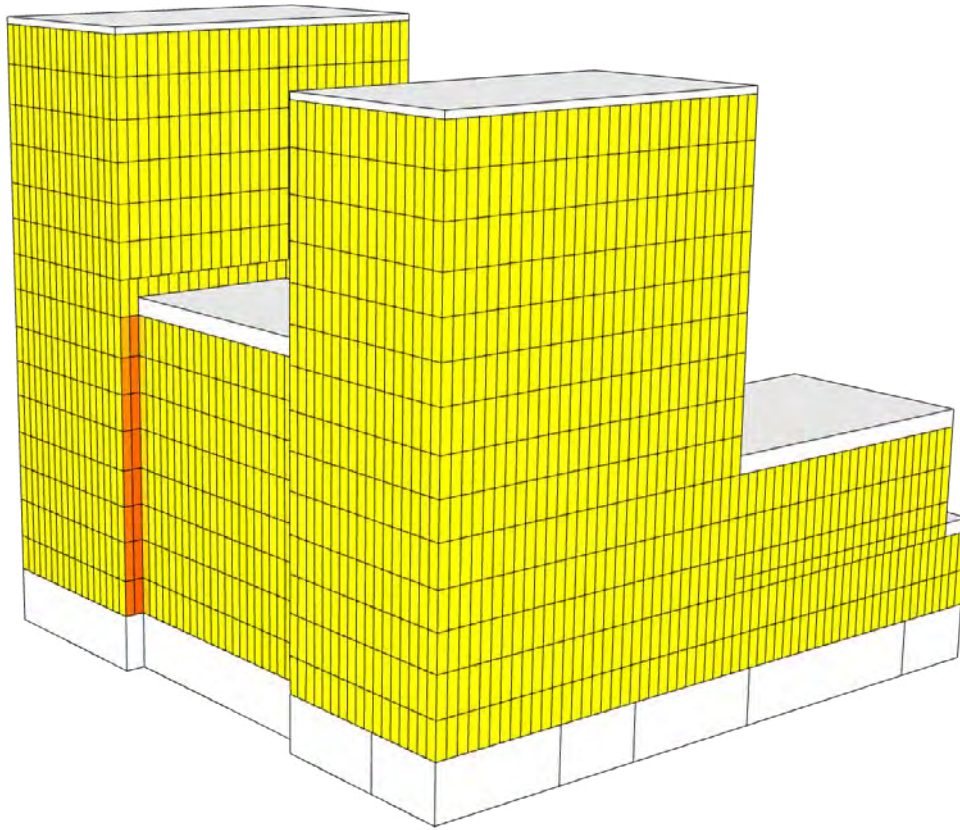
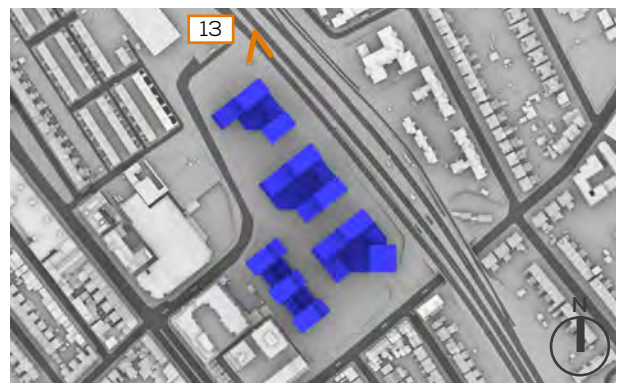
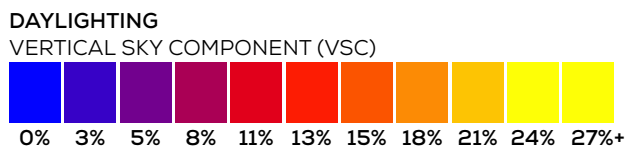


Fig. 15: VSC Diagram



Block D - DAYLIGHT POTENTIAL

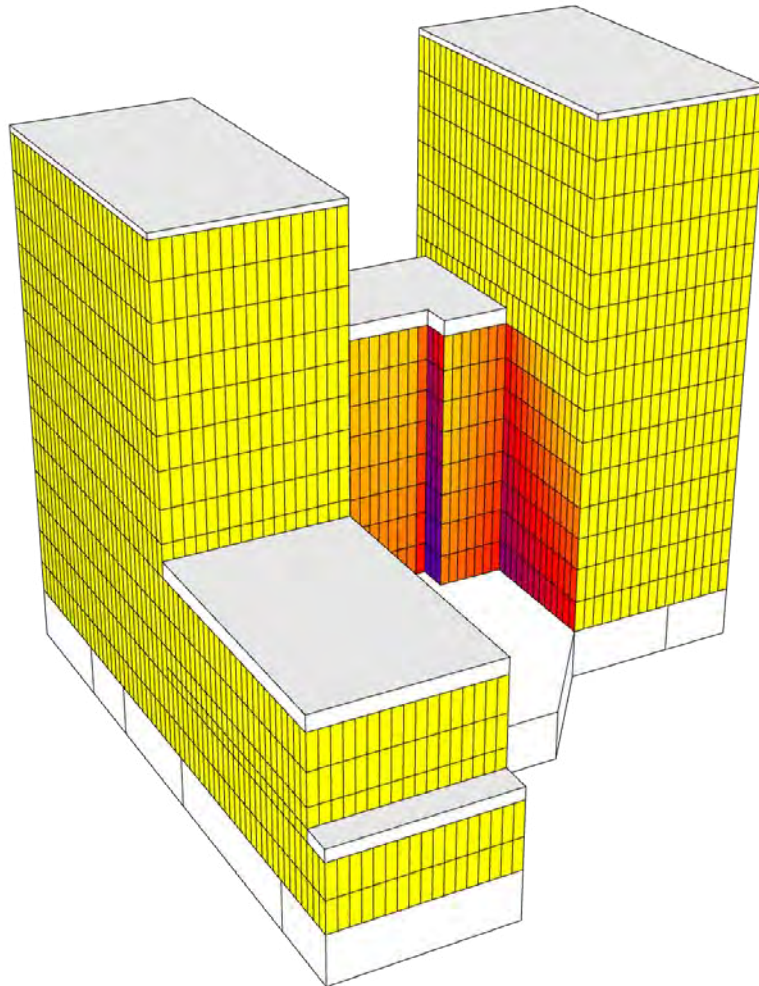
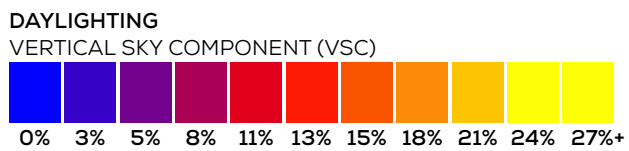


Fig. 16: VSC Diagram



3 SUNLIGHT POTENTIAL ASSESSMENTS

Block A - SUNLIGHT EXPOSURE

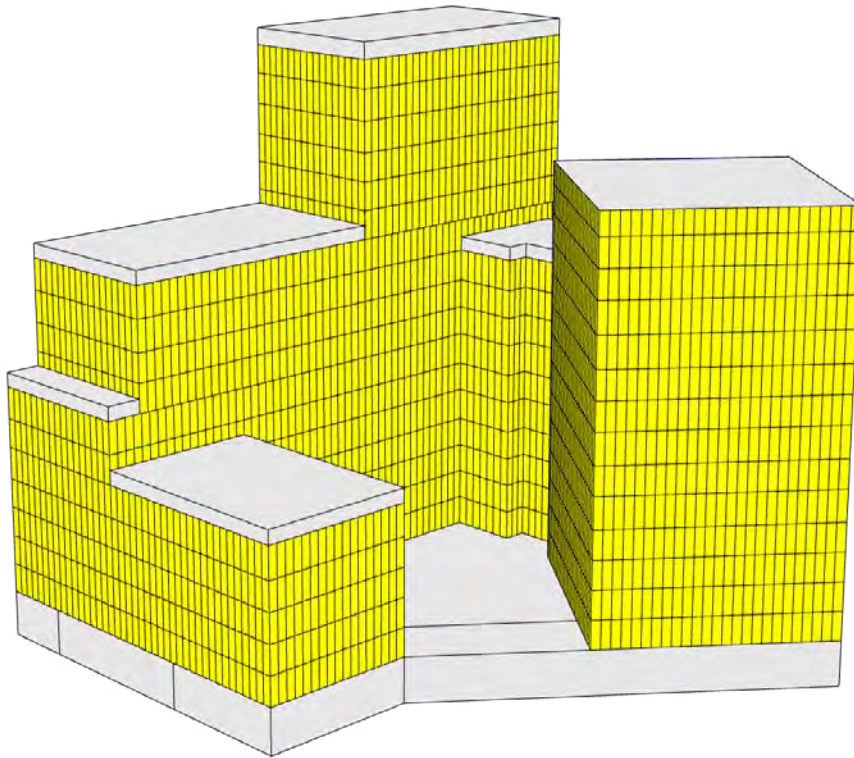


Fig. 17: VSC Diagram

SUNLIGHTING
21ST MARCH - MINUTES



Block A - SUNLIGHT EXPOSURE

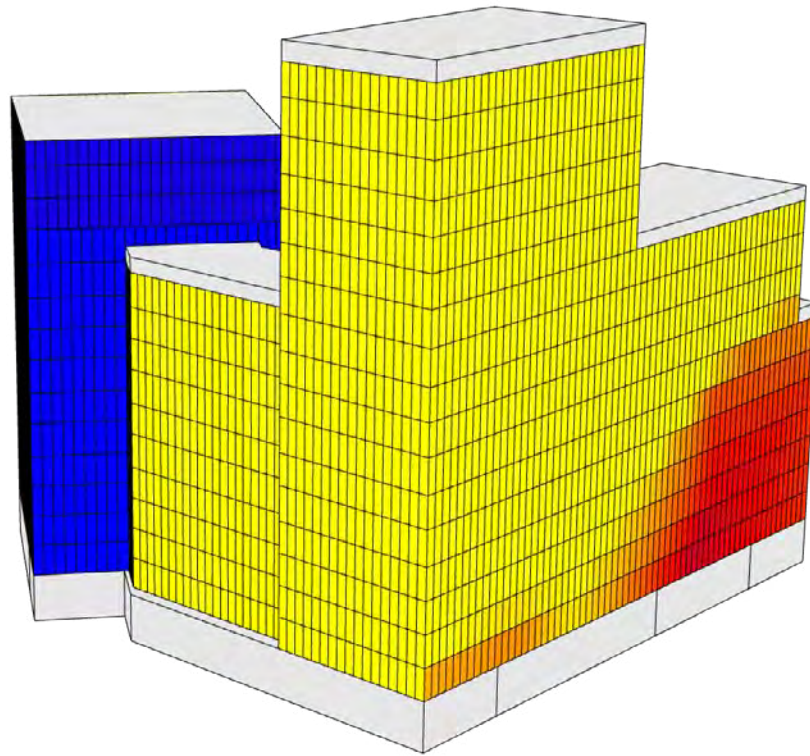
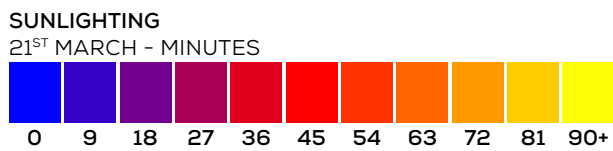


Fig. 18: VSC Diagram



Block A - SUNLIGHT EXPOSURE

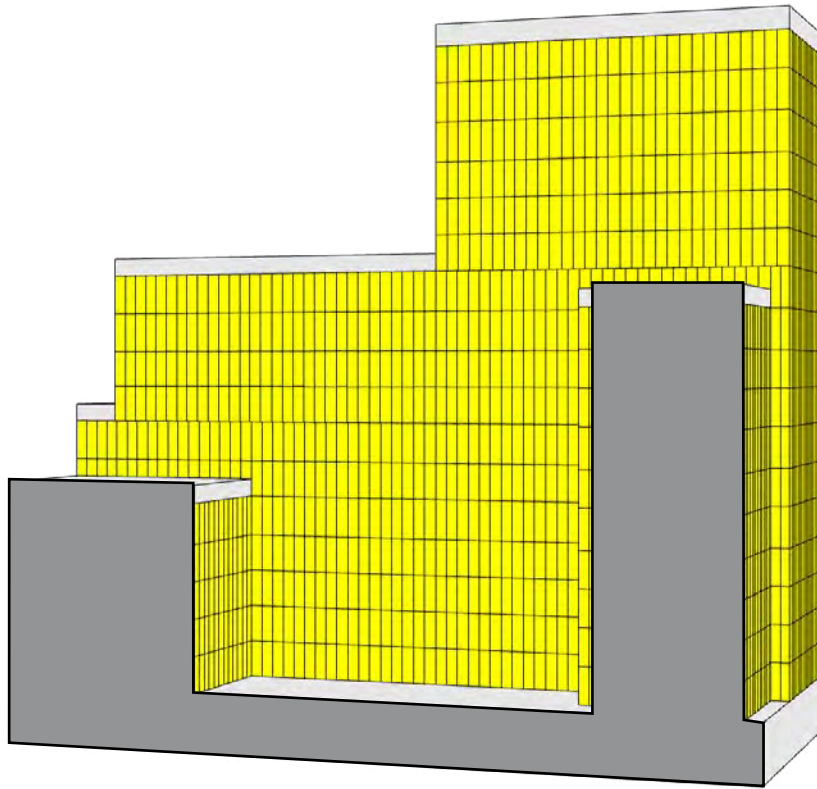
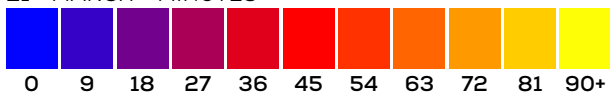


Fig. 19: VSC Diagram

SUNLIGHTING
21ST MARCH - MINUTES



Block B - SUNLIGHT EXPOSURE

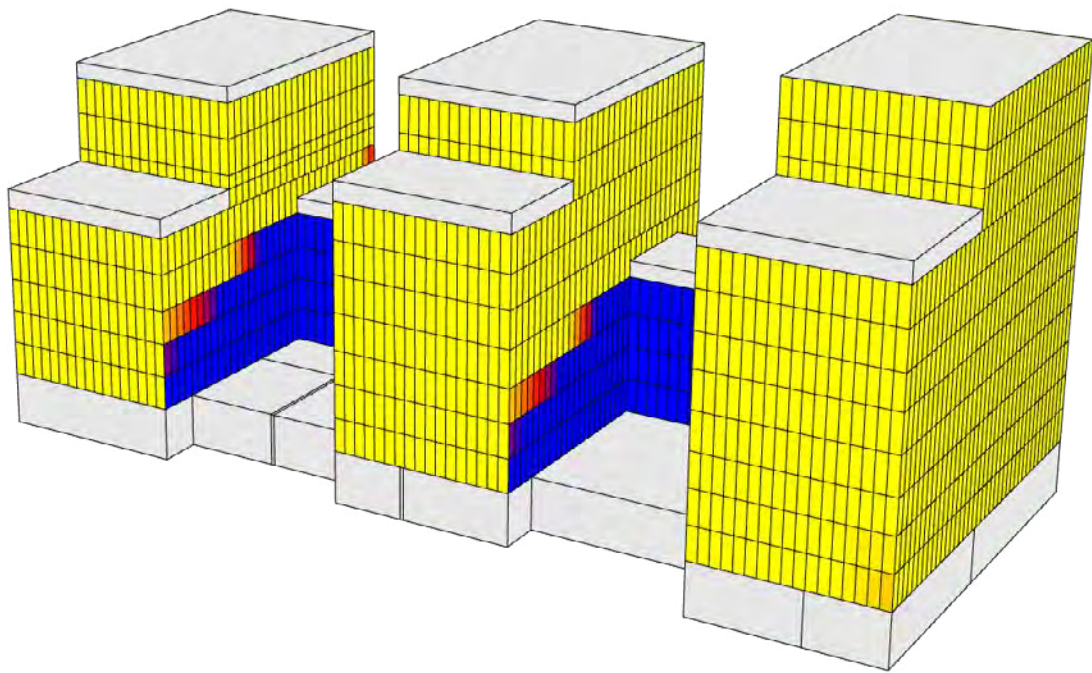
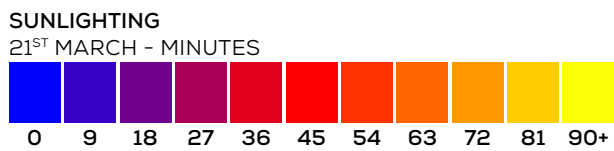


Fig. 20: VSC Diagram



Block B - SUNLIGHT EXPOSURE

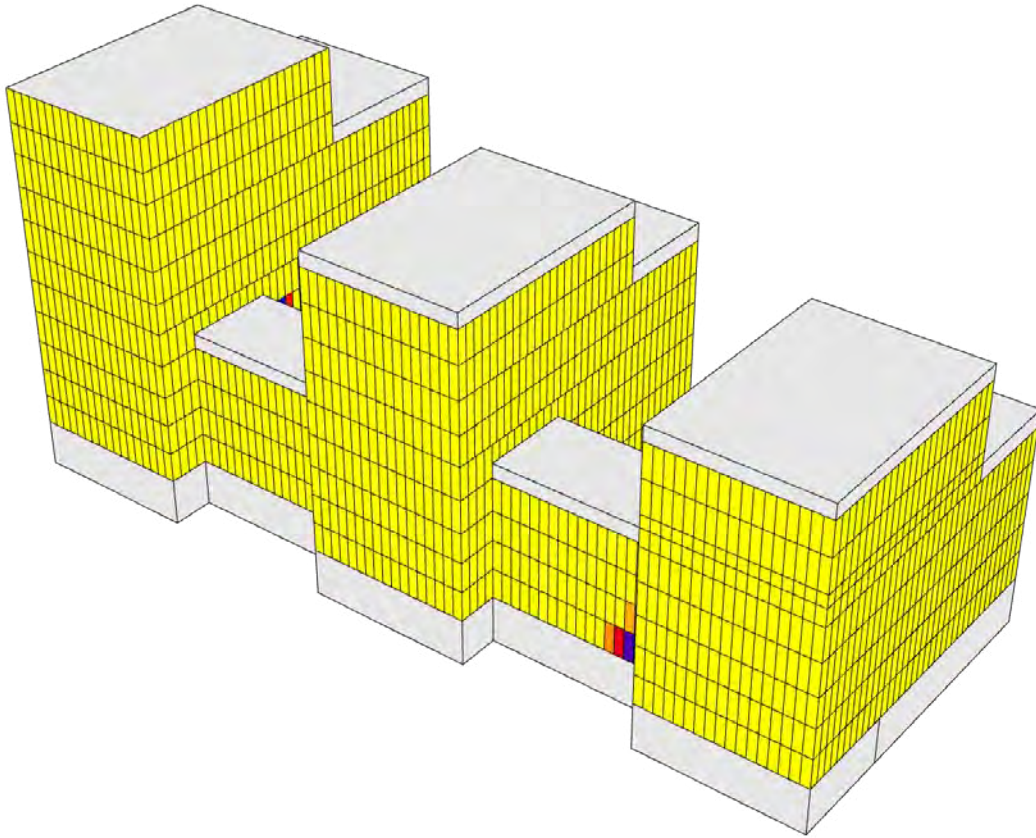
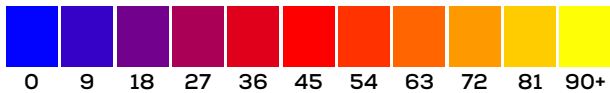


Fig. 21: VSC Diagram

SUNLIGHTING
21ST MARCH - MINUTES



Block B - SUNLIGHT EXPOSURE

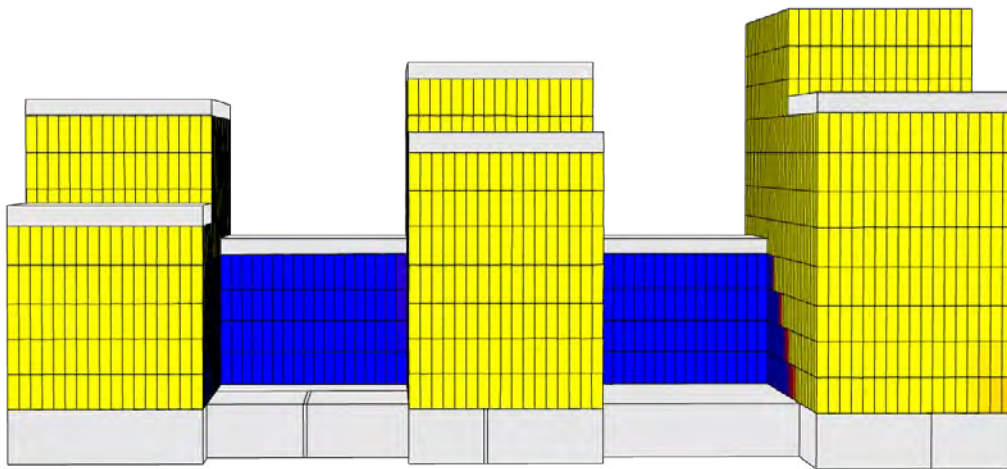
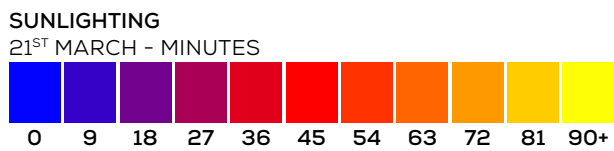


Fig. 22: VSC Diagram



Block C - SUNLIGHT EXPOSURE

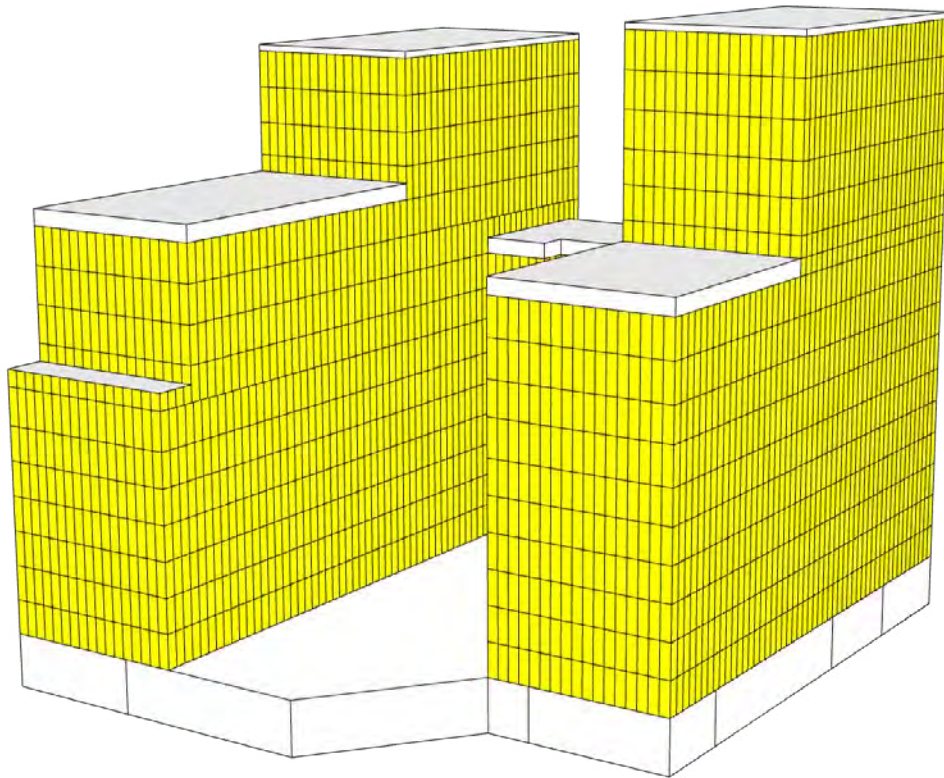
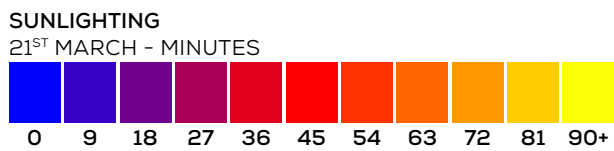


Fig. 23: VSC Diagram



Block C - SUNLIGHT EXPOSURE

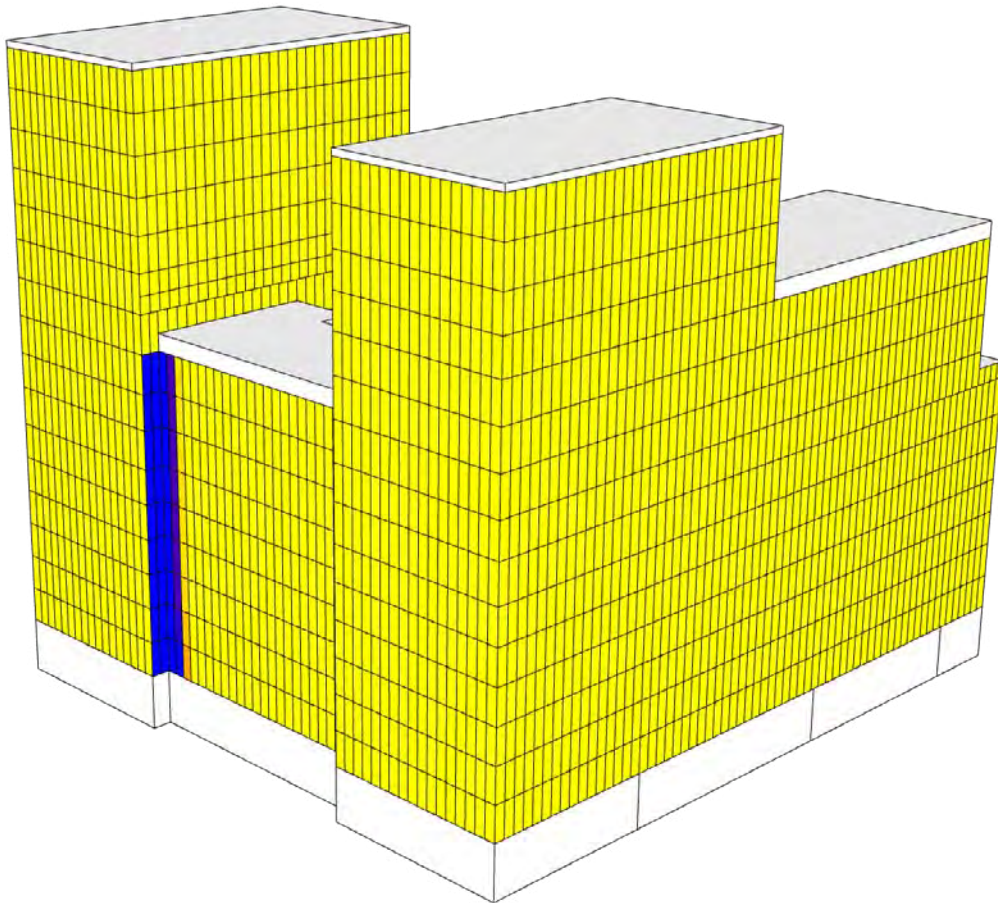
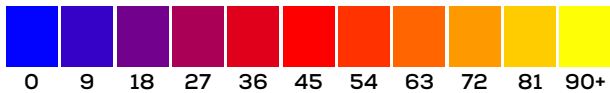


Fig. 24: VSC Diagram

SUNLIGHTING
21ST MARCH - MINUTES



Block C - SUNLIGHT EXPOSURE

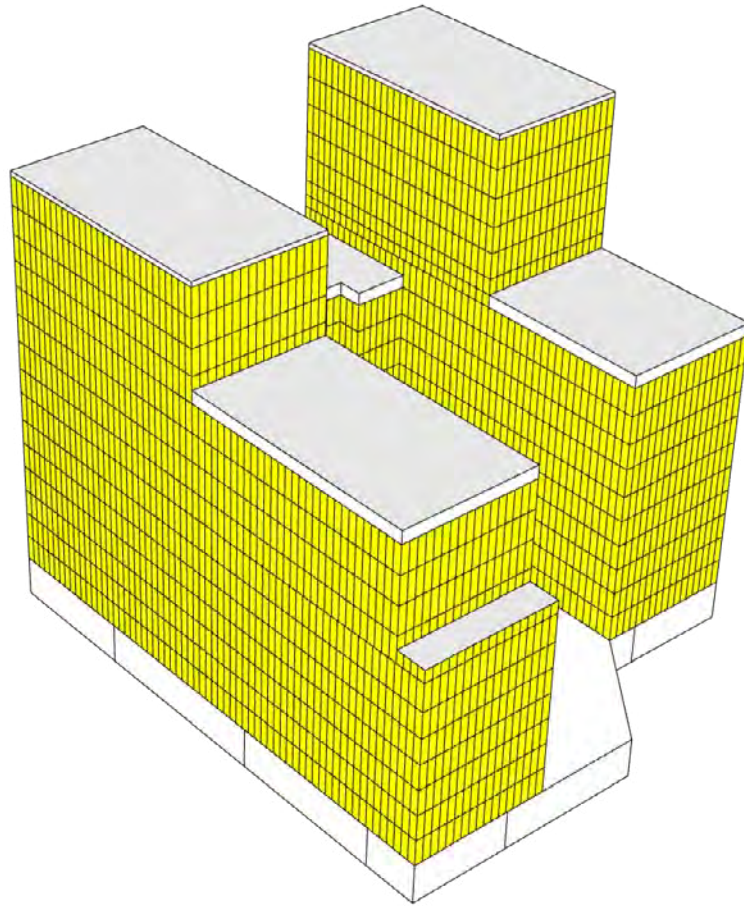
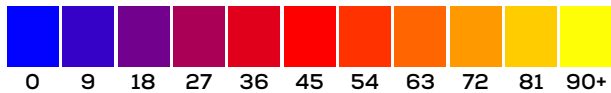


Fig. 25: VSC Diagram

SUNLIGHTING
21ST MARCH - MINUTES



Block C - SUNLIGHT EXPOSURE

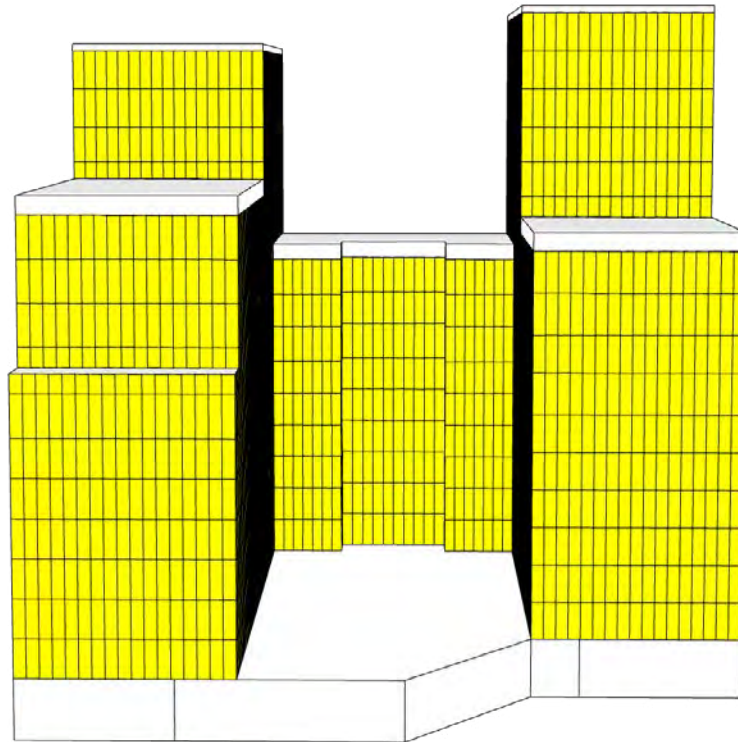
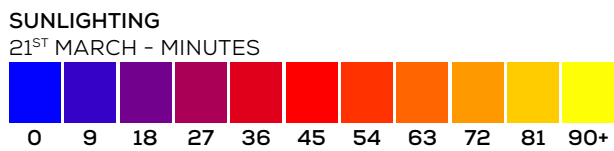


Fig. 26: VSC Diagram



Block D - SUNLIGHT EXPOSURE

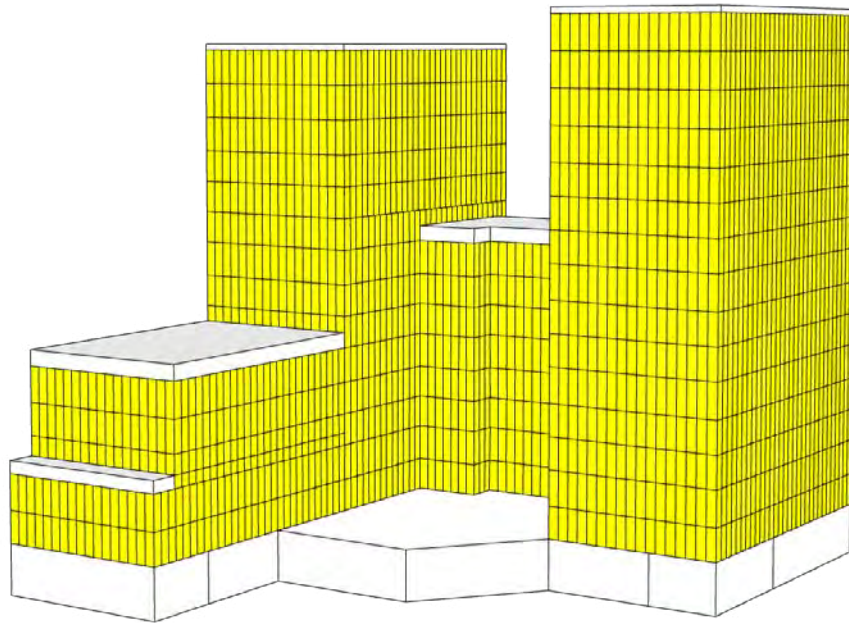
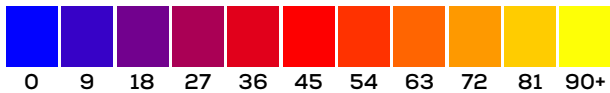


Fig. 27: VSC Diagram

SUNLIGHTING
21ST MARCH - MINUTES



Block D - SUNLIGHT EXPOSURE

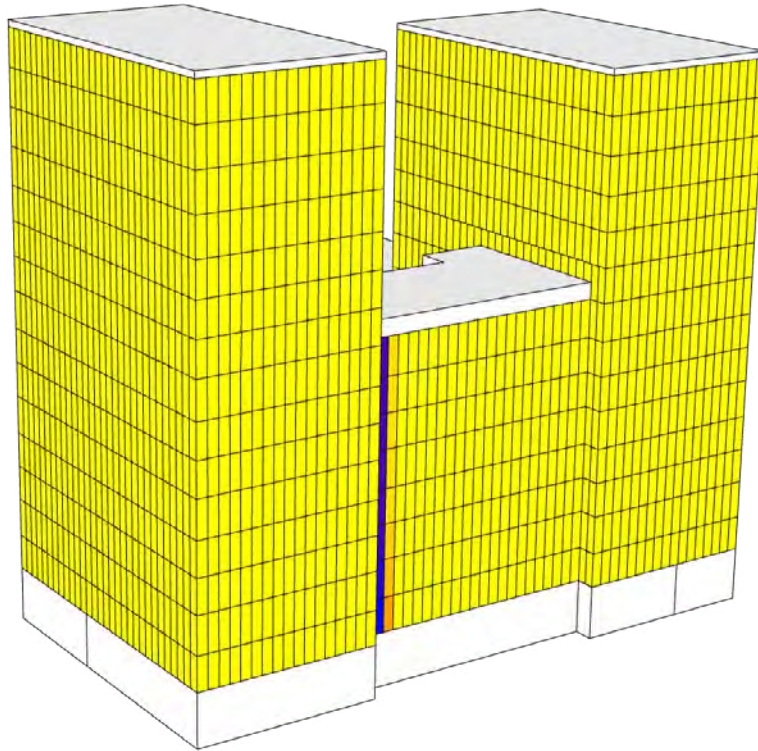
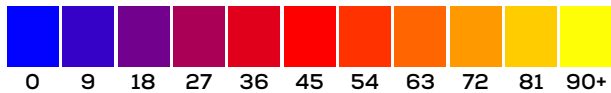


Fig. 28: VSC Diagram

SUNLIGHTING
21ST MARCH - MINUTES



Block D - SUNLIGHT EXPOSURE

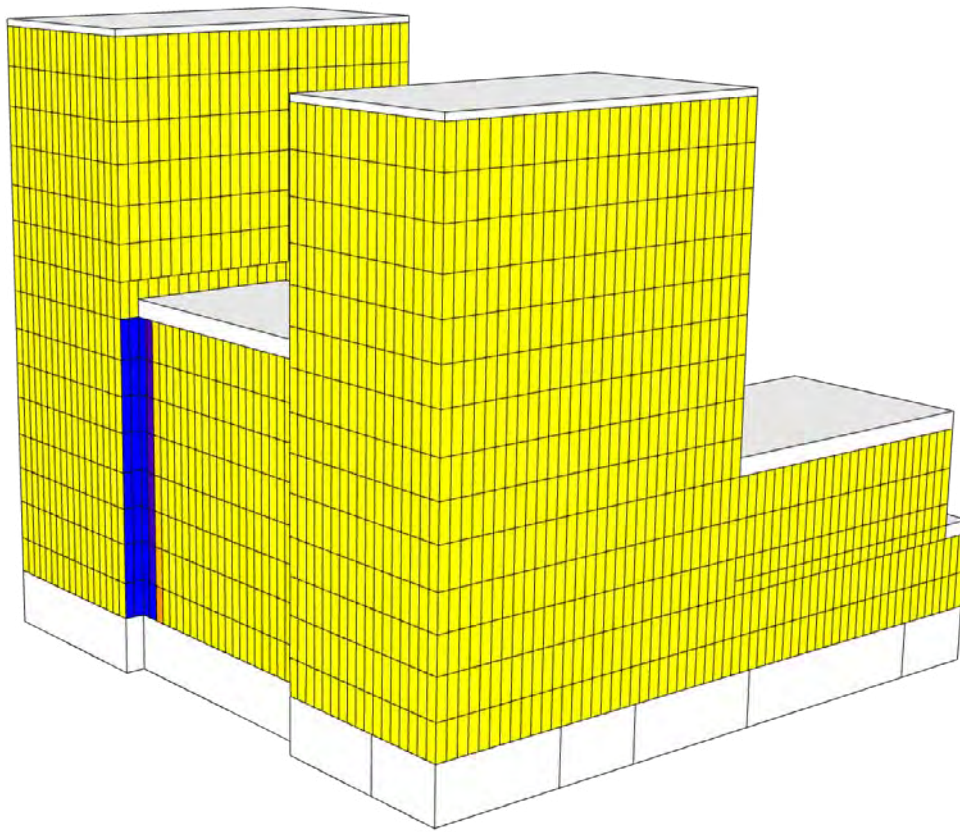
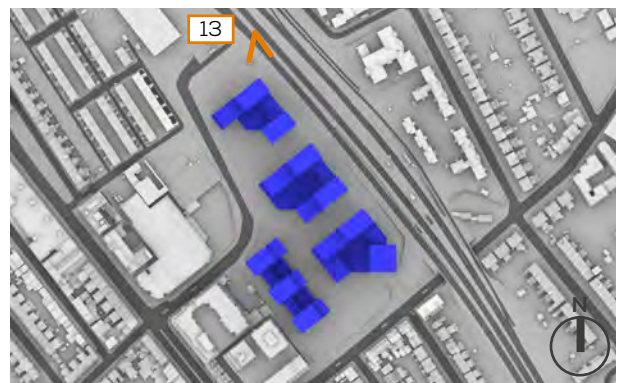
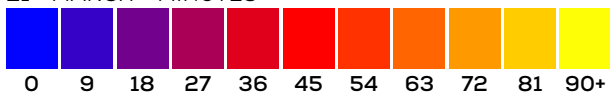


Fig. 29: VSC Diagram

SUNLIGHTING
21ST MARCH - MINUTES



Block D - SUNLIGHT EXPOSURE

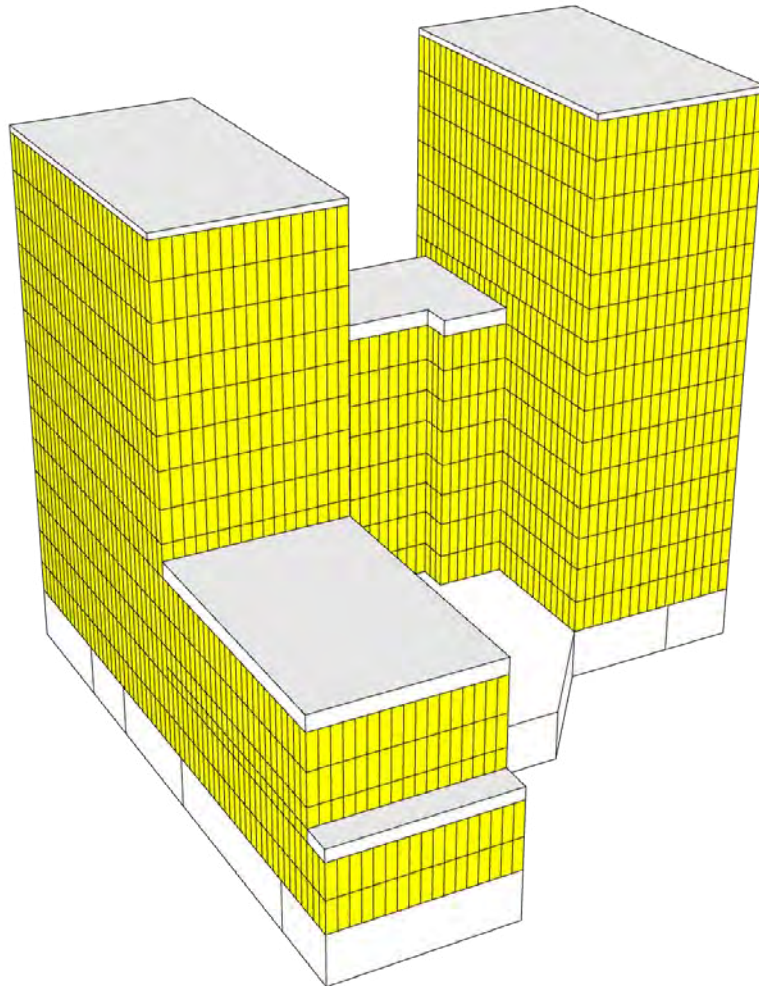
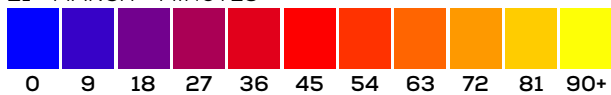


Fig. 30: VSC Diagram

SUNLIGHTING
21ST MARCH - MINUTES



4 OVERSHADOWING ASSESSMENTS

OVERSHADOWING ASSESSMENT - PROPOSED SCENARIO - GROUND FLOOR OPEN SPACE SUN HOURS ON GROUND - BRE TEST



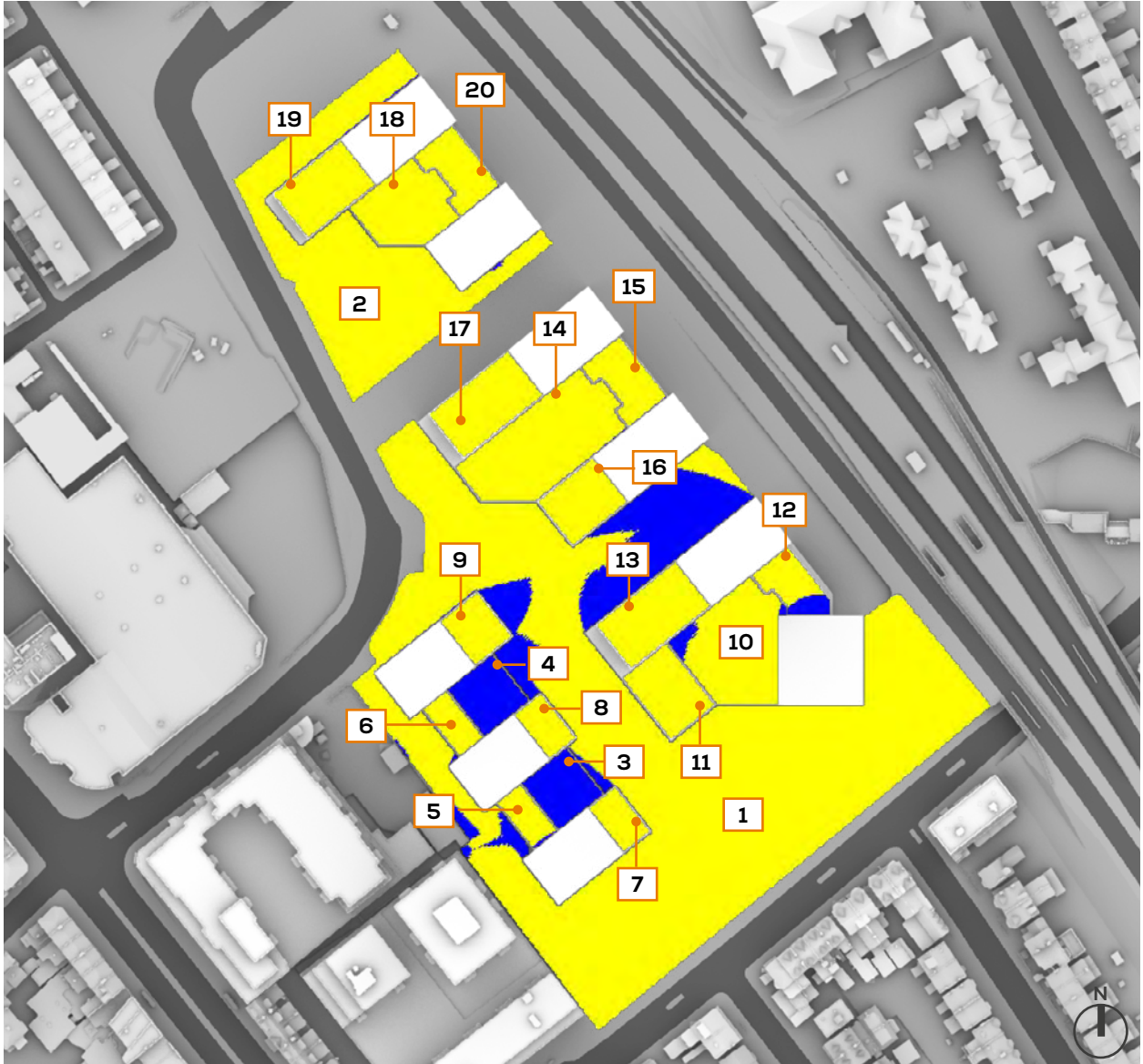
(BRE RECOMMENDS 2+ HOURS OF SUNLIGHT ON 21ST MARCH FOR AT LEAST 50% OF THE OPEN SPACE)

AREA	1	2
% 2+ h	88	99

SUN HOURS ON GROUND
BRE TEST - 21ST MARCH



OVERSHADOWING ASSESSMENT - PROPOSED SCENARIO - PODIUM/TERRACE AMENITY SPACE
 SUN HOURS ON GROUND - BRE TEST



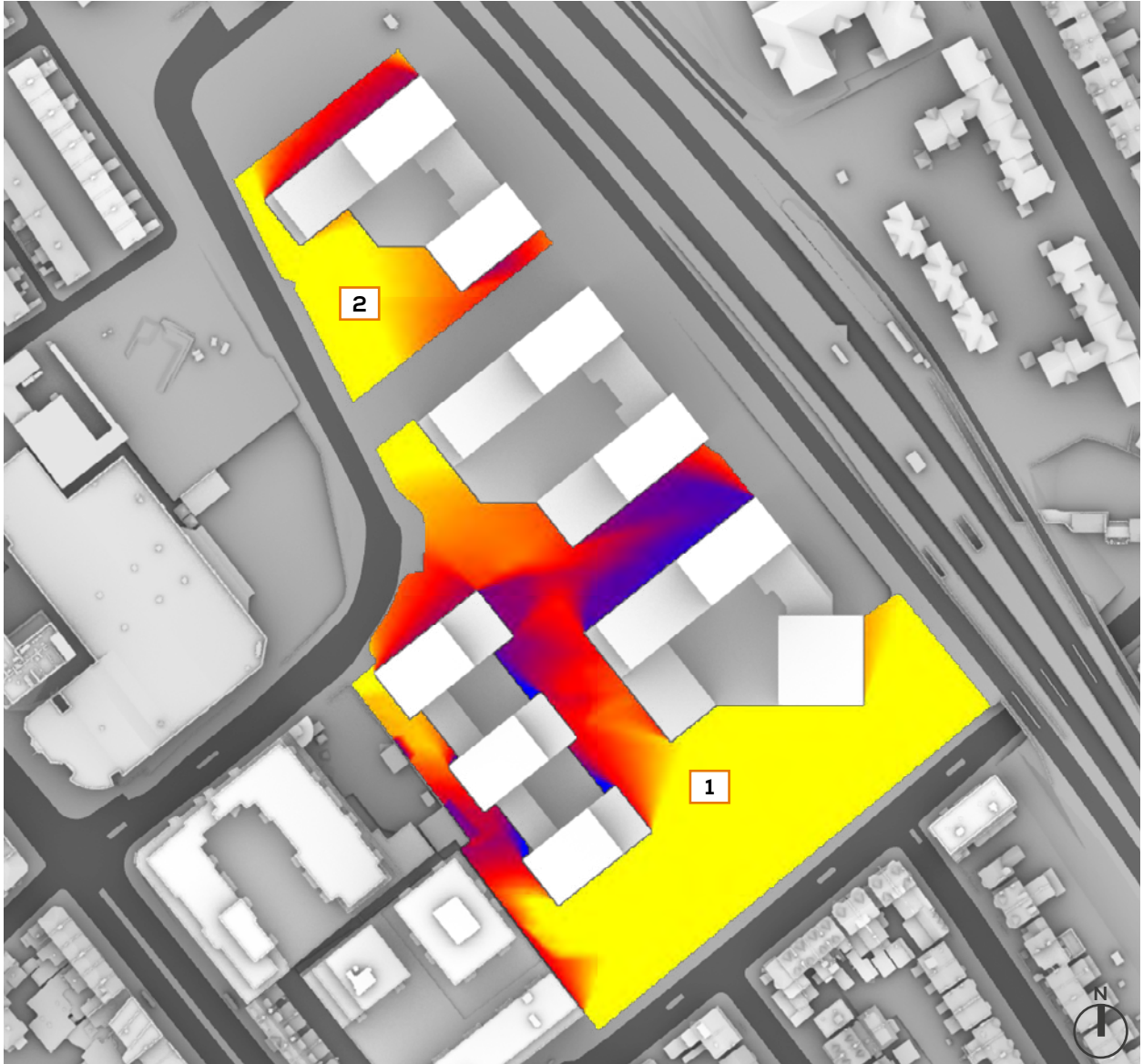
(BRE RECOMMENDS 2+ HOURS OF SUNLIGHT ON 21ST MARCH FOR AT LEAST 50% OF THE OPEN SPACE)

AREA	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
% 2+ h	0	0	94	99	100	100	100	94	11	75	100	99	98	100	100	100	100	89

SUN HOURS ON GROUND
 BRE TEST - 21ST MARCH



**OVERSHADOWING ASSESSMENT - PROPOSED SCENARIO - GROUND FLOOR OPEN SPACE
SUN EXPOSURE ON GROUND - 21ST MARCH**



**SUN EXPOSURE
TOTAL HOURS**



**21ST MARCH
(SPRING EQUINOX)**

LONDON

Latitude: 51.4

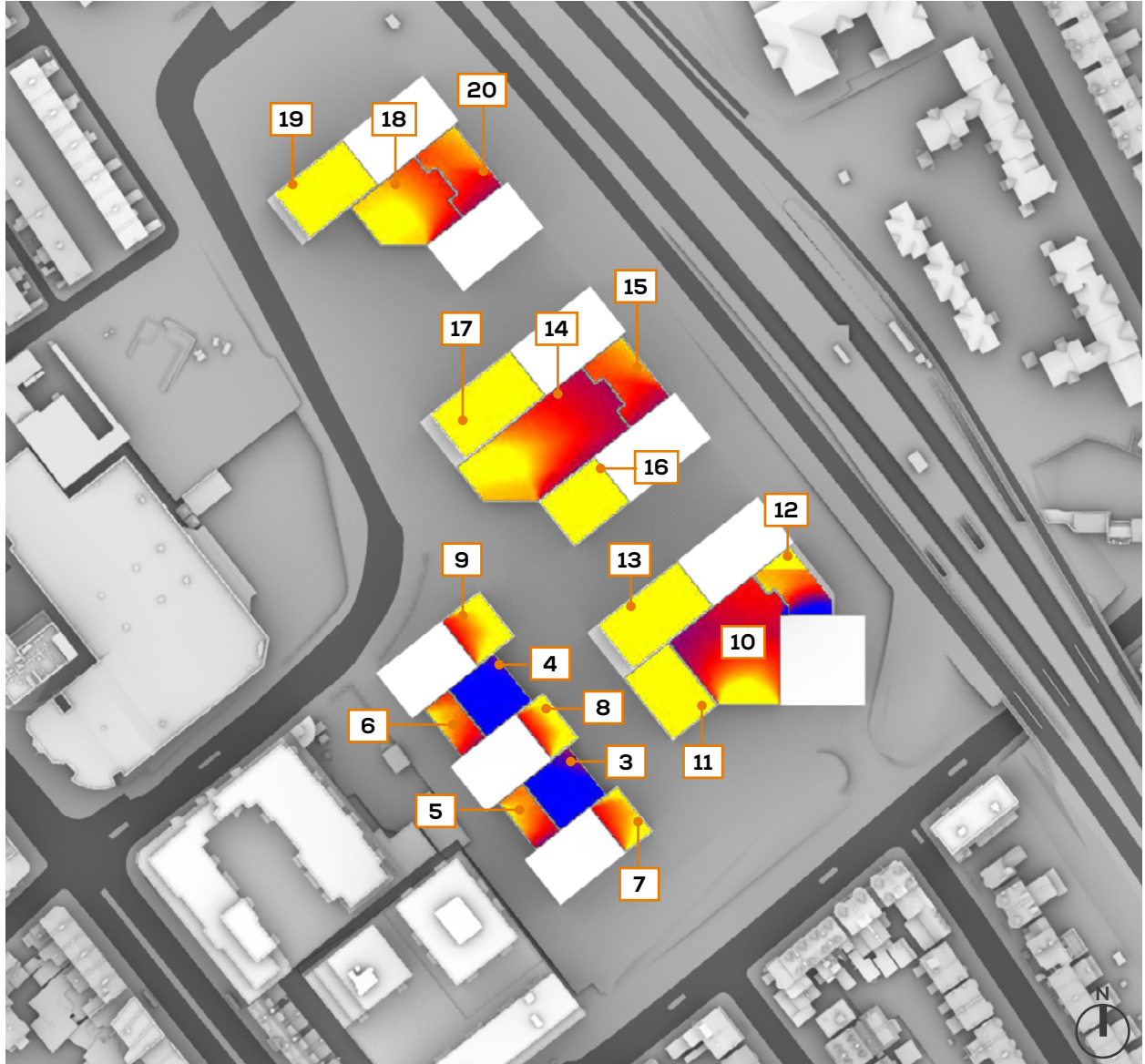
Longitude: 0.0

Sunrise: 06:02 GMT

Sunset: 18:14 GMT

**Total Available Sunlight:
12hrs 12mins**

OVERSHADOWING ASSESSMENT - PROPOSED SCENARIO - PODIUM/TERRACE AMENITY SPACE
 SUN EXPOSURE ON GROUND - 21ST MARCH



**21ST MARCH
 (SPRING EQUINOX)**

LONDON

Latitude: 51.4
 Longitude: 0.0
 Sunrise: 06:02 GMT
 Sunset: 18:14 GMT

**Total Available Sunlight:
 12hrs 12mins**

**SUN EXPOSURE
 TOTAL HOURS**



**OVERSHADOWING ASSESSMENT - PROPOSED SCENARIO - GROUND FLOOR OPEN SPACE
SUN EXPOSURE ON GROUND - 21ST JUNE**



**SUN EXPOSURE
TOTAL HOURS**



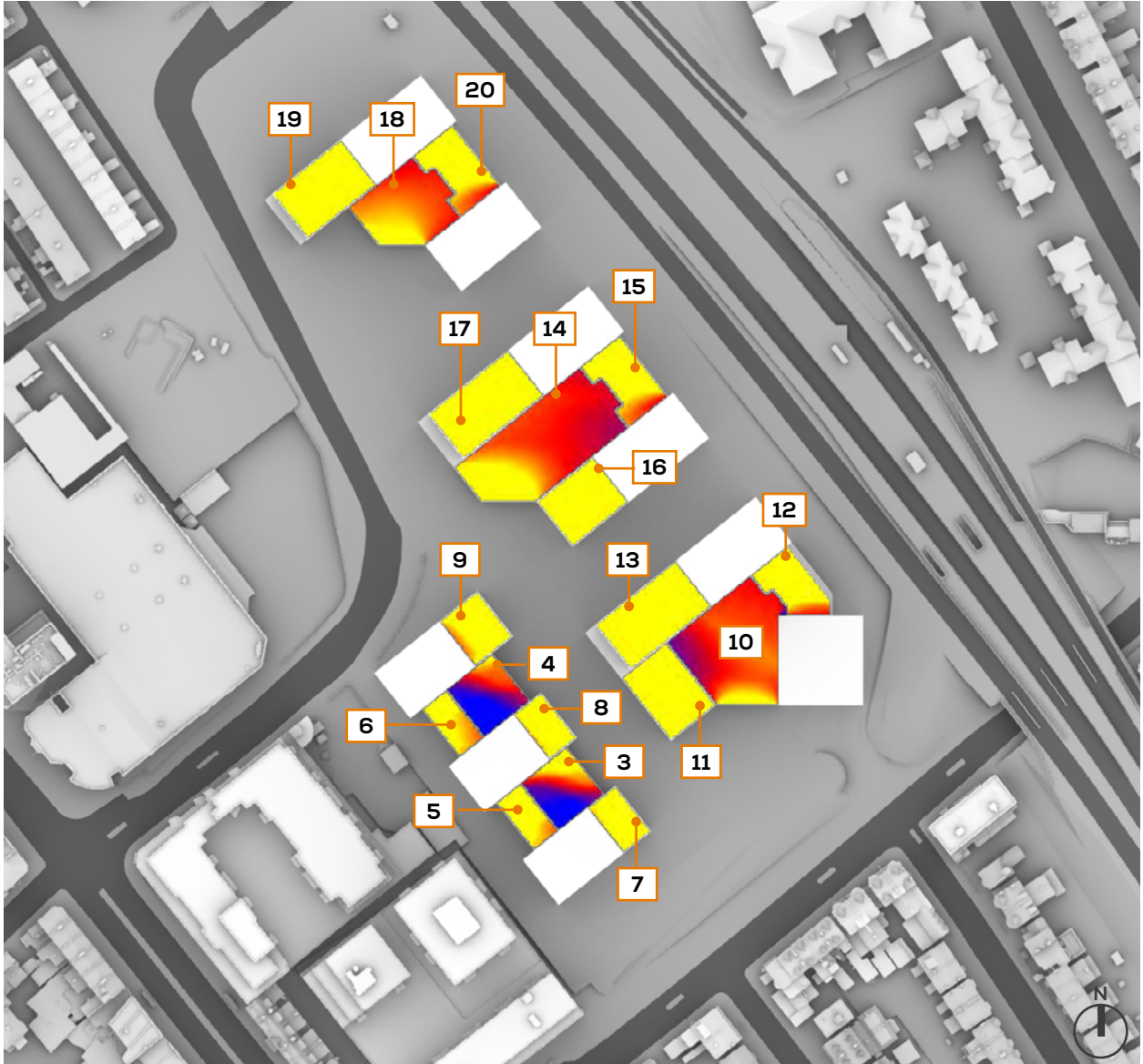
**21ST JUNE
(SUMMER SOLSTICE)**

LONDON

Latitude: 51.4
Longitude: 0.0
Sunrise: 04:43 BST
Sunset: 21:21 BST

**Total Available Sunlight:
16hrs 38mins**

OVERSHADOWING ASSESSMENT - PROPOSED SCENARIO - PODIUM/TERRACE AMENITY SPACE
 SUN EXPOSURE ON GROUND - 21ST JUNE



21st JUNE
 (SUMMER SOLSTICE)

LONDON

Latitude: 51.4
 Longitude: 0.0
 Sunrise: 04:43 BST
 Sunset: 21:21 BST

Total Available Sunlight:
 16hrs 38mins

SUN EXPOSURE
 TOTAL HOURS



APPENDIX 06

IMPACT ASSESSMENT ON PV PANELS

PROJECT DATA:

Client **Montreaux Cricklewood Limited**
Architect **EPR Architects**
Project Title **B&Q, Broadway Retail Park, Cricklewood Lane**
Project Number **15075**

REPORT DATA:

Report Title **Impact Assessment on PV Panels**
GIA Department **The Daylight Department**
Dated **17 January 2023**

Prepared by **FC**
Checked by **JF**
Type **Appendix**

Revisions	No:	Date:	Notes:	Signed:

DISCLAIMER:

N.B This report has been prepared for Montreaux Cricklewood Limited by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for Montreaux Cricklewood Limited and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.

SOURCES OF INFORMATION:

Information Received **IR-29-15075**
Release Number **Rel_05_15075_DSD**
Issue Number **09**
Site Photos **GIA**
3D models **VERTEX**
OS Data **FIND Maps**



CONTENTS

1	ASSESSMENT SCENARIOS	2
2	PV IMPACT ASSESSMENT	6

1 ASSESSMENT SCENARIOS



Fig. 01: Site Overview - Baseline Scenario - Top view

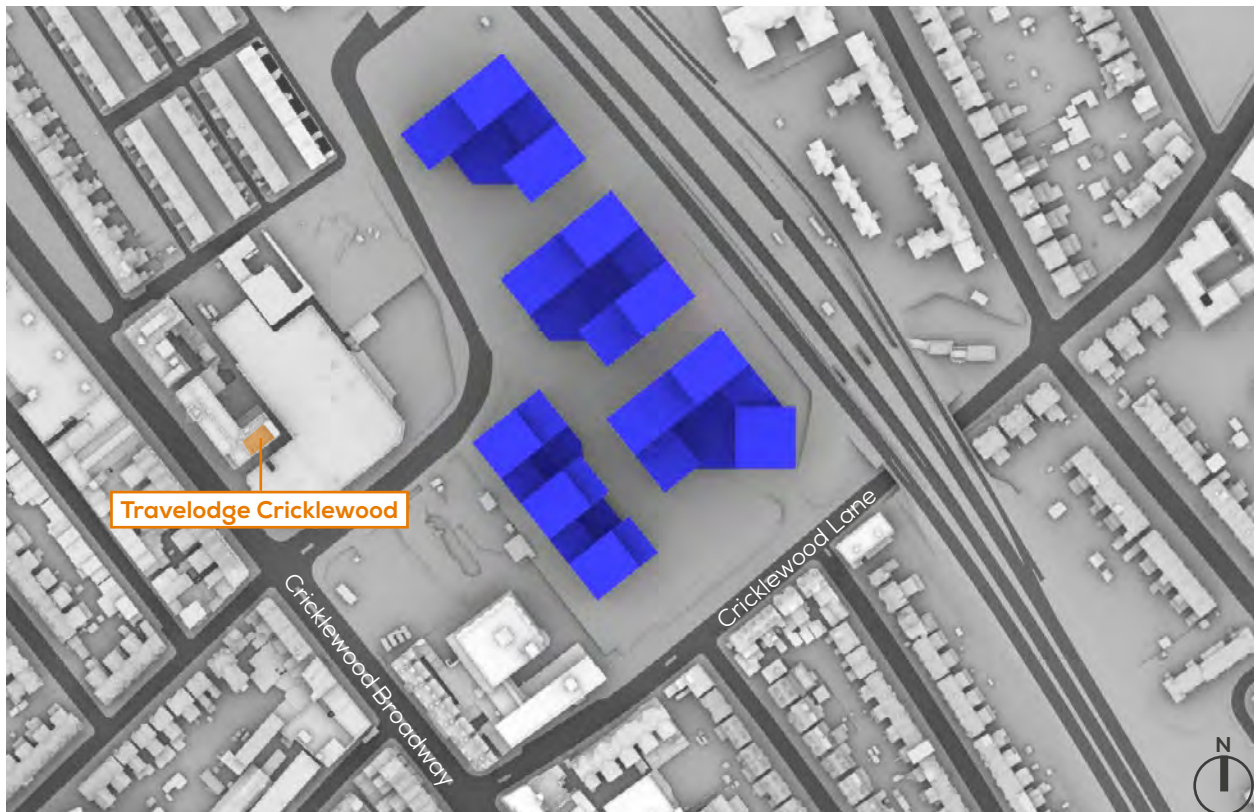


Fig. 02: Site Overview - Proposed Scenario - Top view

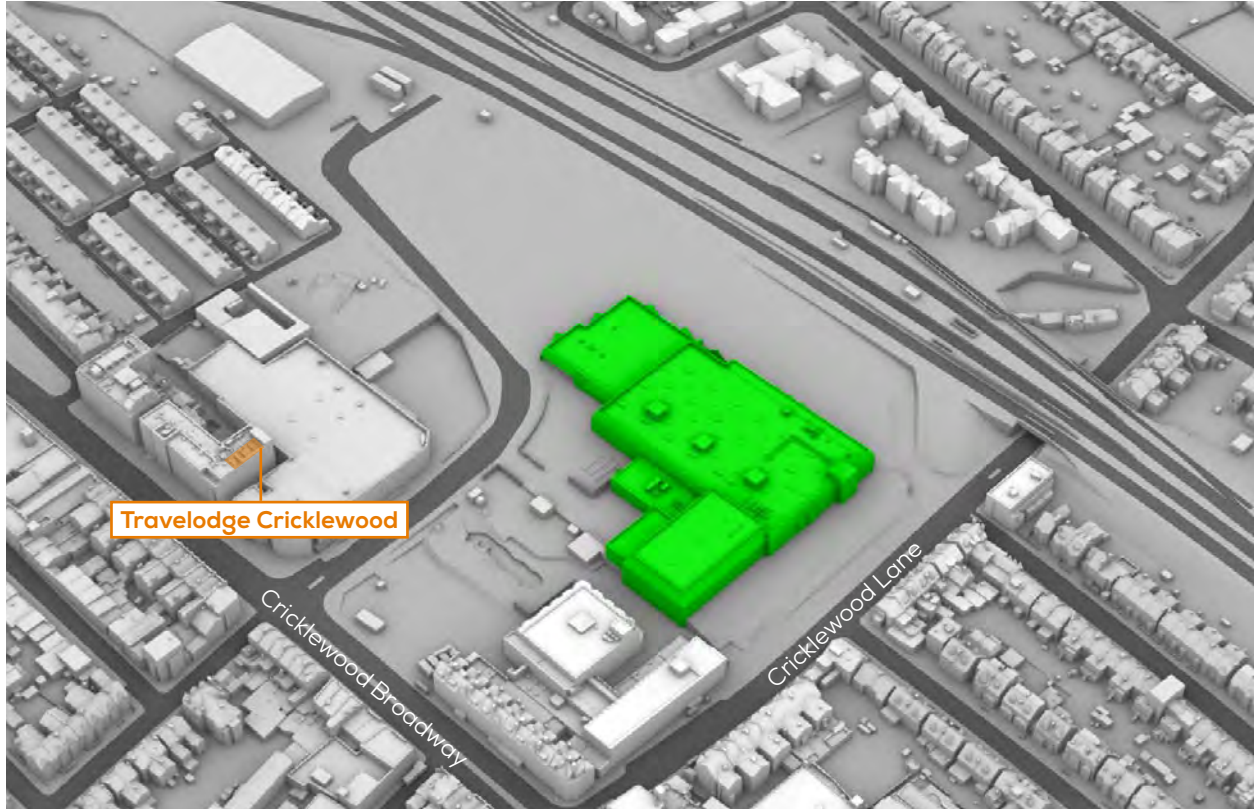


Fig. 03: Site Overview - Baseline Scenario - Perspective view

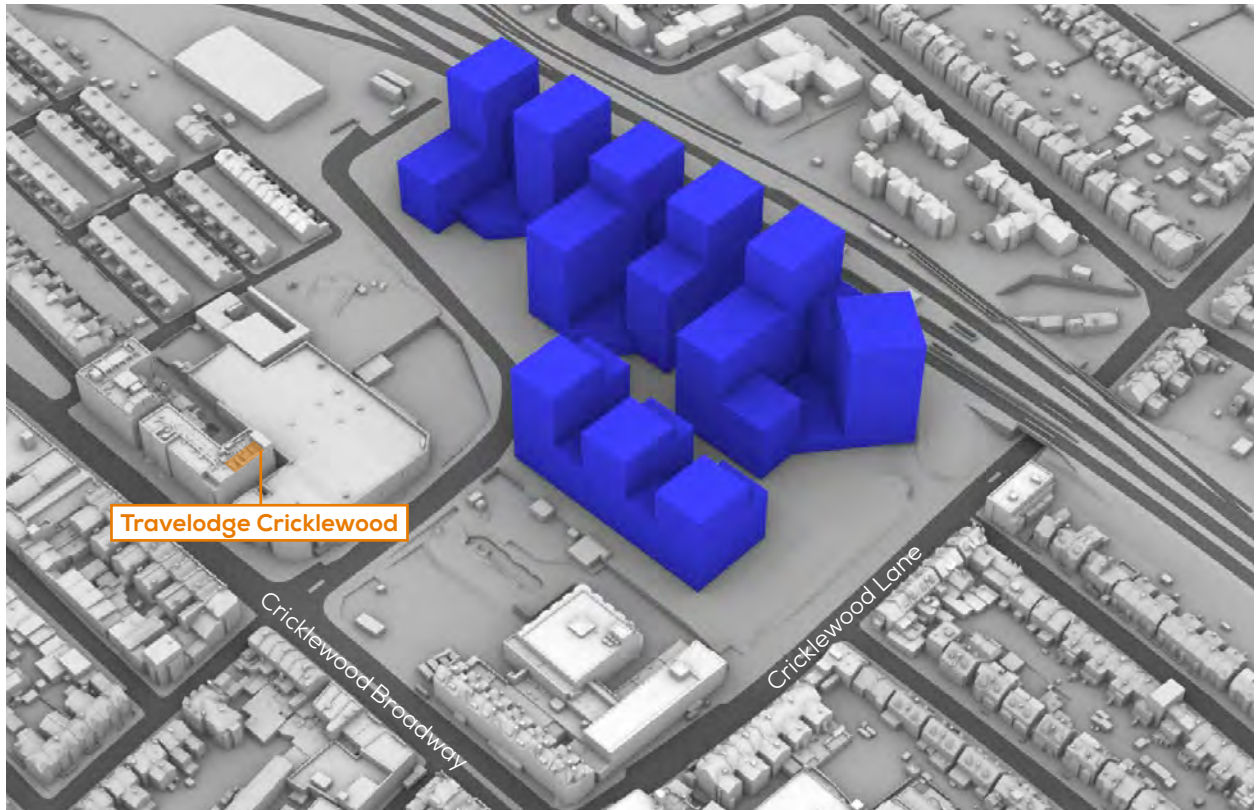


Fig. 04: Site Overview - Perspective view



Fig. 05: Site Overview - Future Baseline Scenario - Top view



Fig. 06: Site Overview - Cumulative Scenario - Top view

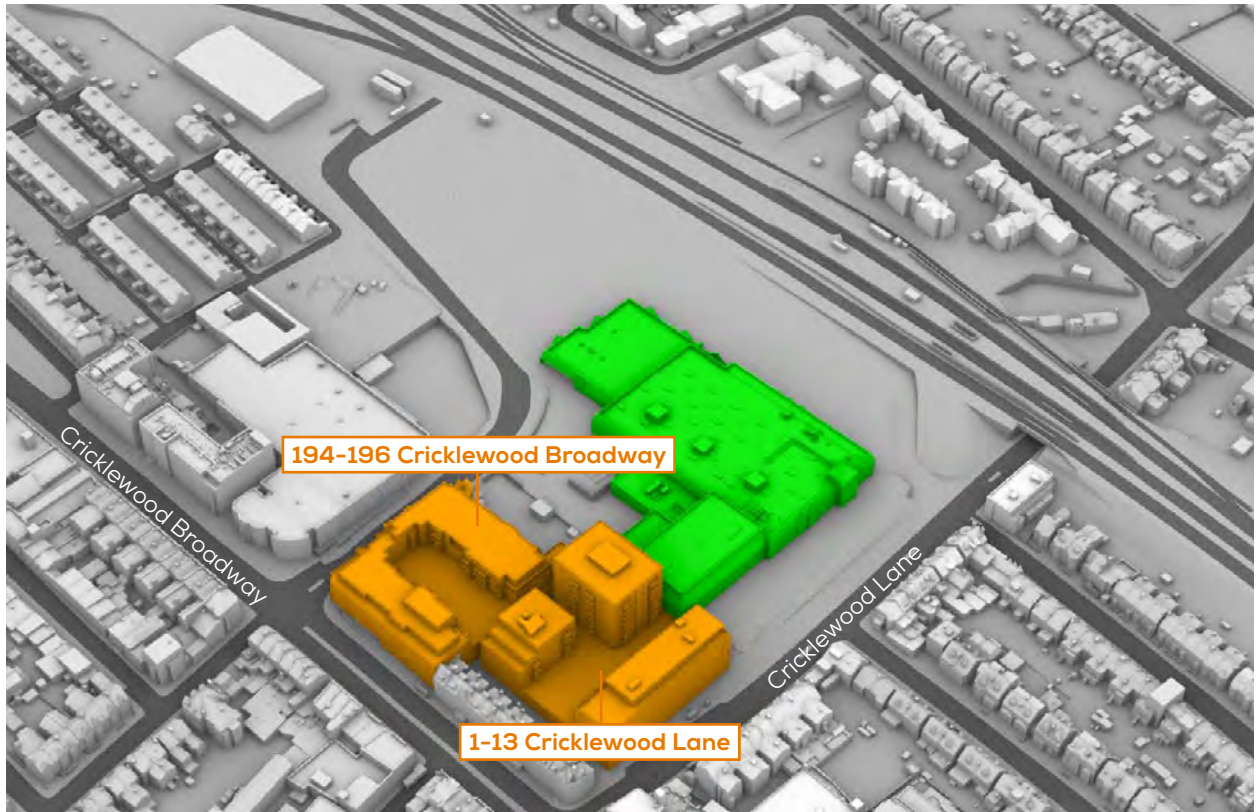


Fig. 07: Site Overview - Future Baseline Scenario - Perspective view

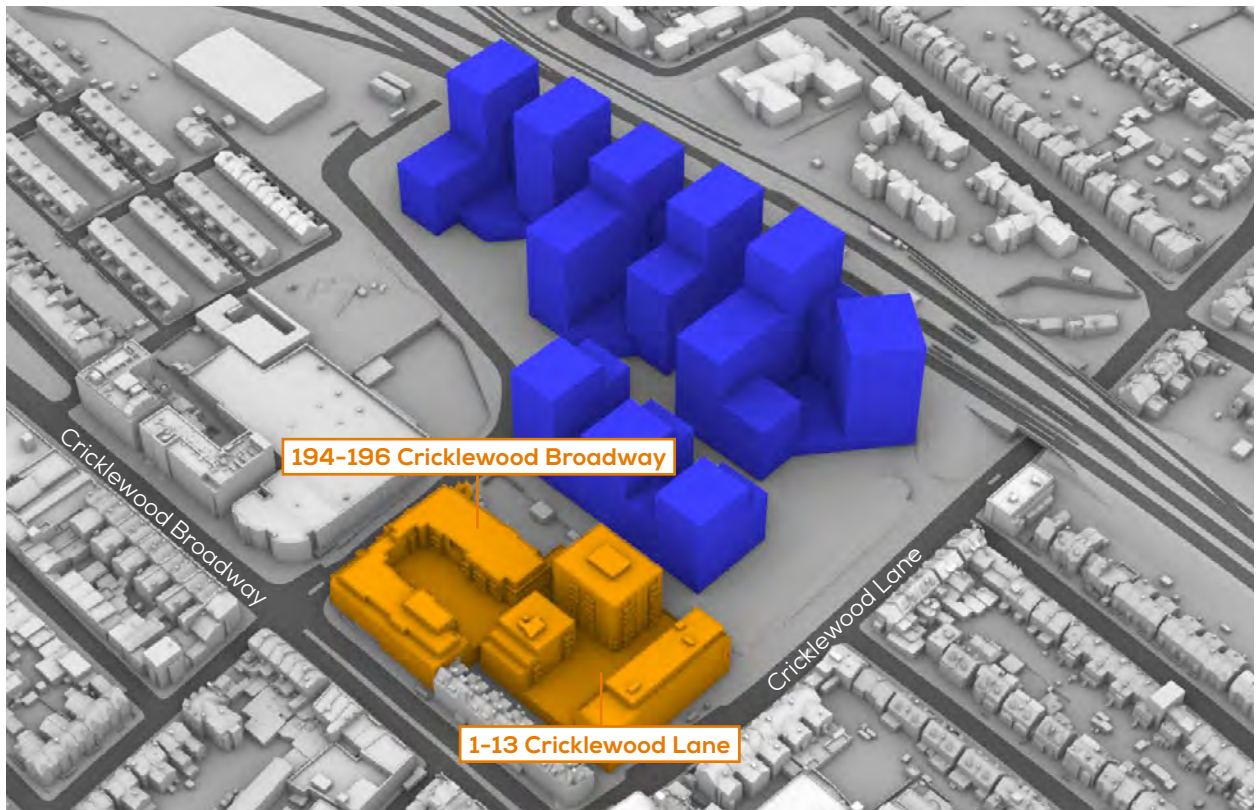


Fig. 08: Site Overview - Cumulative Scenario - Perspective view

2 PV IMPACT ASSESSMENT

TRAVELODGE CRICKLEWOOD BASELINE V PROPOSED



Fig. 9: Aerial view

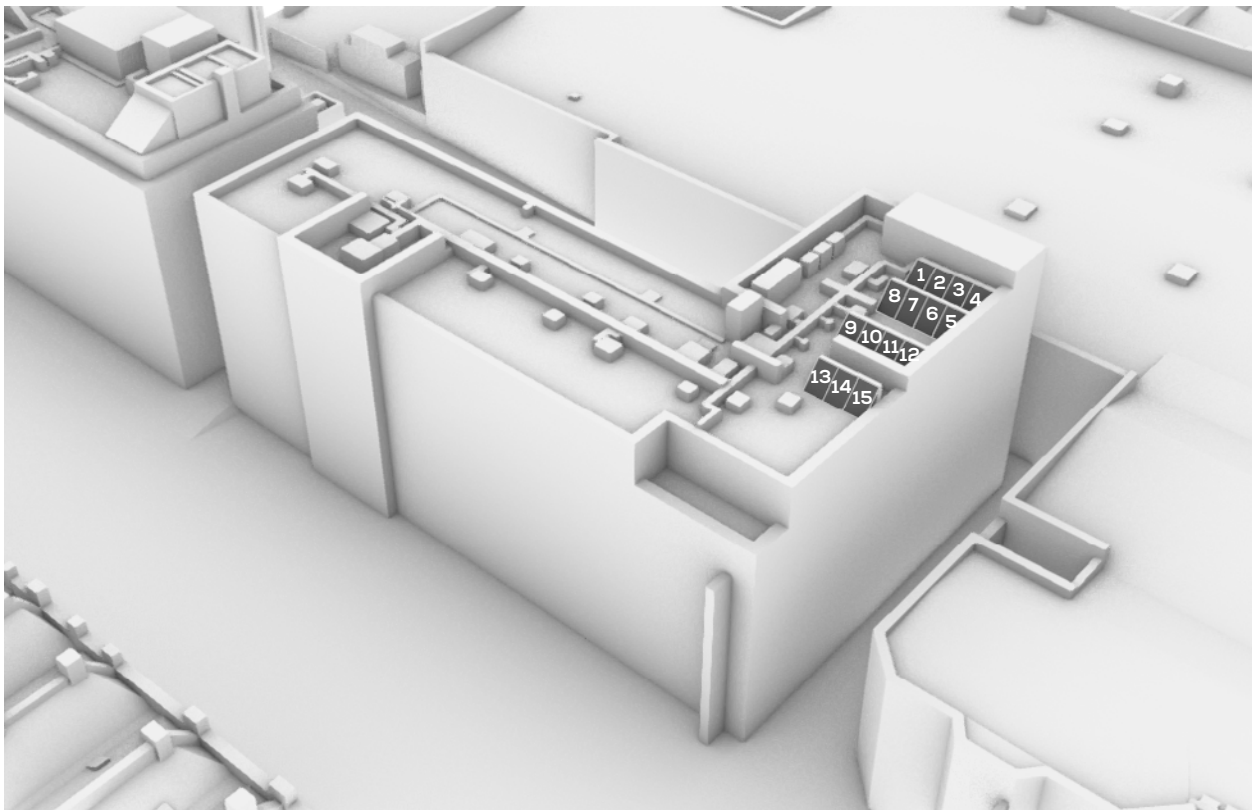


Fig. 10: Aerial view - labels

TRAVELODGE CRICKLEWOOD
BASELINE V PROPOSED

ANNUAL PROBABLE SUNLIGHT HOURS (APSH)				
PANEL	BAS	PROP	ABS.LOSS	%LOSS
1	75	75	0	0%
2	73	73	0	0%
3	68	68	0	0%
4	40	40	0	0%
5	46	46	0	0%
6	76	76	0	0%
7	81	81	0	0%
8	83	83	0	0%
9	74	74	0	0%
10	65	65	0	0%
11	58	58	0	0%
12	31	31	0	0%
13	84	84	0	0%
14	85	85	0	0%
15	85	85	0	0%

Table 01: Impact assessments of the PV panels - table of results

1-13 CRICKLEWOOD LANE
FUTURE BASELINE V CUMULATIVE

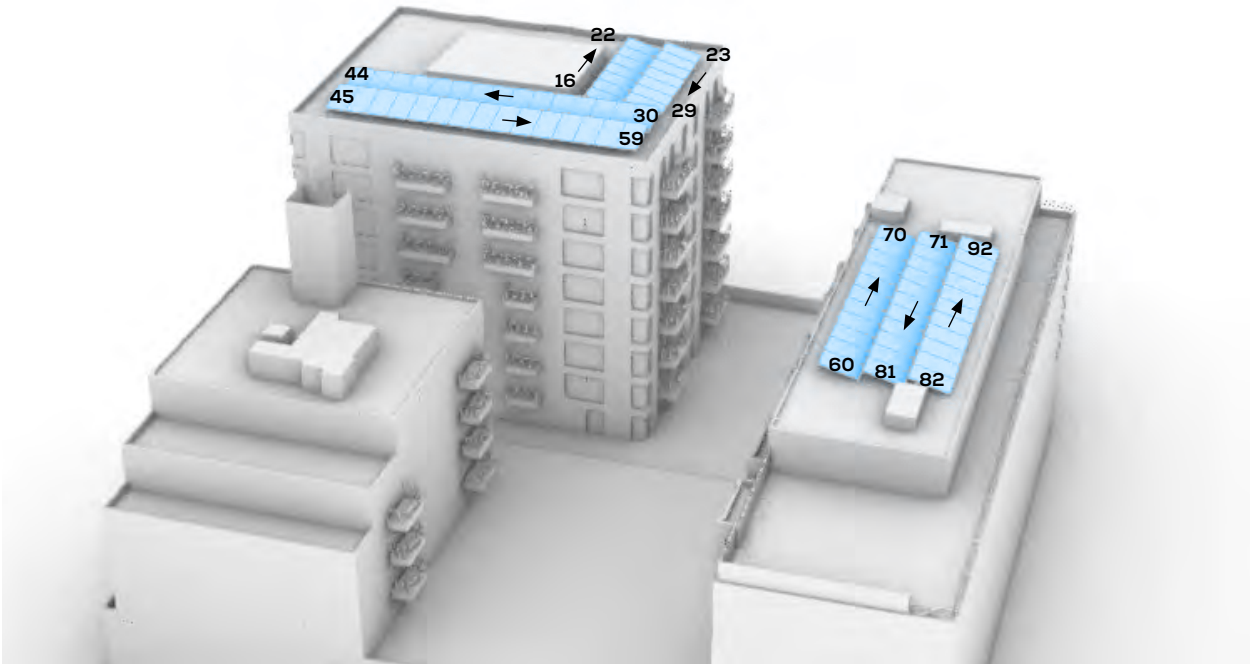


Fig. 11: Aerial view - labels

**1-13 CRICKLEWOOD LANE
FUTURE BASELINE V CUMULATIVE**

ANNUAL PROBABLE SUNLIGHT HOURS (APSH)				
PANEL	FUT BAS	CUM	ABS. LOSS	% LOSS
16	90	89	1	1%
17	94	93	1	1%
18	96	95	1	1%
19	96	95	1	1%
20	96	95	1	1%
21	96	95	1	1%
22	97	96	1	1%
23	98	97	1	1%
24	98	97	1	1%
25	98	97	1	1%
26	98	97	1	1%
27	98	97	1	1%
28	96	95	1	1%
29	92	91	1	1%
30	94	94	0	0%
31	94	94	0	0%
32	94	94	0	0%
33	94	94	0	0%
34	94	94	0	0%
35	91	91	0	0%
36	90	90	0	0%
37	90	90	0	0%
38	89	89	0	0%
39	89	89	0	0%
40	89	89	0	0%
41	89	89	0	0%
42	92	92	0	0%
43	92	92	0	0%
44	94	94	0	0%
45	98	98	0	0%
46	98	98	0	0%
47	98	98	0	0%
48	98	98	0	0%
49	98	98	0	0%
50	98	98	0	0%
51	98	98	0	0%
52	98	98	0	0%
53	98	98	0	0%
54	98	98	0	0%
55	98	98	0	0%
56	98	98	0	0%
57	98	98	0	0%
58	98	98	0	0%
59	98	98	0	0%
60	96	96	0	0%
61	96	96	0	0%
62	96	96	0	0%
63	96	96	0	0%
64	96	96	0	0%
65	96	96	0	0%
66	96	96	0	0%
67	96	96	0	0%
68	96	96	0	0%

ANNUAL PROBABLE SUNLIGHT HOURS (APSH)				
PANEL	FUT BAS	CUM	ABS. LOSS	% LOSS
69	96	96	0	0%
70	96	96	0	0%
71	95	95	0	0%
72	96	96	0	0%
73	96	96	0	0%
74	96	96	0	0%
75	96	96	0	0%
76	96	96	0	0%
77	96	96	0	0%
78	96	96	0	0%
79	96	96	0	0%
80	96	96	0	0%
81	96	96	0	0%
82	97	97	0	0%
83	98	98	0	0%
84	98	98	0	0%
85	98	98	0	0%
86	98	98	0	0%
87	98	98	0	0%
88	98	98	0	0%
89	98	98	0	0%
90	98	98	0	0%
91	98	98	0	0%
92	97	97	0	0%

Table 02: Impact assessments of the PV panels - table of results

194-196 CRICKLEWOOD BROADWAY
FUTURE BASELINE V CUMULATIVE

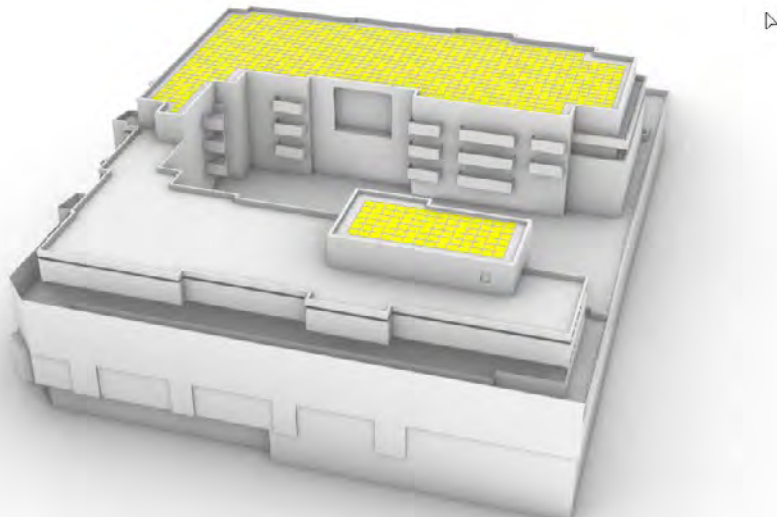


Fig. 12: APSH - Future Baseline

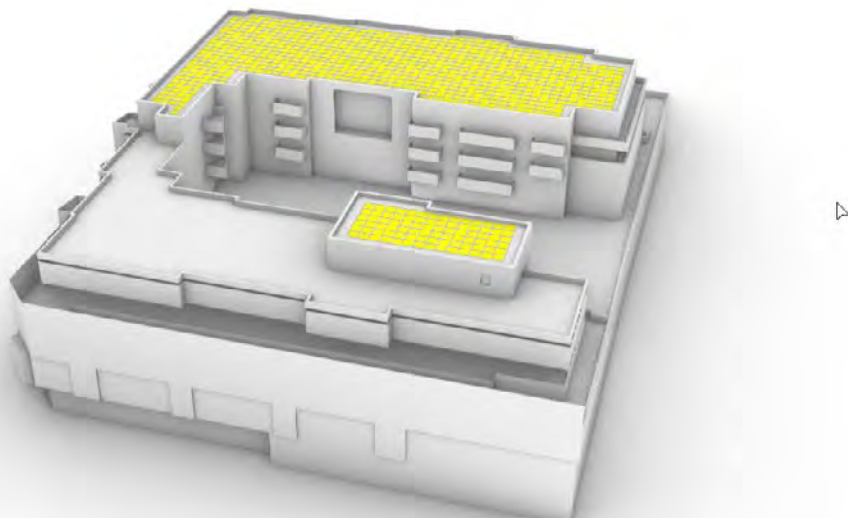
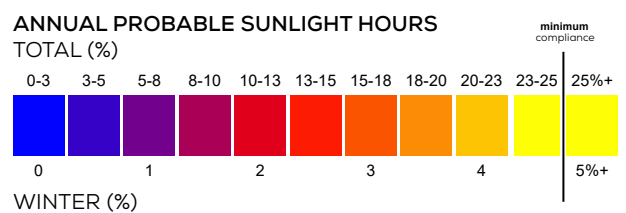


Fig. 13: APSH - Cumulative



194-196 CRICKLEWOOD BROADWAY
FUTURE BASELINE V CUMULATIVE

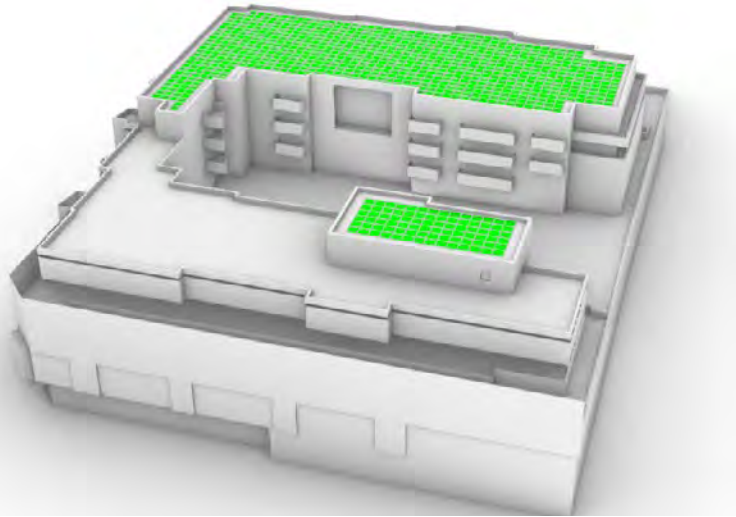
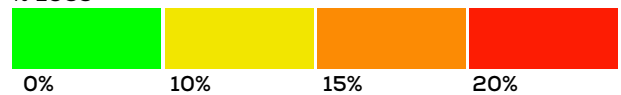


Fig. 14: APSH - % reduction

ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
% LOSS





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