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Daylight, Sunlight & Overshadowing

APPENDICES

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Beehive Centre, Coldhams Lane,
Cambridge, Cambridgeshire CB1 3ET

LPA Ref 23/03204/OUT

PINS Ref APP/Q0505/V/25/3360616

Our Ref: 4802

27 May 2025

Appendix 1

Drawings of the site and Maximum Parameter / Illustrative Schemes

Sources of information

- Greenhatch Group**
35829A_T_REV2.dwg
Received 27/07/2021
- 35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021
- Zmap**
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021
- Leonard Design Architects**
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

Existing Building

Surrounding Context

Proposed Development

Project Project Otter Cambridge

Title Existing Condition Plan View

Drawn	TR	Checked	--
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Date	15/05/2025	Project	4802
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08	DS01	2 01



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Project Project Otter
Cambridge

Title Existing Condition
3D View

Drawn	TR	Checked	--
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Project	Project Otter Cambridge		
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Title	Proposed Development Maximum Parameter Plan View		
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Project Project Otter
Cambridge

Title Proposed Development
Maximum Parameter
3D View

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Project Project Otter
Cambridge

Title Proposed Development
Illustrative Scheme
Plan View

Drawn	TR	Checked	--
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Project Project Otter
Cambridge

Title Proposed Development
Illustrative Scheme
3D View

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Appendix 2

Results of the daylight and sunlight assessments
in respect of St Matthew's Gardens

Appendix 2a

Maximum Parameters Scheme Results – VSC, NSL, APSH

Address	Room	Window	Room use	Vertical Sky Component (VSC)									Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction					
213-221 St Matthew's Gardens															
Ground	R1	W1	Residential	33.0	31.7	1.3	4.0%	0.96	Yes	Negligible					
Ground	R2	W2	Residential	32.4	31.2	1.3	3.9%	0.96	Yes	Negligible					
		W3		31.9	30.7	1.2	3.9%	0.96	Yes						
		W4		31.9	30.6	1.3	4.0%	0.96	Yes						
First	R1	W1	Residential	36.3	33.4	2.9	8.0%	0.92	Yes	Negligible					
First	R2	W2	Residential	35.9	32.8	3.1	8.6%	0.91	Yes	Negligible					
		W3		35.4	32.3	3.1	8.7%	0.91	Yes						
		W4		34.5	31.2	3.3	9.5%	0.91	Yes						
Second	R1	W1	Residential	35.0	31.4	3.6	10.3%	0.90	Yes	Negligible					
Second	R2	W2	Residential	35.5	31.5	3.9	11.1%	0.89	Yes	Negligible					
		W3		36.2	32.1	4.1	11.2%	0.89	Yes						
		W4		35.5	31.3	4.2	11.8%	0.88	Yes						
211 St Matthew's Gardens															
Ground	R1	W1	Residential	32.0	30.4	1.6	5.1%	0.95	Yes	Negligible					
Ground	R2	W2	Residential	31.3	29.4	1.8	5.9%	0.94	Yes	Negligible					
First	R1	W1	Residential	26.6	22.8	3.8	14.2%	0.86	Yes	Negligible					
First	R2	W2	Residential	26.3	22.0	4.3	16.4%	0.84	Yes	Negligible					
209 St Matthew's Gardens															
Ground	R1	W1	Living Room	31.6	28.0	3.5	11.2%	0.89	Yes	Negligible					
		W2		28.8	27.8	1.1	3.7%	0.96	Yes						
		W3		32.0	28.1	3.9	12.2%	0.88	Yes						
		W4		29.6	23.9	5.7	19.3%	0.81	Yes						
First	R1	W1	Bedroom	34.3	29.1	5.2	15.1%	0.85	Yes	Negligible					
		W2		35.3	29.6	5.8	16.3%	0.84	Yes						
207 St Matthew's Gardens															
Lower Ground	R1	W1	Dining Room	16.9	13.4	3.5	20.8%	0.79	No	Negligible	18.7	16.1	0.86		
		W2		15.1	13.2	1.9	12.5%	0.88	Yes						
		W3		22.8	19.7	3.2	13.8%	0.86	Yes						
		W4		16.7	15.0	1.7	10.1%	0.90	Yes						
Ground	R1	W1	Living Room	31.8	27.0	4.8	15.1%	0.85	Yes	Negligible	31.9	26.6	0.84		
		W2		29.9	27.6	2.3	7.6%	0.92	Yes						
		W3		32.0	26.7	5.3	16.5%	0.84	Yes						
		W4		29.3	22.3	7.0	24.0%	0.76	No						
First	R1	W1	Bedroom	35.0	28.7	6.4	18.2%	0.82	Yes	Negligible					
		W2		35.3	28.4	6.9	19.6%	0.80	Yes						
205 St Matthew's Gardens															
Lower Ground	R1	W1	Dining Room	24.8	20.6	4.2	17.1%	0.83	Yes	Negligible	19.2	17.0	0.88		
		W2		23.6	21.6	2.0	8.4%	0.92	Yes						
		W3		25.2	22.0	3.2	12.8%	0.87	Yes						
		W4		17.8	15.5	2.4	13.2%	0.87	Yes						
Ground	R1	W1	Living Room	31.7	25.7	6.0	19.0%	0.81	Yes	Negligible	30.5	24.5	0.80		
		W2		30.0	26.6	3.4	11.4%	0.89	Yes						
		W3		31.8	25.3	6.5	20.5%	0.80	No						
		W4		27.9	20.1	7.8	28.0%	0.72	No						
First	R1	W1	Bedroom	34.9	27.4	7.6	21.6%	0.78	Yes	Negligible					
		W2		35.2	27.1	8.1	22.9%	0.77	Yes						
203 St Matthew's Gardens															
Lower Ground	R1	W1	Dining Room	22.8	19.0	3.8	16.8%	0.83	Yes	Negligible	19.2	17.0	0.88		
		W2		22.9	20.6	2.3	10.0%	0.90	Yes						
		W3		21.2	19.1	2.1	9.8%	0.90	Yes						
		W4		9.7	8.5	1.2	12.5%	0.88	Yes						
Ground	R1	W1	Living Room	31.1	24.1	7.0	22.4%	0.78	No	Minor	28.6	22.0	0.77		
		W2		30.0	25.6	4.4	14.6%	0.85							
		W3		30.6	23.3	7.3	23.9%	0.76							

				Vertical Sky Component (VSC)									
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
		W4		22.0	14.6	7.4	33.5%	0.67					
First	R1	W1	Bedroom	34.3	25.7	8.6	25.0%	0.75	No	Minor	33.9	25.2	0.74
		W2		33.7	24.8	9.0	26.6%	0.73	No				
177-201 Odd St Matthew's Gardens													
Lower Ground	R1	W1	Living Room	12.3	11.6	0.7	5.5%	0.95	Yes	Negligible			
		W2		12.9	11.3	1.6	12.6%	0.87	Yes				
Lower Ground	R3	W5	Living Room	13.2	11.1	2.1	15.9%	0.84	Yes	Negligible			
		W6		11.8	11.5	0.3	2.2%	0.98	Yes				
Ground	R1	W1	Bedroom	28.4	20.4	8.0	28.3%	0.72	No	Minor			
Ground	R5	W5	Bedroom	30.3	17.8	12.5	41.2%	0.59	No	Major			
First	R1	W1	Bedroom	32.6	22.5	10.1	30.9%	0.69	No	Moderate			
First	R5	W5	Bedroom	33.6	19.8	13.8	41.2%	0.59	No	Major			
Second	R1	W1	Bedroom	34.9	25.0	9.9	28.4%	0.72	No	Minor			
Second	R5	W5	Bedroom	34.9	22.1	12.8	36.6%	0.63	No	Moderate			
Third	R1	W1	Bedroom	30.4	22.1	8.4	27.5%	0.73	No	Minor			
Third	R5	W5	Bedroom	30.4	19.1	11.3	37.2%	0.63	No	Moderate			
175 St Matthew's Gardens													
Lower Ground	R1	W1	Kitchen	11.2	6.4	4.8	43.0%	0.57	No	Moderate	19.5	12.5	0.64
		W2		22.9	14.5	8.4	36.6%	0.63	No				
		W3		22.2	14.9	7.3	32.8%	0.67	No				
		W4		19.0	12.7	6.3	33.0%	0.67	No				
		W5		14.0	14.0	0.0	0.0%	1.00	Yes				
		W6		10.1	10.1	0.0	0.0%	1.00	Yes				
Ground	R1	W1	Living Room	25.1	14.6	10.5	42.0%	0.58	No	Major	33.0	19.1	0.58
		W2		34.9	20.1	14.8	42.3%	0.58	No				
		W3		35.0	20.1	14.9	42.4%	0.58	No				
		W4		35.5	20.6	14.9	42.0%	0.58	No				
First	R1	W1	Bedroom	35.6	21.5	14.1	39.6%	0.60	No	Moderate	36.0	21.7	0.60
		W2		36.5	22.1	14.4	39.4%	0.61	No				
173 St Matthew's Gardens													
Lower Ground	R1	W1	Dining Room	16.3	10.2	6.0	37.1%	0.63	No	Moderate	23.5	15.0	0.64
		W2		27.6	17.4	10.2	36.9%	0.63	No				
		W3		24.2	15.8	8.3	34.5%	0.66	No				
		W4		23.1	15.0	8.1	35.1%	0.65	No				
Ground	R1	W1	Living Room	30.8	19.3	11.5	37.5%	0.63	No	Major	35.0	20.4	0.58
		W2		36.4	20.9	15.5	42.6%	0.57	No				
		W3		35.1	19.9	15.2	43.3%	0.57	No				
		W4		36.5	20.9	15.6	42.6%	0.57	No				
First	R1	W1	Bedroom	37.4	22.7	14.7	39.2%	0.61	No	Moderate	37.4	22.6	0.60
		W2		37.4	22.5	14.9	39.8%	0.60	No				
171 St Matthew's Gardens													
Lower Ground	R1	W1	Dining Room	12.8	8.0	4.8	37.6%	0.62	No	Moderate	19.4	12.6	0.65
		W2		24.1	15.8	8.3	34.5%	0.66	No				
		W3		18.2	11.9	6.3	34.6%	0.65	No				
		W4		19.2	12.2	7.0	36.6%	0.63	No				
Ground	R1	W1	Living Room	32.8	20.5	12.3	37.5%	0.63	No	Major	35.6	20.5	0.58
		W2		37.0	20.9	16.1	43.5%	0.57	No				
		W3		34.8	19.5	15.3	44.0%	0.56	No				
		W4		36.7	20.7	16.0	43.6%	0.56	No				
First	R1	W1	Bedroom	37.8	22.7	15.1	39.9%	0.60	No	Moderate	37.8	22.6	0.60
		W2		37.7	22.5	15.2	40.3%	0.60	No				
169 St Matthew's Gardens													
Ground	R1	W1	Living Room	31.6	19.6	12.0	38.1%	0.62	No	Major	33.1	18.4	0.55
		W2		36.7	20.3	16.4	44.7%	0.55	No				
		W3		30.3	15.7	14.6	48.2%	0.52	No				

Address	Room	Window	Room use	Vertical Sky Component (VSC)									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
First	R1	W4	Bedroom	31.3	16.3	15.0	47.9%	0.52	No	Major	36.6	21.6	0.59
		W1		37.6	22.5	15.1	40.1%	0.60	No				
		W2		35.1	21.2	14.0	39.7%	0.60	No				
167 St Matthew's Gardens													
Ground	R1	W1	Kitchen	37.2	19.8	17.4	46.8%	0.53	No	Major	37.2	19.8	0.53
		W2		37.2	19.8	17.4	46.8%	0.53	No				
First	R1	W1	Bedroom	30.5	14.1	16.4	53.7%	0.46	No	Major			
165 St Matthew's Gardens													
First	R1	W1	Bedroom	30.5	14.4	16.1	52.7%	0.47	No	Major			
First	R2	W2	LKD	30.6	14.8	15.7	51.5%	0.49	No	Moderate	34.6	21.1	0.61
		W3		34.8	21.6	13.2	38.0%	0.62	No				
		W4		35.8	22.7	13.1	36.6%	0.63	No				
		W5		34.8	22.0	12.8	36.7%	0.63	No				
163 St Matthew's Gardens													
Ground	R1	W3	Bedroom	36.7	20.2	16.5	45.0%	0.55	No	Major			
Ground	R2	W4	LKD	34.9	20.5	14.4	41.2%	0.59	No	Minor	31.6	22.5	0.71
		W5		32.7	23.4	9.3	28.4%	0.72	No				
		W6		30.3	22.7	7.5	24.9%	0.75	No				
		W7		31.1	22.8	8.3	26.8%	0.73	No				
157-161 St Matthew's Gardens													
Ground	R1	W1	Living Room	32.2	25.2	7.0	21.8%	0.78	No	Minor	32.9	25.3	0.77
		W2		32.2	25.3	6.9	21.5%	0.79	No				
		W3		35.7	25.5	10.2	28.5%	0.72	No				
Ground	R2	W4	Residential	37.4	31.5	6.0	15.9%	0.84	Yes	Negligible			
Ground	R3	W5	Residential	36.5	31.0	5.5	15.0%	0.85	Yes	Negligible			
Ground	R4	W6	Residential	33.6	29.6	4.0	11.8%	0.88	Yes	Negligible			
Ground	R5	W7	Residential	31.4	27.9	3.4	10.9%	0.89	Yes	Negligible			
First	R1	W1	Living Room	37.9	25.9	12.0	31.7%	0.68	No	Moderate	38.0	26.1	0.69
		W2		38.1	26.1	12.0	31.5%	0.69	No				
		W3		37.9	26.1	11.8	31.2%	0.69	No				
First	R2	W4	Residential	36.8	31.3	5.5	15.1%	0.85	Yes	Negligible			
First	R3	W5	Residential	36.8	31.5	5.2	14.2%	0.86	Yes	Negligible			
First	R4	W6	Residential	37.0	32.0	4.9	13.4%	0.87	Yes	Negligible			
First	R5	W7	Residential	36.7	32.0	4.7	12.8%	0.87	Yes	Negligible			
155 St Matthew's Gardens													
Ground	R1	W1	Residential	34.1	32.9	1.2	3.5%	0.97	Yes	Negligible			
First	R1	W1	Residential	37.5	34.1	3.5	9.2%	0.91	Yes	Negligible			
		W2		37.8	34.2	3.6	9.6%	0.90	Yes				
Second	R1	W1	Residential	32.4	28.5	3.9	12.0%	0.88	Yes	Negligible			
		W2		32.4	28.7	3.7	11.4%	0.89	Yes				
153 St Matthew's Gardens													
Ground	R1	W1	Residential	35.0	32.4	2.7	7.6%	0.92	Yes	Negligible			
		W2		29.4	25.7	3.8	12.7%	0.87	Yes				
		W3		36.3	33.5	2.8	7.6%	0.92	Yes				
		W4		31.2	30.6	0.6	1.9%	0.98	Yes				
First	R1	W1	Residential	36.8	33.1	3.7	10.0%	0.90	Yes	Negligible			
		W2		36.7	33.1	3.6	9.7%	0.90	Yes				

No-Sky Line

				No-Sky Line (NSL)									
Address	Room	Window	Room use	Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction
					m ²	%	m ²	%					
213-221 St Matthew's Gardens													
Ground	R1	W1	Residential	13.7	13.0	95%	12.3	90%	0.7	5.4%	0.95	Yes	Negligible
Ground	R2	W2 W3 W4	Residential	16.7	16.3	98%	16.2	97%	0.1	0.6%	0.99	Yes	Negligible
First	R1	W1	Residential	13.7	13.0	95%	12.8	93%	0.3	2.1%	0.98	Yes	Negligible
First	R2	W2 W3 W4	Residential	16.7	16.3	98%	16.3	98%	0.0	0.1%	1.00	Yes	Negligible
Second	R1	W1	Residential	13.7	13.0	95%	13.0	95%	0.0	0.1%	1.00	Yes	Negligible
Second	R2	W2 W3 W4	Residential	16.7	15.6	94%	15.6	94%	0.0	0.0%	1.00	Yes	Negligible
211 St Matthew's Gardens													
Ground	R1	W1	Residential	10.0	9.6	95%	8.8	88%	0.8	7.9%	0.92	Yes	Negligible
Ground	R2	W2	Residential	10.0	9.7	96%	8.1	80%	1.6	16.7%	0.83	Yes	Negligible
First	R1	W1	Residential	10.0	9.7	97%	9.2	92%	0.5	4.9%	0.95	Yes	Negligible
First	R2	W2	Residential	10.0	9.7	97%	8.9	89%	0.8	8.3%	0.92	Yes	Negligible
209 St Matthew's Gardens													
Ground	R1	W1 W2 W3 W4	Living Room	15.3	15.0	98%	14.4	94%	0.6	4.1%	0.96	Yes	Negligible
First	R1	W1 W2	Bedroom	11.6	10.6	91%	10.5	91%	0.0	0.0%	1.00	Yes	Negligible
207 St Matthew's Gardens													
Lower Ground	R1	W1 W2 W3 W4	Dining Room	14.3	12.0	84%	9.9	69%	2.1	17.4%	0.83	Yes	Negligible
Ground	R1	W1 W2 W3 W4	Living Room	13.8	13.6	99%	13.1	95%	0.5	3.8%	0.96	Yes	Negligible
First	R1	W1 W2	Bedroom	10.5	9.7	92%	9.7	92%	0.0	0.0%	1.00	Yes	Negligible
205 St Matthew's Gardens													
Lower Ground	R1	W1 W2 W3 W4	Dining Room	14.3	12.9	90%	11.4	80%	1.5	11.4%	0.89	Yes	Negligible
Ground	R1	W1 W2 W3 W4	Living Room	13.8	13.7	99%	12.5	91%	1.1	8.3%	0.92	Yes	Negligible
First	R1	W1 W2	Bedroom	10.5	9.7	93%	9.7	93%	0.0	0.1%	1.00	Yes	Negligible
203 St Matthew's Gardens													
Lower Ground	R1	W1 W2 W3 W4	Dining Room	14.3	12.5	87%	10.7	75%	1.8	14.8%	0.85	Yes	Negligible
Ground	R1	W1 W2	Living Room										

No-Sky Line

				No-Sky Line (NSL)									
Address	Room	Window	Room use	Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction
					m ²	%	m ²	%					
First	R1	W3	Bedroom	13.8	13.6	98%	12.0	87%	1.6	11.7%	0.88	Yes	Negligible
		W4											
		W1											
		W2		10.5	9.7	93%	9.5	91%	0.2	1.9%	0.98	Yes	Negligible
177-201 Odd St Matthew's Gardens													
Lower Ground	R1	W1	Living Room	13.3	10.1	76%	6.9	52%	3.2	31.4%	0.69	No	Moderate
		W2											
Lower Ground	R3	W5	Living Room										
		W6		14.8	10.4	70%	5.4	36%	5.1	48.5%	0.52	No	Major
Ground	R1	W1	Bedroom	8.2	7.5	92%	4.3	52%	3.2	43.0%	0.57	No	Major
Ground	R5	W5	Bedroom	8.2	7.5	91%	3.8	46%	3.7	49.3%	0.51	No	Major
First	R1	W1	Bedroom	8.2	7.5	92%	5.5	66%	2.1	27.4%	0.73	No	Minor
First	R5	W5	Bedroom	8.2	7.5	92%	4.4	53%	3.1	41.9%	0.58	No	Major
Second	R1	W1	Bedroom	8.2	7.6	92%	6.2	75%	1.4	18.6%	0.81	Yes	Negligible
Second	R5	W5	Bedroom	8.2	7.6	92%	4.9	59%	2.7	35.6%	0.64	No	Moderate
Third	R1	W1	Bedroom	8.2	7.6	92%	6.6	81%	0.9	12.3%	0.88	Yes	Negligible
Third	R5	W5	Bedroom	8.2	7.6	92%	5.5	67%	2.0	27.0%	0.73	No	Minor
175 St Matthew's Gardens													
Lower Ground	R1	W1	Kitchen	25.4	24.7	97%	13.7	54%	11.0	44.6%	0.55	No	Major
		W2											
		W3											
		W4											
		W5											
		W6											
Ground	R1	W1	Living Room	14.5	14.2	98%	11.9	82%	2.4	16.5%	0.84	Yes	Negligible
		W2											
		W3											
First	R1	W1	Bedroom	10.8	10.0	93%	8.5	78%	1.5	15.4%	0.85	Yes	Negligible
		W2											
173 St Matthew's Gardens													
Lower Ground	R1	W1	Dining Room	14.8	14.7	99%	6.8	46%	7.9	53.7%	0.46	No	Major
		W2											
		W3											
		W4											
Ground	R1	W1	Living Room	14.4	14.2	99%	11.6	81%	2.6	18.1%	0.82	Yes	Negligible
		W2											
		W3											
		W4											
First	R1	W1	Bedroom	10.5	10.0	95%	8.5	81%	1.5	15.4%	0.85	Yes	Negligible
		W2											
171 St Matthew's Gardens													
Lower Ground	R1	W1	Dining Room	14.2	14.1	99%	6.4	45%	7.6	54.3%	0.46	No	Major
		W2											
		W3											
		W4											
Ground	R1	W1	Living Room	13.7	13.6	99%	10.8	79%	2.7	20.0%	0.80	Yes	Negligible
		W2											
		W3											
		W4											
First	R1	W1	Bedroom	10.4	9.7	93%	8.0	77%	1.7	17.7%	0.82	Yes	Negligible
		W2											
169 St Matthew's Gardens													

No-Sky Line

				No-Sky Line (NSL)									
Address	Room	Window	Room use	Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction
					m²	%	m²	%					
Ground	R1	W1	Living Room	14.1	14.1	99%	9.9	70%	4.2	29.7%	0.70	No	Minor
		W2											
		W3											
		W4											
First	R1	W1	Bedroom	10.8	10.0	93%	8.3	77%	1.7	17.5%	0.83	Yes	Negligible
		W2											
167 St Matthew's Gardens													
Ground	R1	W1	Kitchen	20.2	19.5	96%	7.0	35%	12.5	64.2%	0.36	No	Major
		W2											
First	R1	W1	Bedroom	10.8	10.6	98%	4.6	42%	6.0	56.7%	0.43	No	Major
165 St Matthew's Gardens													
First	R1	W1	Bedroom	12.2	11.7	97%	7.1	58%	4.7	39.6%	0.60	No	Moderate
First	R2	W2	LKD	28.9	28.8	100%	26.5	92%	2.4	8.2%	0.92	Yes	Negligible
		W3											
		W4											
		W5											
163 St Matthew's Gardens													
Ground	R1	W3	Bedroom	12.2	11.9	98%	7.1	58%	4.9	40.7%	0.59	No	Major
Ground	R2	W4	LKD	28.9	28.8	100%	25.9	90%	3.0	10.3%	0.90	Yes	Negligible
		W5											
		W6											
		W7											
157-161 St Matthew's Gardens													
Ground	R1	W1	Living Room	16.3	16.2	100%	15.1	92%	1.2	7.3%	0.93	Yes	Negligible
		W2											
		W3											
Ground	R2	W4	Residential	12.1	11.8	98%	11.6	96%	0.2	2.1%	0.98	Yes	Negligible
Ground	R3	W5	Residential	12.2	11.9	98%	11.8	97%	0.1	0.6%	0.99	Yes	Negligible
Ground	R4	W6	Residential	9.8	9.4	96%	9.4	96%	0.0	0.0%	1.00	Yes	Negligible
Ground	R5	W7	Residential	10.0	9.7	98%	9.7	98%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Living Room	16.3	16.2	100%	15.4	95%	0.8	5.1%	0.95	Yes	Negligible
		W2											
		W3											
First	R2	W4	Residential	12.1	11.7	97%	11.7	97%	0.0	0.2%	1.00	Yes	Negligible
First	R3	W5	Residential	12.2	11.8	97%	11.8	97%	0.0	0.0%	1.00	Yes	Negligible
First	R4	W6	Residential	9.8	9.6	98%	9.6	98%	0.0	0.0%	1.00	Yes	Negligible
First	R5	W7	Residential	10.0	9.8	98%	9.8	98%	0.0	0.0%	1.00	Yes	Negligible
155 St Matthew's Gardens													
Ground	R1	W1	Residential	17.7	16.0	90%	16.0	90%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	17.7	17.2	97%	17.2	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Residential	17.7	17.2	97%	17.2	97%	0.0	0.1%	1.00	Yes	Negligible
		W2											
153 St Matthew's Gardens													
Ground	R1	W1	Residential	15.3	15.2	100%	15.2	100%	0.0	0.1%	1.00	Yes	Negligible
		W2											
		W3											
		W4											
First	R1	W1	Residential	11.5	11.0	96%	11.0	96%	0.0	0.1%	1.00	Yes	Negligible
		W2											

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room									Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction				
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
213-221 St Matthew's Gardens														
Ground	R1	W1	Residential	80	24	77	23	0.96	0.96	3.8%	4.2%	Yes	Negligible	
Ground	R2	W2 W3 W4	Residential	80	24	76	23	0.95	0.96	5.0%	4.2%	Yes	Negligible	
First	R1	W1	Residential	84	28	80	25	0.95	0.89	4.8%	10.7%	Yes	Negligible	
First	R2	W2 W3 W4	Residential	82	28	78	25	0.95	0.89	4.9%	10.7%	Yes	Negligible	
Second	R1	W1	Residential	78	29	74	26	0.95	0.90	5.1%	10.3%	Yes	Negligible	
Second	R2	W2 W3 W4	Residential	80	28	76	25	0.95	0.89	5.0%	10.7%	Yes	Negligible	
211 St Matthew's Gardens														
Ground	R1	W1	Residential	80	24	74	21	0.93	0.88	7.5%	12.5%	Yes	Negligible	
Ground	R2	W2	Residential	79	24	72	20	0.91	0.83	8.9%	16.7%	Yes	Negligible	
First	R1	W1	Residential	61	28	56	24	0.92	0.86	8.2%	14.3%	Yes	Negligible	
First	R2	W2	Residential	60	27	52	20	0.87	0.74	13.3%	25.9%	Yes	Negligible	
209 St Matthew's Gardens														
Ground	R1	W1 W2 W3 W4	Living Room	78	26	69	20	0.89	0.77	11.5%	23.1%	Yes	Negligible	
First	R1	W1 W2	Bedroom	81	27	72	19	N/A	N/A	N/A	N/A	N/A		
207 St Matthew's Gardens														
Lower Ground	R1	W1 W2 W3 W4	Dining Room	55	10	49	9	N/A	N/A	N/A	N/A	N/A		
Ground	R1	W1 W2 W3 W4	Living Room	77	24	66	17	0.86	0.71	14.3%	29.2%	Yes	Negligible	
First	R1	W1 W2	Bedroom	78	27	69	19	N/A	N/A	N/A	N/A	N/A		
205 St Matthew's Gardens														
Lower Ground	R1	W1 W2 W3 W4	Dining Room	65	13	58	11	N/A	N/A	N/A	N/A	N/A		
Ground	R1	W1 W2 W3 W4	Living Room	76	24	63	15	0.83	0.63	17.1%	37.5%	Yes	Negligible	
First	R1	W1 W2	Bedroom	80	29	68	19	N/A	N/A	N/A	N/A	N/A		
203 St Matthew's Gardens														
Lower Ground	R1	W1 W2 W3 W4	Dining Room	62	13	55	10	N/A	N/A	N/A	N/A	N/A		
Ground	R1	W1 W2	Living Room											

Annual Probable Sunlight Hours

				Annual Probable Sunlight Hours (APSH) by Room									
Address	Room	Window	Room use	Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE	Numerical Reduction
				Total	Winter	Total	Winter	Total	Winter	Total	Winter	Targets	
First	R1	W3	Bedroom										
		W4		77	26	61	14	0.79	0.54	20.8%	46.2%	Yes	Negligible
		W1 W2		79	29	64	16	N/A	N/A	N/A	N/A	N/A	
177-201 Odd St Matthew's Gardens													
Lower Ground	R1	W1 W2	Living Room	43	3	38	1	0.88	0.33	11.6%	66.7%	No	Major
Lower Ground	R3	W5 W6	Living Room	37	4	33	1	0.89	0.25	10.8%	75.0%	Yes	Negligible
Ground	R1	W1	Bedroom	67	22	55	13	N/A	N/A	N/A	N/A	N/A	
Ground	R5	W5	Bedroom	67	23	43	5	N/A	N/A	N/A	N/A	N/A	
First	R1	W1	Bedroom	74	29	59	15	N/A	N/A	N/A	N/A	N/A	
First	R5	W5	Bedroom	67	23	48	7	N/A	N/A	N/A	N/A	N/A	
Second	R1	W1	Bedroom	73	29	62	18	N/A	N/A	N/A	N/A	N/A	
Second	R5	W5	Bedroom	68	23	54	10	N/A	N/A	N/A	N/A	N/A	
Third	R1	W1	Bedroom	65	29	57	21	N/A	N/A	N/A	N/A	N/A	
Third	R5	W5	Bedroom	65	24	53	13	N/A	N/A	N/A	N/A	N/A	
175 St Matthew's Gardens													
Lower Ground	R1	W1 W2 W3 W4 W5 W6	Kitchen										
				66	18	45	2	N/A	N/A	N/A	N/A	N/A	
Ground	R1	W1 W2 W3 W4	Living Room										
				77	26	52	6	0.68	0.23	32.5%	76.9%	Yes	Negligible
First	R1	W1 W2	Bedroom	77	26	56	8	N/A	N/A	N/A	N/A	N/A	
173 St Matthew's Gardens													
Lower Ground	R1	W1 W2 W3 W4	Dining Room										
				67	21	45	4	N/A	N/A	N/A	N/A	N/A	
Ground	R1	W1 W2 W3 W4	Living Room										
				81	28	54	7	0.67	0.25	33.3%	75.0%	Yes	Negligible
First	R1	W1 W2	Bedroom	83	28	62	9	N/A	N/A	N/A	N/A	N/A	
171 St Matthew's Gardens													
Lower Ground	R1	W1 W2 W3 W4	Dining Room										
				63	21	43	5	N/A	N/A	N/A	N/A	N/A	
Ground	R1	W1 W2 W3 W4	Living Room										
				82	28	56	7	0.68	0.25	31.7%	75.0%	Yes	Negligible
First	R1	W1 W2	Bedroom	84	28	62	9	N/A	N/A	N/A	N/A	N/A	
169 St Matthew's Gardens													

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room									Meets BRE Targets	Numerical Reduction								
				Existing APSH		Proposed APSH		Retained		% Reduction												
				Total	Winter	Total	Winter	Total	Winter	Total	Winter											
Ground	R1	W1 W2 W3 W4	Living Room	80	28	55	7	0.69	0.25	31.3%	75.0%	Yes	Negligible									
First	R1	W1 W2	Bedroom																			
167 St Matthew's Gardens																						
Ground	R1	W1 W2	Kitchen	82	26	56	6	N/A	N/A	N/A	N/A	N/A										
First	R1	W1	Bedroom	67	28	43	7	N/A	N/A	N/A	N/A	N/A										
165 St Matthew's Gardens																						
First	R1	W1	Bedroom	67	28	44	8	N/A	N/A	N/A	N/A	N/A										
First	R2	W2 W3 W4 W5	LKD	70	28	49	11	0.70	0.39	30.0%	60.7%	Yes	Negligible									
163 St Matthew's Gardens																						
Ground	R1	W3	Bedroom											82	26	56	7	N/A	N/A	N/A	N/A	N/A
Ground	R2	W4 W5 W6 W7	LKD	83	28	58	10	0.70	0.36	30.1%	64.3%	Yes	Negligible									
157-161 St Matthew's Gardens																						
Ground	R1	W1 W2 W3	Living Room											63	20	42	5	0.67	0.25	33.3%	75.0%	Yes
Ground	R2	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F										
Ground	R3	W5	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F										
Ground	R4	W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F										
Ground	R5	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F										
First	R1	W1 W2 W3	Living Room	61	21	44	7	0.72	0.33	27.9%	66.7%	Yes	Negligible									
First	R2	W4	Residential											N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W5	Residential											N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F										
First	R5	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F										
155 St Matthew's Gardens																						
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F										
First	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F										
Second	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F										
153 St Matthew's Gardens																						
Ground	R1	W1 W2 W3 W4	Residential	37	7	33	3	0.89	0.43	10.8%	57.1%	Yes	Negligible									
First	R1	W1 W2	Residential											N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F

Sources of information

Greenhatch Group

35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

Zmap

Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

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2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024

NORTH





Key

No Sky Line Analysis



Room Outline

Existing NSL contour

Proposed NSL contour

Area of light loss/gain

Project	Project Otter Cambridge Max Parameter Scheme		
Title	211-221 St Matthew's Gardens Ground Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	16/05/2025	Project	4802
Rel no.	08	Prefix	DS02
		Page no.	19 CP01



Sources of information

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35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

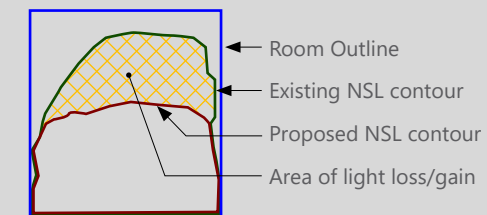
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Received 06/03/2021

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2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Project
Project Otter
Cambridge
Max Parameter Scheme

Title
211-221 St Matthew's Gardens
First Floor
No-Sky Line Contour plot

Drawn
TR
Checked
--

Date
16/05/2025
Project
4802

Rel no.
08
Prefix
DS02
Page no.
20
CP02



Sources of information

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35829A_T_REV2.dwg
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35829A_T_REV1.dwg
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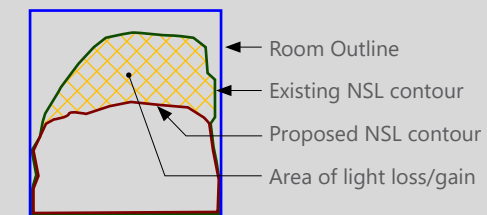
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Max Parameter Scheme

Title 211-221 St Matthew's Gardens
Second Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

Rel no. 08 Prefix DS02 Page no. 21 CP03

213-221

Second
R1
Residential

Second
R2
Residential

W1

W2

W3

W4

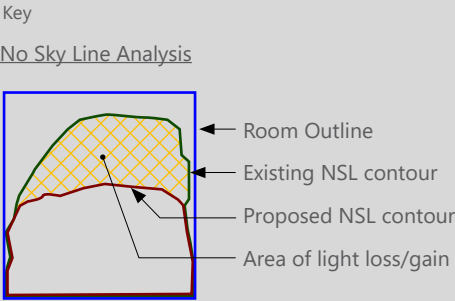
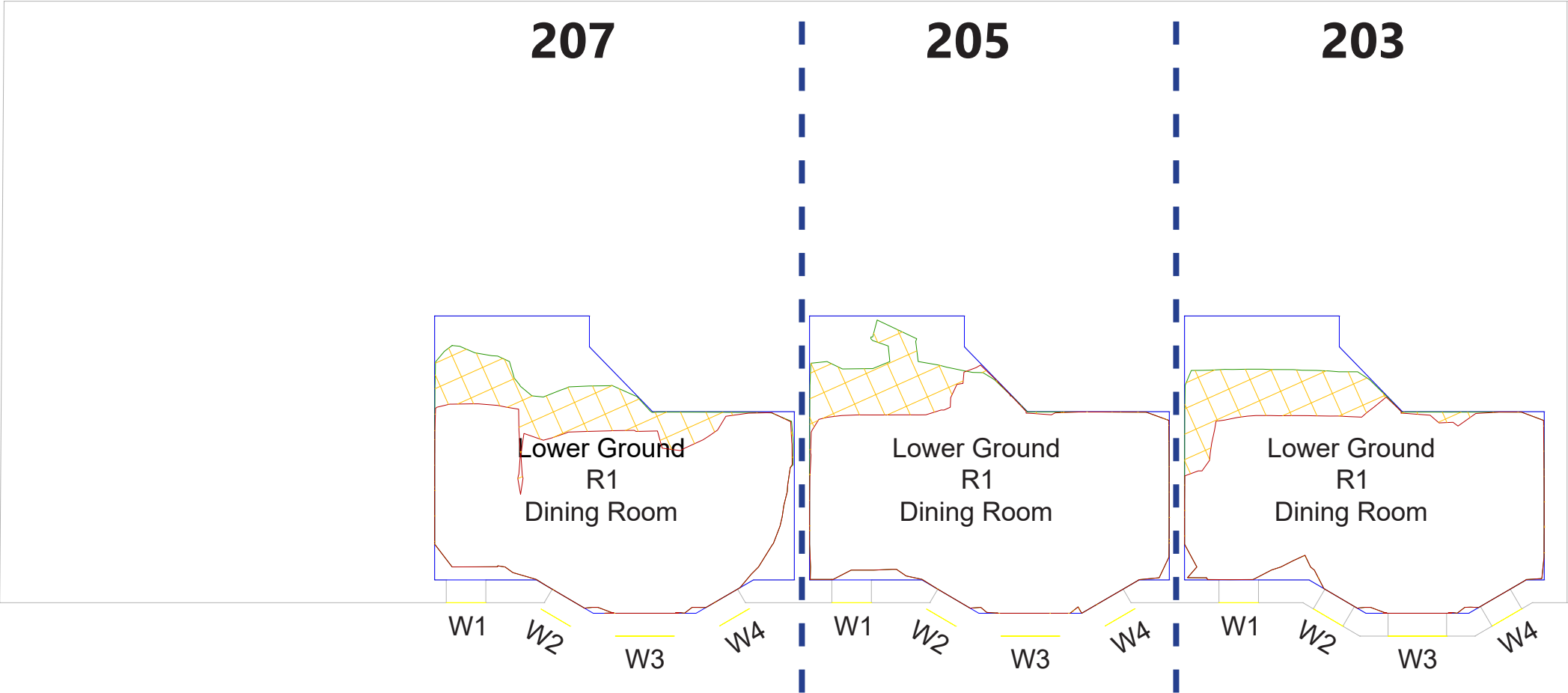
Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

Zmap
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

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2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Project	Project Otter Cambridge Max Parameter Scheme		
Title	203-209 St Matthew's Gardens Lower Ground Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	16/05/2025	Project	4802
Rel no.	08	Prefix	DS02
		Page no.	22
			CP01

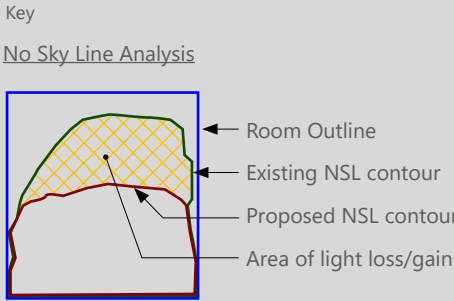
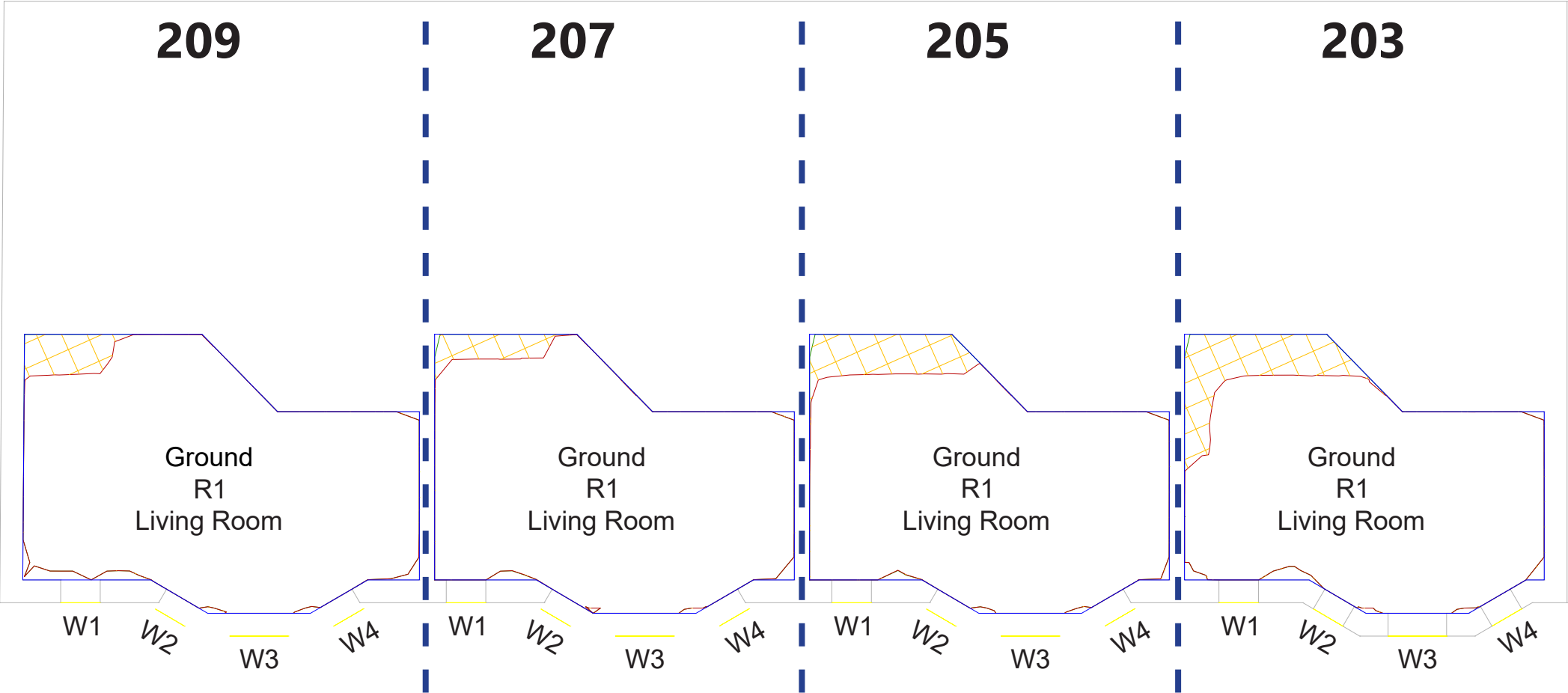
Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

Zmap
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Project Project Otter
Cambridge
Max Parameter Scheme

Title 203-209 St Matthew's Gardens
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

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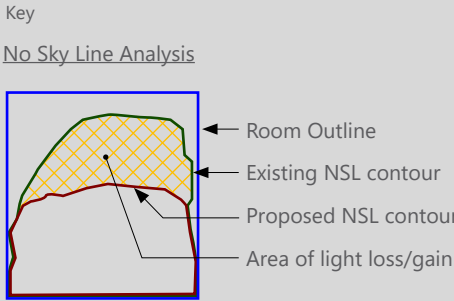
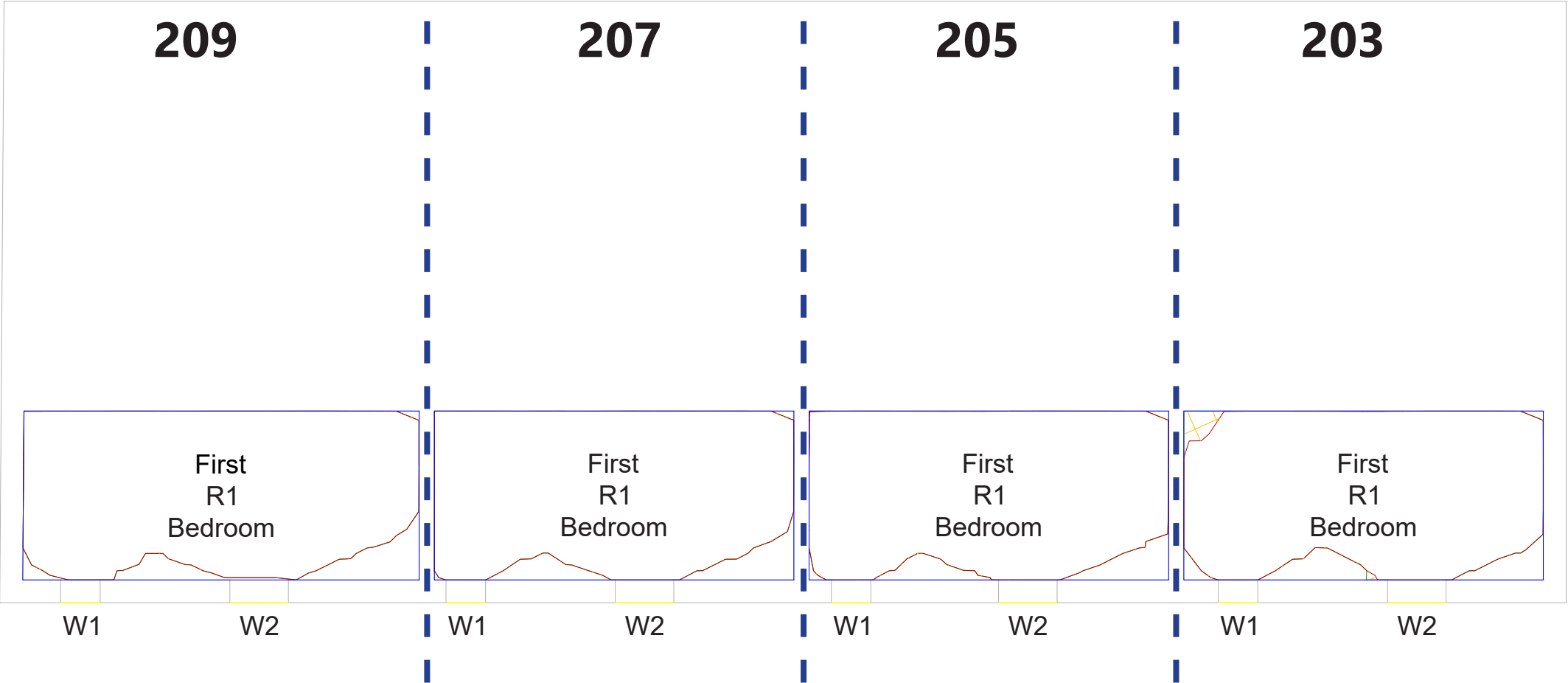
Sources of information

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Received 27/07/2021

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35829A_T_REV1.dwg
Received 01/03/2021

Zmap
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Project	Project Otter Cambridge Max Parameter Scheme		
Title	203-209 St Matthew's Gardens First Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	16/05/2025	Project	4802
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		Page no.	24 CP03

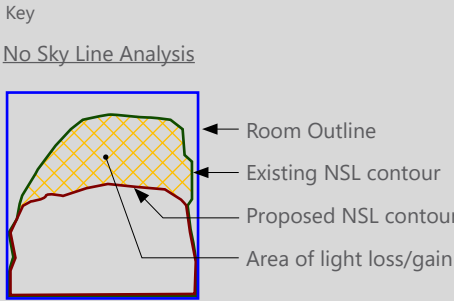
Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

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35829A_T_REV1.dwg
Received 01/03/2021

Zmap
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



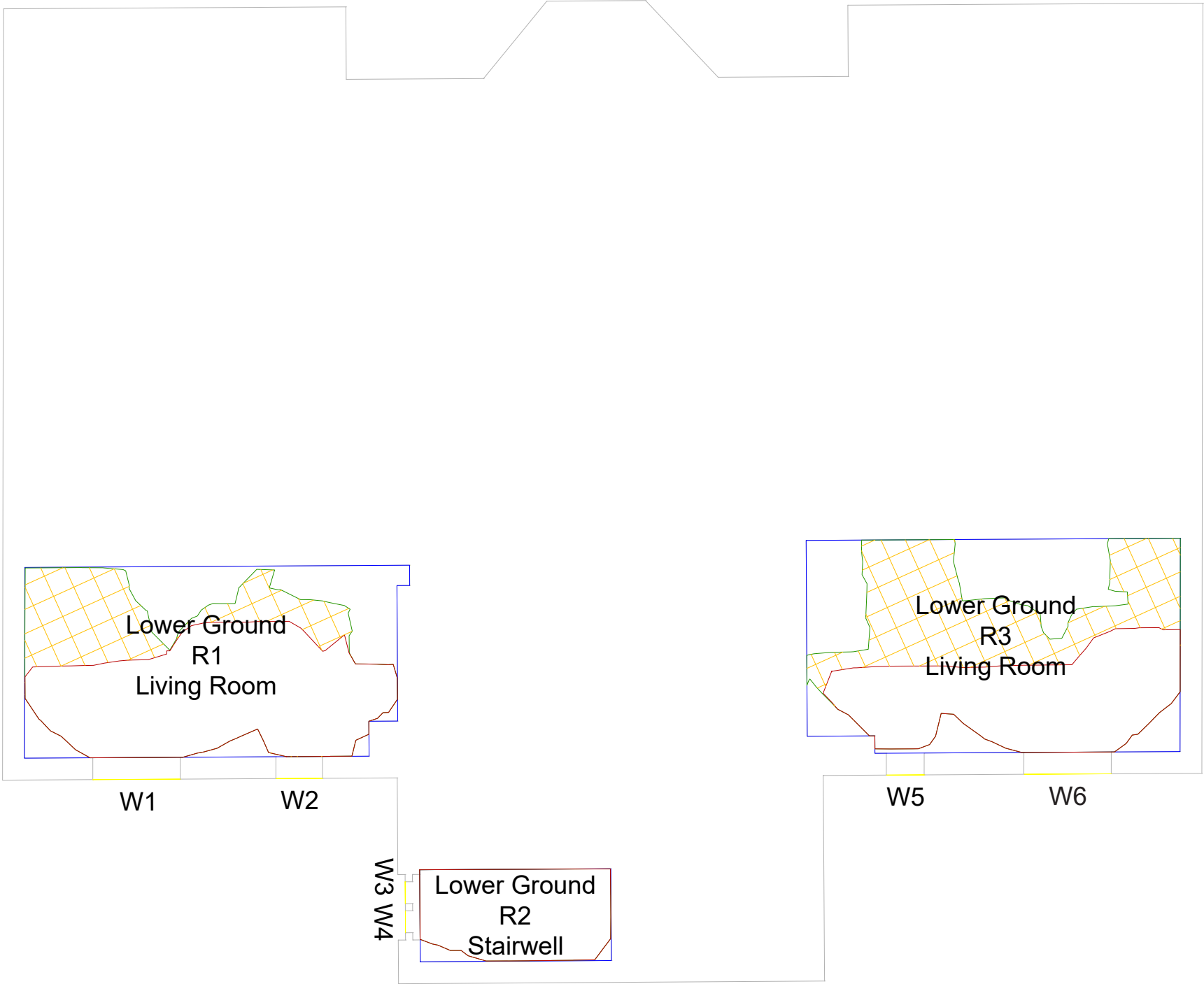
Project Project Otter
Cambridge
Max Parameter Scheme

Title 177-201 St Matthew's Gardens
Lower Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

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Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

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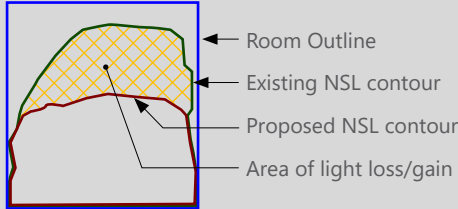
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Received 06/03/2021

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Received 17/07/2024



Key

No Sky Line Analysis



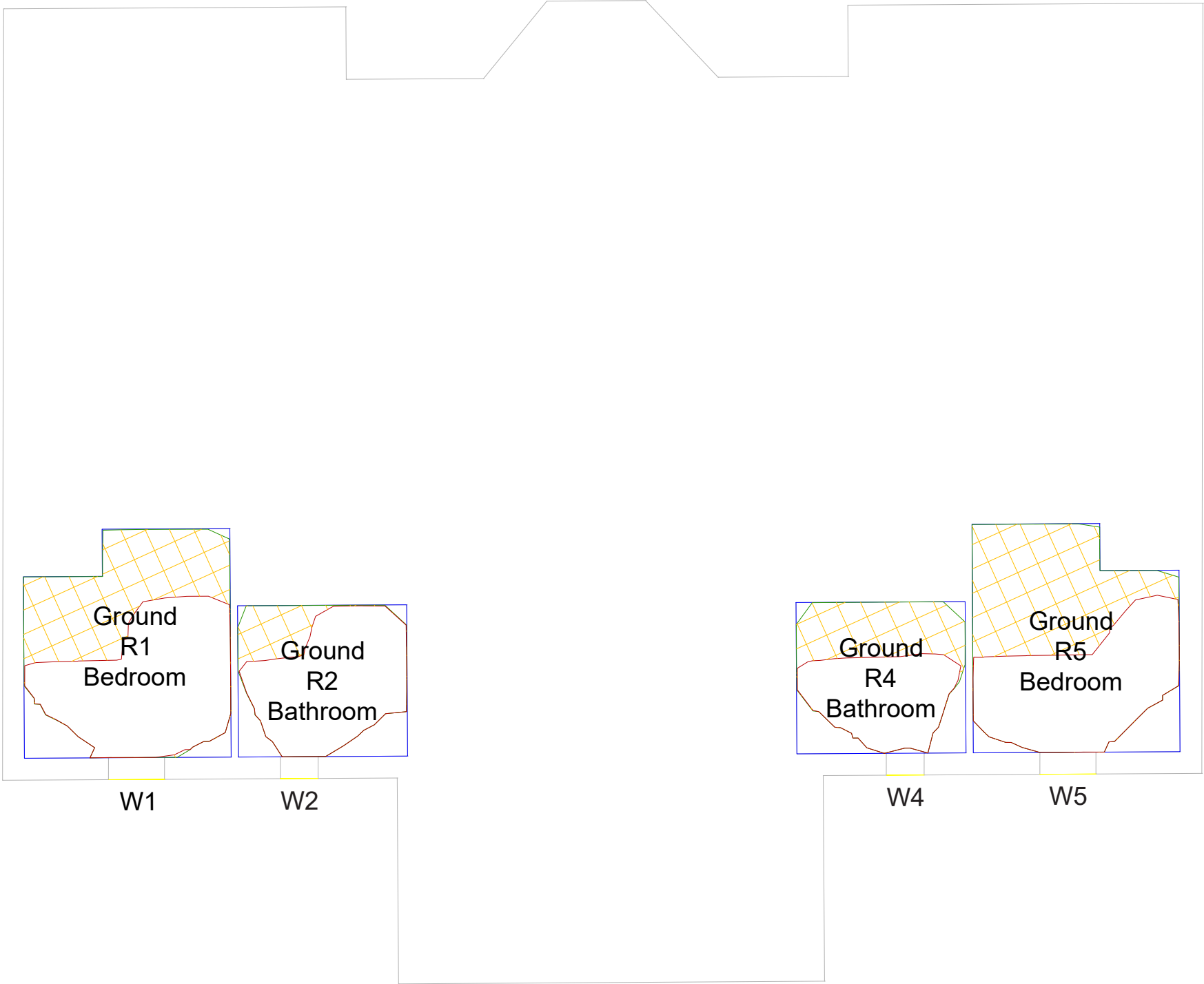
Project
Project Otter
Cambridge
Max parameter Scheme

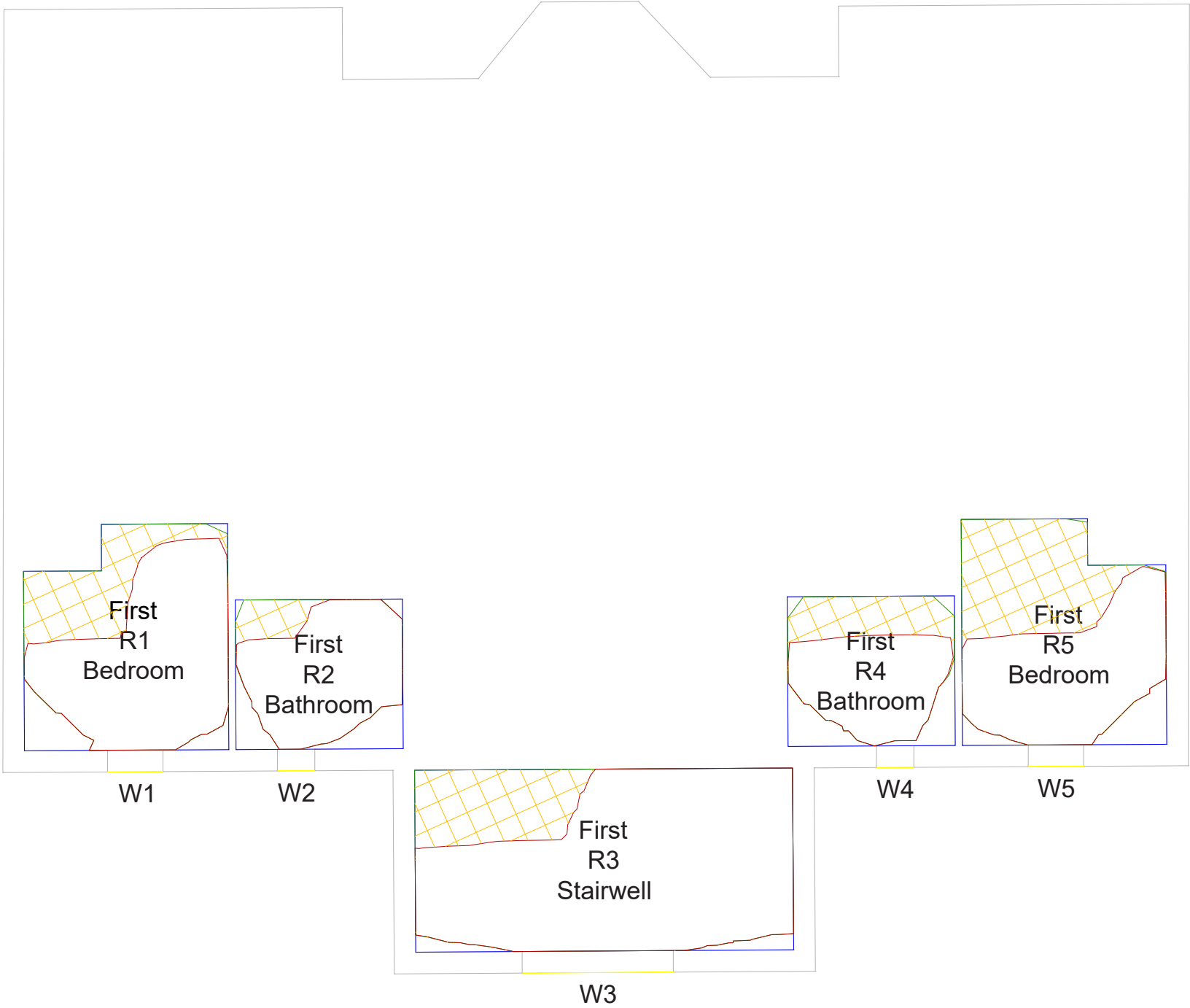
Title
177-201 St Matthew's Gardens
Ground Floor
No-Sky Line Contour plot

Drawn
TR
Checked
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Date
16/05/2025
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Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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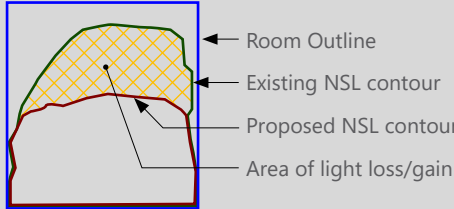
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Received 17/07/2024



Key

No Sky Line Analysis



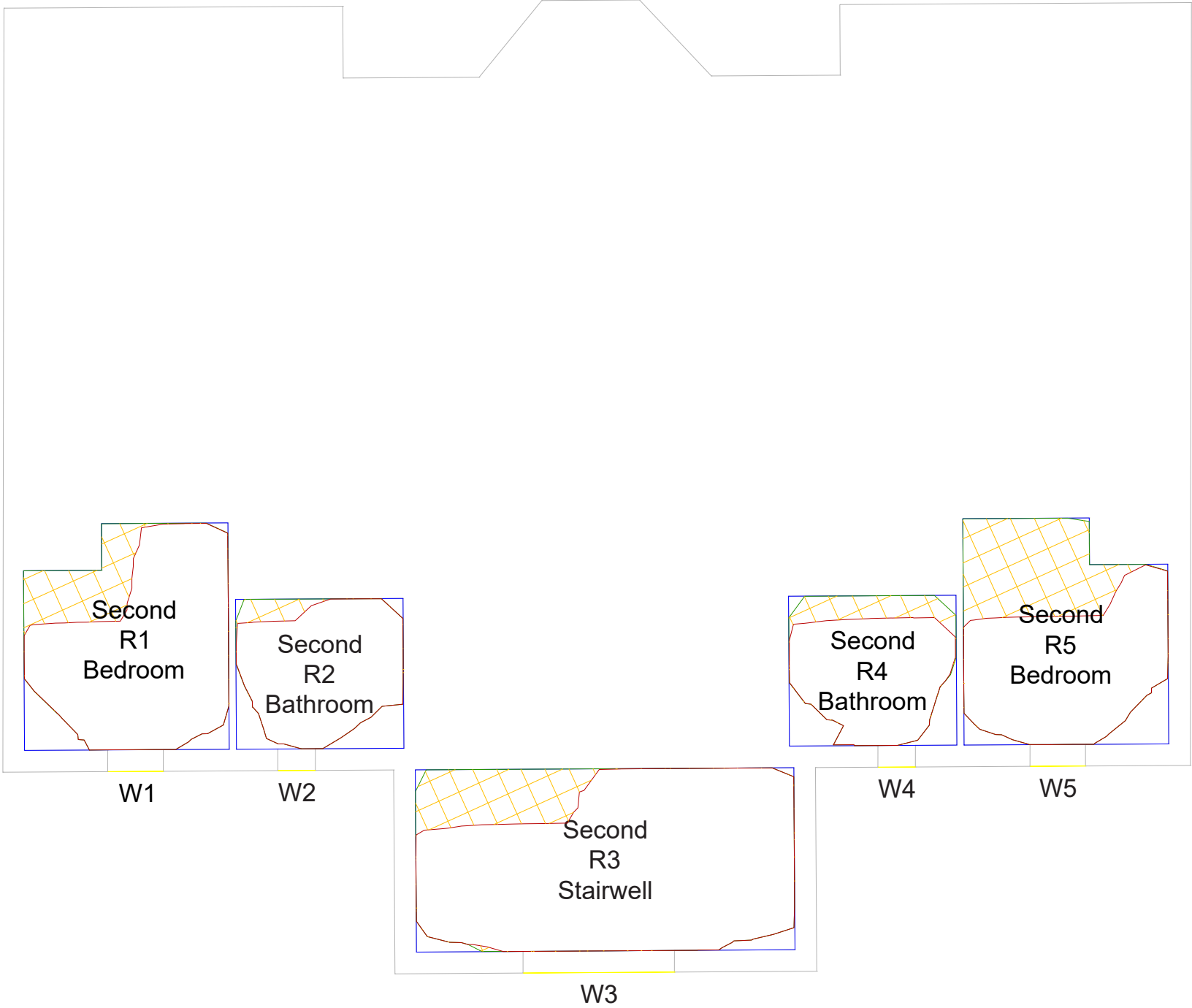
Project Project Otter
Cambridge
Max Parameter Scheme

Title 177-201 St Matthew's Gardens
First Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

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Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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35829A_01-03_E.dwg
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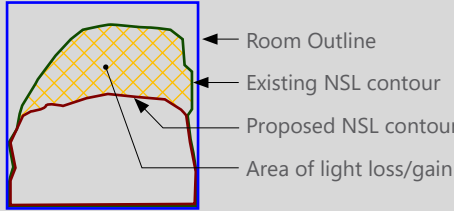
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Max Parameter Scheme

Title 177-201 St Matthew's Gardens
Second Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

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Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
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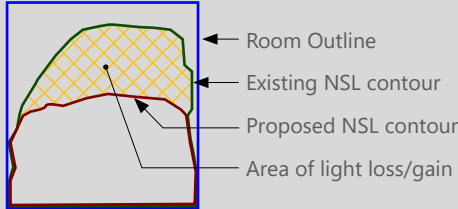
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Received 17/07/2024



Key

No Sky Line Analysis



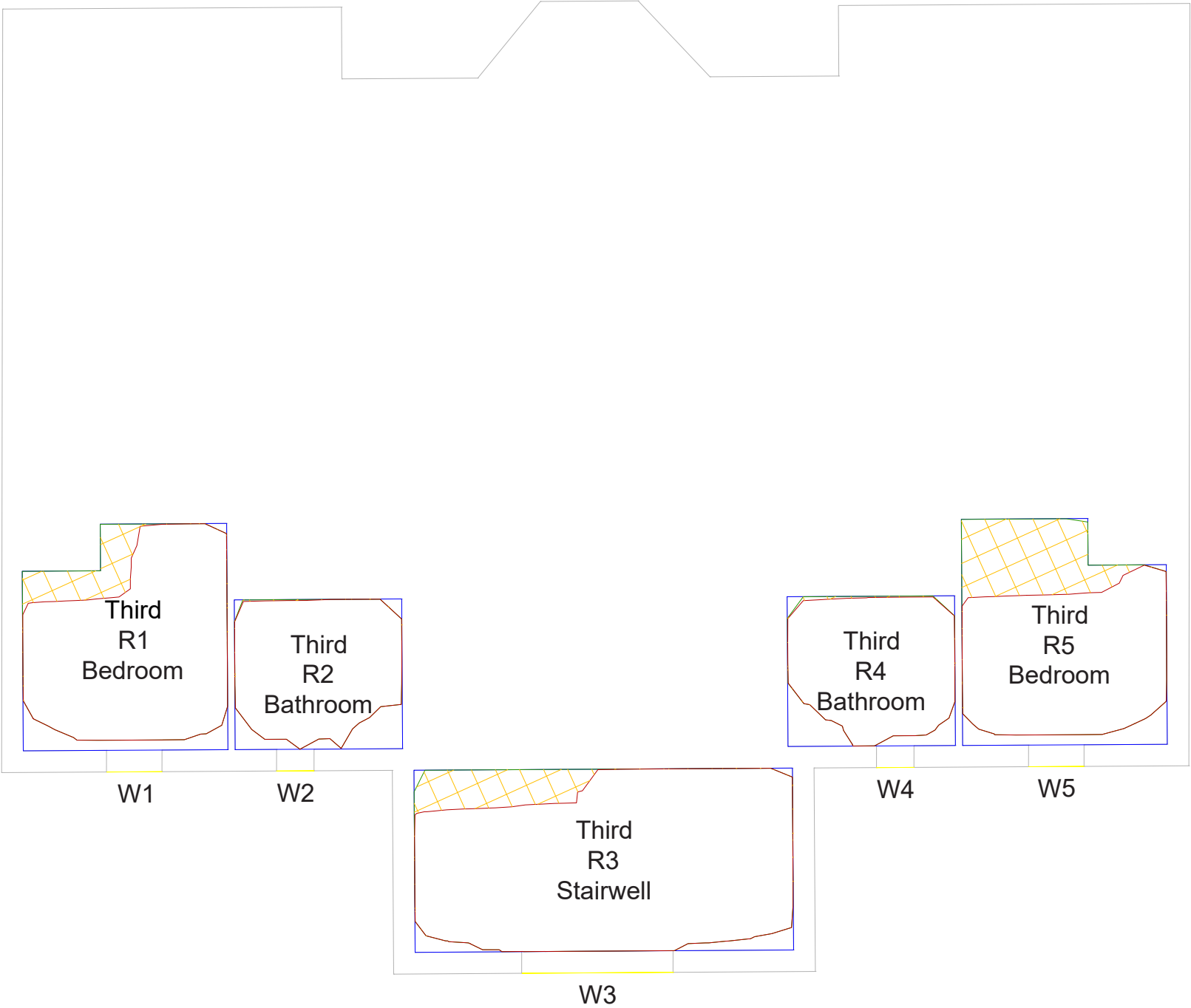
Project
Project Otter
Cambridge
Max Parameter Scheme

Title
177-201 St Matthew's Gardens
Third Floor
No-Sky Line Contour plot

Drawn
TR
Checked
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Date
16/05/2025
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Sources of information

- Greenhatch Group

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- Zmap

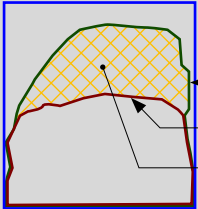
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Received 06/03/2021
- Leonard Design Architects

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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Room Outline

Existing NSL contour

Proposed NSL contour

Area of light loss/gain

Project	Project Otter Cambridge Max Parameter Scheme		
Title	169-175 St Matthew's Gardens Lower Ground Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	16/05/2025	Project	4802
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		Page no.	30 CP01

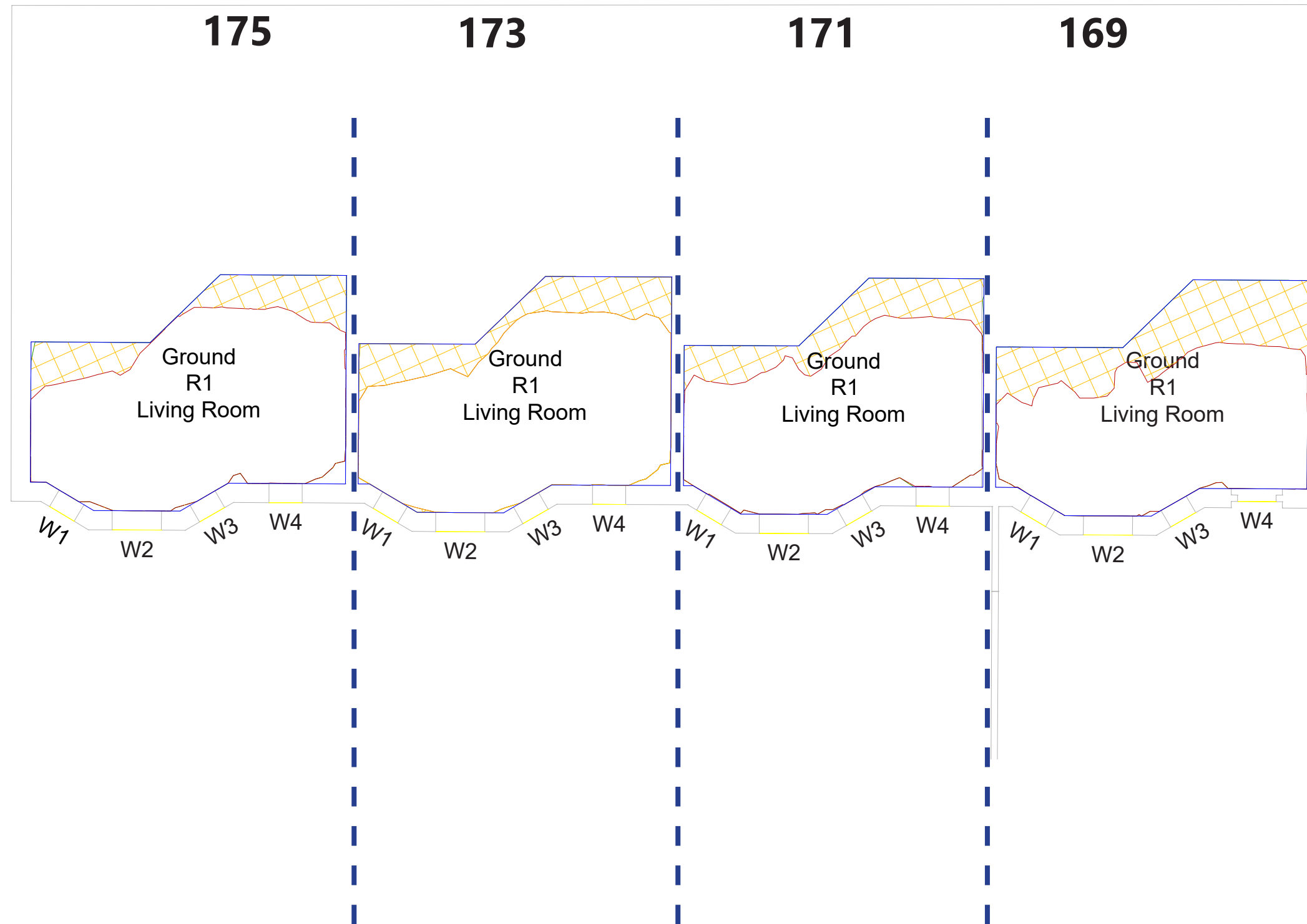
Sources of information

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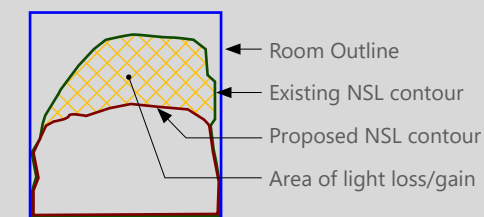
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Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Max Parameter Scheme

Title 169-175 St Matthew's Gardens
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

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Sources of information

Greenhatch Group
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Received 27/07/2021

35829A_01-03_E.dwg
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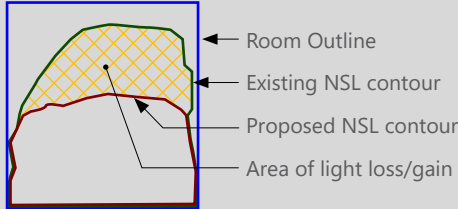
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Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



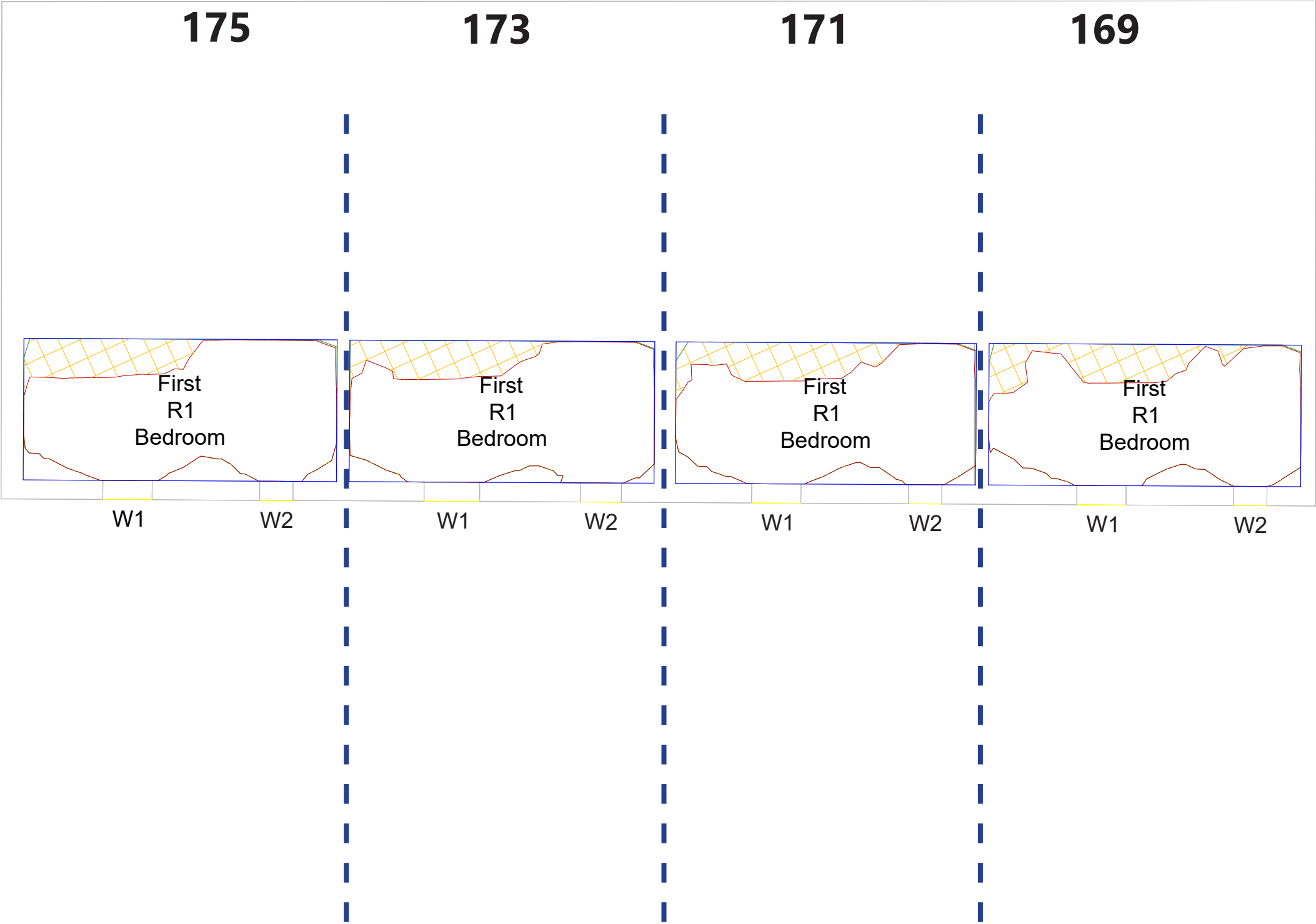
Project
Project Otter
Cambridge
Max Parameter Scheme

Title
169-175 St Matthew's Gardens
First Floor
No-Sky Line Contour plot

Drawn
TR
Checked
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Date
16/05/2025
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Sources of information

Greenhatch Group
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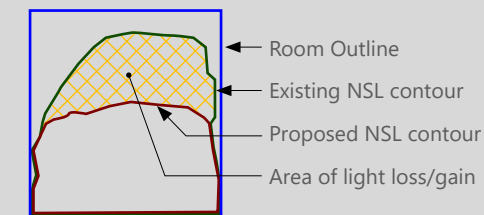
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



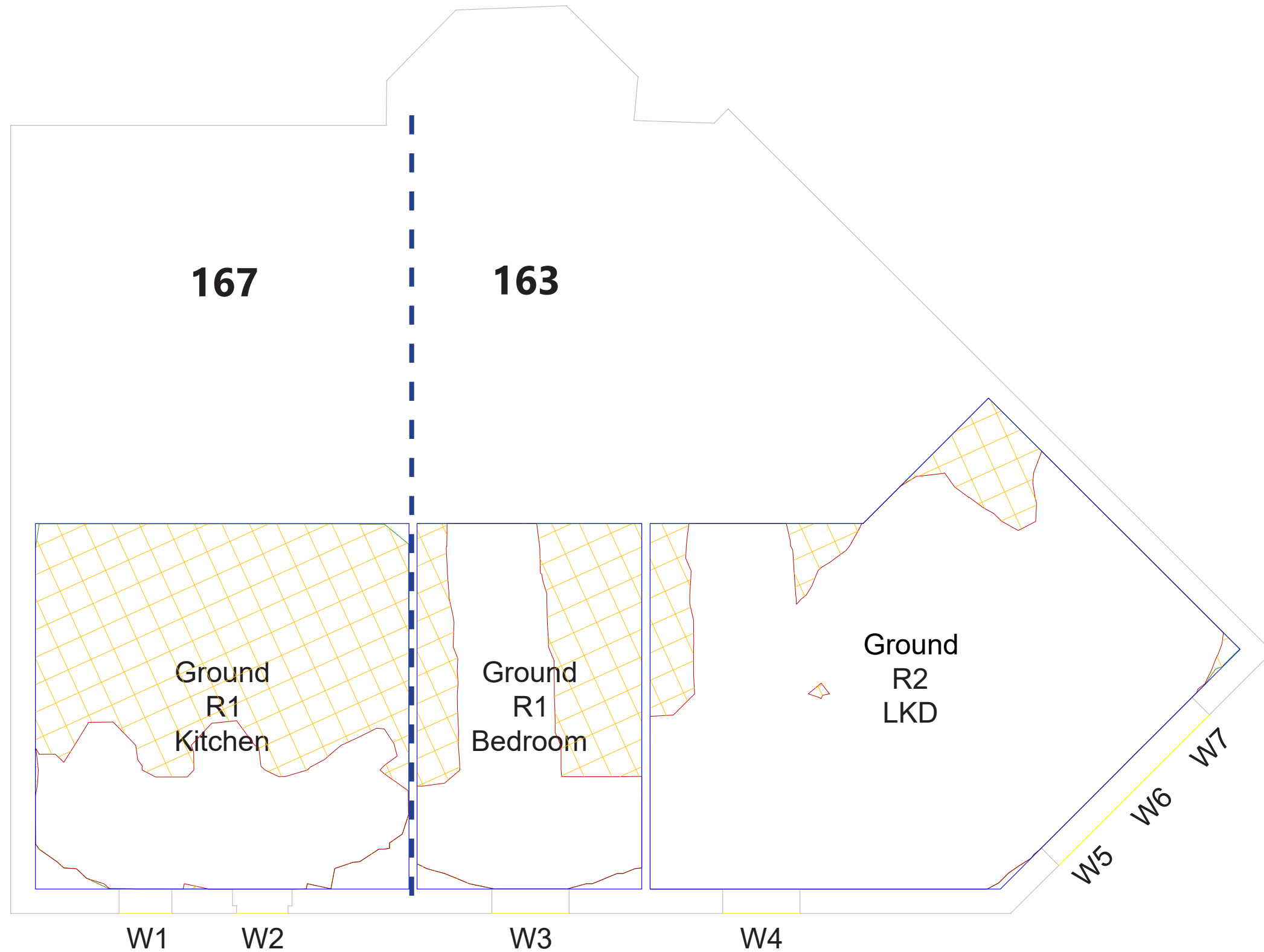
Project Project Otter
Cambridge
Max Parameter Scheme

Title 163-167 St Matthew's Gardens
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/03/2025 Project 4802

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Sources of information

Greenhatch Group

35829A_T_REV2.dwg

Received 27/07/2021

35829A_01-03_E.dwg

35829A_T_REV1.dwg

Received 01/03/2021

Zmap

Beehive Centre_060720_Solids XY@NE.dwg

Received 06/03/2021

Leonard Design Architects

2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg

2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg

Received 17/07/2024

NORTH





Key

No Sky Line Analysis



Room Outline

Existing NSL contour

Proposed NSL contour

Area of light loss/gain

Project	Project Otter Cambridge Max Parameter Scheme		
Title	163-167 St Matthew's Gardens First Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	16/03/2025	Project	4802
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		Page no.	34 CP02

Appendix 2b

Illustrative Scheme Results – VSC, NSL, APSH

				Vertical Sky Component (VSC)												
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)			
213-221 St Matthew's Gardens																
Ground	R1	W1	Residential	33.0	32.8	0.3	0.8%	0.99	Yes	Negligible						
Ground	R2	W2	Residential	32.4	32.4	0.0	0.1%	1.00	Yes	Negligible						
		W3		31.9	32.0	-0.1	-0.3%	1.00	Yes							
		W4		31.9	32.0	-0.1	-0.2%	1.00	Yes							
First	R1	W1	Residential	36.3	34.4	1.9	5.3%	0.95	Yes	Negligible						
First	R2	W2	Residential	35.9	34.0	1.9	5.4%	0.95	Yes	Negligible						
		W3		35.4	33.5	1.9	5.3%	0.95	Yes							
		W4		34.5	32.4	2.0	5.9%	0.94	Yes							
Second	R1	W1	Residential	35.0	32.3	2.7	7.8%	0.92	Yes	Negligible						
Second	R2	W2	Residential	35.5	32.6	2.9	8.2%	0.92	Yes	Negligible						
		W3		36.2	33.2	3.0	8.2%	0.92	Yes							
		W4		35.5	32.4	3.1	8.6%	0.91	Yes							
211 St Matthew's Gardens																
Ground	R1	W1	Residential	32.0	31.9	0.1	0.3%	1.00	Yes	Negligible						
Ground	R2	W2	Residential	31.3	31.3	0.0	0.0%	1.00	Yes	Negligible						
First	R1	W1	Residential	26.6	24.2	2.4	9.0%	0.91	Yes	Negligible						
First	R2	W2	Residential	26.3	23.7	2.7	10.1%	0.90	Yes	Negligible						
209 St Matthew's Gardens																
Ground	R1	W1	Living Room	31.6	30.1	1.4	4.6%	0.95	Yes	Negligible						
		W2		28.8	29.2	-0.4	-1.4%	1.01	Yes							
		W3		32.0	30.4	1.6	4.9%	0.95	Yes							
		W4		29.6	26.4	3.2	10.8%	0.89	Yes							
First	R1	W1	Bedroom	34.3	31.0	3.2	9.4%	0.91	Yes	Negligible						
		W2		35.3	31.7	3.7	10.3%	0.90	Yes							
207 St Matthew's Gardens																
Lower Groui	R1	W1	Dining Room	16.9	15.3	1.7	9.8%	0.90	Yes	Negligible						
		W2		15.1	14.5	0.5	3.5%	0.97	Yes							
		W3		22.8	22.0	0.8	3.4%	0.97	Yes							
		W4		16.7	16.6	0.1	0.8%	0.99	Yes							
Ground	R1	W1	Living Room	31.8	29.5	2.4	7.4%	0.93	Yes	Negligible						
		W2		29.9	29.4	0.5	1.6%	0.98	Yes							
		W3		32.0	29.3	2.7	8.4%	0.92	Yes							
		W4		29.3	25.0	4.3	14.8%	0.85	Yes							
First	R1	W1	Bedroom	35.0	30.9	4.1	11.8%	0.88	Yes	Negligible						
		W2		35.3	30.8	4.6	12.9%	0.87	Yes							
205 St Matthew's Gardens																
Lower Groui	R1	W1	Dining Room	24.8	23.1	1.7	6.9%	0.93	Yes	Negligible						
		W2		23.6	23.5	0.1	0.5%	1.00	Yes							
		W3		25.2	24.6	0.6	2.4%	0.98	Yes							
		W4		17.8	17.3	0.5	2.9%	0.97	Yes							
Ground	R1	W1	Living Room	31.7	28.4	3.4	10.6%	0.89	Yes	Negligible						
		W2		30.0	28.6	1.4	4.6%	0.95	Yes							
		W3		31.8	28.1	3.7	11.6%	0.88	Yes							
		W4		27.9	22.8	5.0	18.1%	0.82	Yes							
First	R1	W1	Bedroom	34.9	29.9	5.1	14.5%	0.86	Yes	Negligible						
		W2		35.2	29.7	5.5	15.6%	0.84	Yes							
203 St Matthew's Gardens																
Lower Groui	R1	W1	Dining Room	22.8	21.5	1.4	5.9%	0.94	Yes	Negligible	19.2	18.9	0.98			
		W2		22.9	22.6	0.3	1.3%	0.99	Yes							
		W3		21.2	21.2	0.0	0.1%	1.00	Yes							
		W4		9.7	9.6	0.0	0.5%	1.00	Yes							
Ground	R1	W1	Living Room	31.1	26.9	4.2	13.4%	0.87	Yes	Negligible	28.6	24.6	0.86			
		W2		30.0	27.8	2.2	7.3%	0.93	Yes							
		W3		30.6	26.2	4.4	14.4%	0.86	Yes							
		W4		22.0	17.2	4.7	21.6%	0.78	No							
First	R1	W1	Bedroom	34.3	28.4	6.0	17.3%	0.83	Yes	Negligible	33.9	27.9	0.82			
		W2		33.7	27.5	6.3	18.6%	0.81	Yes							
177-201 Odd St Matthew's Gardens																
Lower Groui	R1	W1	Living Room	12.3	12.1	0.2	1.2%	0.99	Yes	Negligible	12.4	12.2	0.98			
		W2		12.9	12.4	0.5	4.2%	0.96	Yes							

				Vertical Sky Component (VSC)									
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
Lower Groui R3	W5 W6		Living Room	13.2 11.8	12.1 11.8	1.2 0.0	8.9% 0.0%	0.91 1.00	Yes Yes	Negligible	12.0	11.8	0.99
Ground	R1	W1	Bedroom	28.4	23.5	4.9	17.3%	0.83	Yes	Negligible			
Ground	R5	W5	Bedroom	30.3	21.2	9.1	29.9%	0.70	No	Minor			
First	R1	W1	Bedroom	32.6	25.5	7.1	21.7%	0.78	No	Minor			
First	R5	W5	Bedroom	33.6	23.1	10.4	31.1%	0.69	No	Moderate			
Second	R1	W1	Bedroom	34.9	27.8	7.1	20.4%	0.80	Yes	Negligible			
Second	R5	W5	Bedroom	34.9	25.4	9.5	27.3%	0.73	No	Minor			
Thirhd	R1	W1	Bedroom	30.4	24.6	5.9	19.3%	0.81	Yes	Negligible			
Thirhd	R5	W5	Bedroom	30.4	22.2	8.2	27.0%	0.73	No	Minor			
175 St Matthew's Gardens													
Lower Groui R1	W1 W2 W3 W4 W5 W6	Kitchen	11.2	7.8	3.4	30.5%	0.70	No	Minor	19.5	14.7	0.76	
			22.9	17.2	5.7	24.9%	0.75	No					
			22.2	17.5	4.7	21.0%	0.79	No					
			19.0	14.7	4.3	22.5%	0.78	No					
			14.0	14.0	0.0	0.0%	1.00	Yes					
			10.1	10.1	0.0	0.0%	1.00	Yes					
Ground	R1	W1 W2 W3 W4	25.1	17.3	7.8	31.1%	0.69	No	Moderate	33.0	22.4	0.68	
			34.9	23.7	11.2	32.2%	0.68	No					
			35.0	23.4	11.6	33.2%	0.67	No					
			35.5	24.1	11.3	32.0%	0.68	No					
First	R1	W1 W2	35.6	25.0	10.6	29.8%	0.70	No	Minor	36.0	25.3	0.70	
			36.5	25.7	10.8	29.7%	0.70	No					
173 St Matthew's Gardens													
Lower Groui R1	W1 W2 W3 W4	Dining Room	16.3	12.1	4.2	25.5%	0.75	No	Minor	23.5	17.8	0.76	
			27.6	20.7	6.9	25.1%	0.75	No					
			24.2	18.7	5.5	22.7%	0.77	No					
			23.1	17.7	5.4	23.3%	0.77	No					
Ground	R1	W1 W2 W3 W4	30.8	22.3	8.5	27.7%	0.72	No	Moderate	35.0	23.8	0.68	
			36.4	24.6	11.9	32.5%	0.68	No					
			35.1	23.2	11.9	34.0%	0.66	No					
			36.5	24.6	11.9	32.6%	0.67	No					
First	R1	W1 W2	37.4	26.3	11.1	29.7%	0.70	No	Minor	37.4	26.3	0.70	
			37.4	26.2	11.3	30.1%	0.70	No					
171 St Matthew's Gardens													
Lower Groui R1	W1 W2 W3 W4	Dining Room	12.8	9.6	3.2	24.7%	0.75	No	Minor	19.4	15.0	0.77	
			24.1	18.8	5.3	21.9%	0.78	No					
			18.2	14.2	4.1	22.3%	0.78	No					
			19.2	14.5	4.7	24.6%	0.75	No					
Ground	R1	W1 W2 W3 W4	32.8	23.7	9.2	27.9%	0.72	No	Moderate	35.6	24.0	0.67	
			37.0	24.7	12.3	33.3%	0.67	No					
			34.8	22.8	12.0	34.6%	0.65	No					
			36.7	24.4	12.3	33.4%	0.67	No					
First	R1	W1 W2	37.8	26.4	11.4	30.2%	0.70	No	Minor	37.8	26.4	0.70	
			37.7	26.3	11.4	30.3%	0.70	No					
169 St Matthew's Gardens													
Ground	R1	W1 W2 W3 W4	31.6	22.6	9.0	28.5%	0.72	No	Moderate	33.1	21.8	0.66	
			36.7	24.0	12.6	34.4%	0.66	No					
			30.3	18.9	11.4	37.6%	0.62	No					
			31.3	19.9	11.4	36.5%	0.64	No					
First	R1	W1 W2	37.6	26.2	11.4	30.2%	0.70	No	Minor	36.6	25.6	0.70	
			35.1	24.7	10.4	29.6%	0.70	No					
167 St Matthew's Gardens													
Ground	R1	W1 W2	37.2	24.2	13.0	35.0%	0.65	No	Moderate	37.1	24.2	0.65	
			37.2	24.4	12.8	34.3%	0.66	No					
First	R1	W1	Bedroom	30.5	18.4	12.1	39.6%	0.60	No	Moderate			
165 St Matthew's Gardens													
First	R1	W1	Bedroom	30.5	18.9	11.7	38.2%	0.62	No	Moderate			
First	R2	W2	LKD	30.6	18.9	11.7	38.2%	0.62	No	Moderate	34.6	24.0	0.69

				Vertical Sky Component (VSC)											
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)		
		W3		34.8	24.4	10.4	29.9%	0.70	No						
		W4		35.8	25.4	10.3	28.9%	0.71	No						
		W5		34.8	24.6	10.1	29.1%	0.71	No						
	163 St Matthew's Gardens														
Ground	R1	W3	Bedroom	36.7	24.7	11.9	32.5%	0.68	No	Moderate	31.6	25.1	0.80		
Ground	R2	W4	LKD	34.9	24.6	10.3	29.6%	0.70	No	Negligible					
		W5		32.7	25.9	6.8	20.7%	0.79	No						
		W6		30.3	25.0	5.3	17.5%	0.83	Yes						
				W7		31.1	25.3	5.9	18.9%	0.81	Yes				
157-161 St Matthew's Gardens															
Ground	R1	W1	Living Room	32.2	27.3	4.9	15.3%	0.85	Yes	Negligible					
		W2		32.2	27.6	4.6	14.2%	0.86	Yes						
		W3		35.7	28.0	7.7	21.6%	0.78	Yes						
Ground	R2	W4	Residential	37.4	32.4	5.0	13.4%	0.87	Yes	Negligible					
Ground	R3	W5	Residential	36.5	31.8	4.6	12.7%	0.87	Yes	Negligible					
Ground	R4	W6	Residential	33.6	30.2	3.4	10.2%	0.90	Yes	Negligible					
Ground	R5	W7	Residential	31.4	28.5	2.9	9.2%	0.91	Yes	Negligible					
First	R1	W1	Living Room	37.9	28.5	9.4	24.8%	0.75	Yes	Negligible					
		W2		38.1	28.7	9.4	24.7%	0.75	Yes						
		W3		37.9	28.6	9.3	24.6%	0.75	Yes						
First	R2	W4	Residential	36.8	32.1	4.7	12.7%	0.87	Yes	Negligible					
First	R3	W5	Residential	36.8	32.4	4.4	11.9%	0.88	Yes	Negligible					
First	R4	W6	Residential	37.0	32.8	4.1	11.2%	0.89	Yes	Negligible					
First	R5	W7	Residential	36.7	32.8	3.9	10.7%	0.89	Yes	Negligible					
155 St Matthew's Gardens															
Ground	R1	W1	Residential	34.1	33.3	0.8	2.2%	0.98	Yes	Negligible					
First	R1	W1	Residential	37.5	34.8	2.8	7.4%	0.93	Yes	Negligible					
		W2		37.8	34.8	3.0	7.9%	0.92	Yes						
Second	R1	W1	Residential	32.4	29.2	3.2	9.9%	0.90	Yes	Negligible					
		W2		32.4	29.3	3.1	9.5%	0.91	Yes						
153 St Matthew's Gardens															
Ground	R1	W1	Residential	35.0	32.9	2.1	5.9%	0.94	Yes	Negligible					
		W2		29.4	26.5	2.9	10.0%	0.90	Yes						
		W3		36.3	34.1	2.2	6.1%	0.94	Yes						
		W4		31.2	30.7	0.4	1.4%	0.99	Yes						
First	R1	W1	Residential	36.8	33.8	3.0	8.2%	0.92	Yes	Negligible					
		W2		36.7	33.8	2.9	8.0%	0.92	Yes						

No-Sky Line

				No-Sky Line (NSL)									
Address	Room	Window	Room use	Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction
					m ²	%	m ²	%					
213-221 St Matthew's Gardens													
Ground	R1	W1	Residential	13.7	13.0	95%	12.7	92%	0.3	2.5%	0.98	Yes	Negligible
Ground	R2	W2 W3 W4	Residential	16.7	16.3	98%	16.3	98%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	13.7	13.0	95%	13.0	95%	0.0	0.2%	1.00	Yes	Negligible
First	R2	W2 W3 W4	Residential	16.7	16.3	98%	16.3	98%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Residential	13.7	13.0	95%	13.0	95%	0.0	0.1%	1.00	Yes	Negligible
Second	R2	W2 W3 W4	Residential	16.7	15.6	94%	15.6	94%	0.0	0.0%	1.00	Yes	Negligible
211 St Matthew's Gardens													
Ground	R1	W1	Residential	10.0	9.6	95%	9.2	91%	0.4	4.1%	0.96	Yes	Negligible
Ground	R2	W2	Residential	10.0	9.7	96%	8.8	88%	0.8	8.7%	0.91	Yes	Negligible
First	R1	W1	Residential	10.0	9.7	97%	9.6	96%	0.1	0.8%	0.99	Yes	Negligible
First	R2	W2	Residential	10.0	9.7	97%	9.6	96%	0.1	1.1%	0.99	Yes	Negligible
209 St Matthew's Gardens													
Ground	R1	W1 W2 W3 W4	Living Room	15.3	15.0	98%	15.0	98%	0.0	0.2%	1.00	Yes	Negligible
First	R1	W1 W2	Bedroom	11.6	10.6	91%	10.5	91%	0.0	0.0%	1.00	Yes	Negligible
207 St Matthew's Gardens													
Lower Grou	R1	W1 W2 W3 W4	Dining Room	14.3	12.0	84%	11.6	81%	0.4	3.5%	0.97	Yes	Negligible
Ground	R1	W1 W2 W3 W4	Living Room	13.8	13.6	99%	13.6	99%	0.0	0.1%	1.00	Yes	Negligible
First	R1	W1 W2	Bedroom	10.5	9.7	92%	9.7	92%	0.0	0.0%	1.00	Yes	Negligible
205 St Matthew's Gardens													
Lower Grou	R1	W1 W2 W3 W4	Dining Room	14.3	12.9	90%	12.5	87%	0.4	3.4%	0.97	Yes	Negligible
Ground	R1	W1 W2 W3 W4	Living Room	13.8	13.7	99%	13.6	99%	0.1	0.5%	1.00	Yes	Negligible
First	R1	W1 W2	Bedroom	10.5	9.7	93%	9.7	93%	0.0	0.0%	1.00	Yes	Negligible
203 St Matthew's Gardens													
Lower Grou	R1	W1 W2 W3 W4	Dining Room	14.3	12.5	87%	12.0	84%	0.5	4.3%	0.96	Yes	Negligible
Ground	R1	W1 W2 W3 W4	Living Room	13.8	13.6	98%	13.2	96%	0.4	2.8%	0.97	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
					m ²	%	m ²	%					
First	R1	W1 W2	Bedroom	10.5	9.7	93%	9.7	92%	0.0	0.2%	1.00	Yes	Negligible
177-201 Odd St Matthew's Gardens													
Lower Groui	R1	W1 W2	Living Room	13.3	10.1	76%	8.3	62%	1.8	18.0%	0.82	Yes	Negligible
Lower Groui	R3	W5 W6	Living Room	14.8	10.4	70%	7.3	49%	3.1	30.0%	0.70	No	Minor
Ground	R1	W1	Bedroom	8.2	7.5	92%	5.8	70%	1.8	23.3%	0.77	No	Minor
Ground	R5	W5	Bedroom	8.2	7.5	91%	5.1	62%	2.4	32.6%	0.67	No	Moderate
First	R1	W1	Bedroom	8.2	7.5	92%	6.6	80%	0.9	12.2%	0.88	Yes	Negligible
First	R5	W5	Bedroom	8.2	7.5	92%	5.6	68%	1.9	25.7%	0.74	No	Minor
Second	R1	W1	Bedroom	8.2	7.6	92%	7.1	87%	0.4	5.8%	0.94	Yes	Negligible
Second	R5	W5	Bedroom	8.2	7.6	92%	6.2	76%	1.3	17.7%	0.82	Yes	Negligible
Third	R1	W1	Bedroom	8.2	7.6	92%	7.5	91%	0.1	0.9%	0.99	Yes	Negligible
Third	R5	W5	Bedroom	8.2	7.6	92%	6.9	84%	0.7	9.3%	0.91	Yes	Negligible
175 St Matthew's Gardens													
Lower Groui	R1	W1 W2 W3 W4 W5 W6	Kitchen	25.4	24.7	97%	15.9	62%	8.8	35.6%	0.64	No	Moderate
Ground	R1	W1 W2 W3 W4	Living Room	14.5	14.2	98%	14.0	97%	0.2	1.4%	0.99	Yes	Negligible
First	R1	W1 W2	Bedroom	10.8	10.0	93%	9.9	91%	0.1	1.5%	0.99	Yes	Negligible
173 St Matthew's Gardens													
Lower Groui	R1	W1 W2 W3 W4	Dining Room	14.8	14.7	99%	9.0	61%	5.6	38.5%	0.62	No	Moderate
Ground	R1	W1 W2 W3 W4	Living Room	14.4	14.2	99%	14.0	97%	0.2	1.7%	0.98	Yes	Negligible
First	R1	W1 W2	Bedroom	10.5	10.0	95%	9.9	94%	0.1	1.2%	0.99	Yes	Negligible
171 St Matthew's Gardens													
Lower Groui	R1	W1 W2 W3 W4	Dining Room	14.2	14.1	99%	8.6	61%	5.4	38.8%	0.61	No	Moderate
Ground	R1	W1 W2 W3 W4	Living Room	13.7	13.6	99%	13.2	96%	0.4	2.7%	0.97	Yes	Negligible
First	R1	W1 W2	Bedroom	10.4	9.7	93%	9.5	92%	0.1	1.4%	0.99	Yes	Negligible
169 St Matthew's Gardens													
Ground	R1	W1 W2 W3 W4	Living Room	14.1	14.1	99%	12.6	89%	1.5	10.7%	0.89	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Proportion Retained	Meets BRE Targets	
First	R1	W1 W2	Bedroom	10.8	10.0	93%	9.7	90%	0.3	3.3%	0.97	Yes	Negligible
167 St Matthew's Gardens													
Ground	R1	W1 W2	Kitchen	20.2	19.5	96%	13.7	68%	5.8	29.9%	0.70	No	Minor
First	R1	W1	Bedroom	10.8	10.6	98%	7.8	72%	2.8	26.2%	0.74	No	Minor
165 St Matthew's Gardens													
First	R1	W1	Bedroom	12.2	11.7	97%	9.2	76%	2.5	21.7%	0.78	No	Minor
First	R2	W2 W3 W4 W5	LKD	28.9	28.8	100%	27.4	95%	1.4	4.9%	0.95	Yes	Negligible
163 St Matthew's Gardens													
Ground	R1	W3	Bedroom	12.2	11.9	98%	8.9	73%	3.1	25.7%	0.74	No	Minor
Ground	R2	W4 W5 W6 W7	LKD	28.9	28.8	100%	27.2	94%	1.6	5.5%	0.95	Yes	Negligible
157-161 St Matthew's Gardens													
Ground	R1	W1 W2 W3	Living Room	16.3	16.2	100%	15.8	97%	0.5	3.0%	0.97	Yes	Negligible
Ground	R2	W4	Residential	12.1	11.8	98%	11.7	97%	0.2	1.4%	0.99	Yes	Negligible
Ground	R3	W5	Residential	12.2	11.9	98%	11.9	98%	0.0	0.4%	1.00	Yes	Negligible
Ground	R4	W6	Residential	9.8	9.4	96%	9.4	96%	0.0	0.0%	1.00	Yes	Negligible
Ground	R5	W7	Residential	10.0	9.7	98%	9.7	98%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1 W2 W3	Living Room	16.3	16.2	100%	15.9	98%	0.3	2.0%	0.98	Yes	Negligible
First	R2	W4	Residential	12.1	11.7	97%	11.7	97%	0.0	0.0%	1.00	Yes	Negligible
First	R3	W5	Residential	12.2	11.8	97%	11.8	97%	0.0	0.0%	1.00	Yes	Negligible
First	R4	W6	Residential	9.8	9.6	98%	9.6	98%	0.0	0.0%	1.00	Yes	Negligible
First	R5	W7	Residential	10.0	9.8	98%	9.8	98%	0.0	0.0%	1.00	Yes	Negligible
155 St Matthew's Gardens													
Ground	R1	W1	Residential	17.7	16.0	90%	16.0	90%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1 W2	Residential	17.7	17.2	97%	17.2	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1 W2	Residential	17.7	17.2	97%	17.2	97%	0.0	0.0%	1.00	Yes	Negligible
153 St Matthew's Gardens													
Ground	R1	W1 W2 W3 W4	Residential	15.3	15.2	100%	15.2	100%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1 W2	Residential	11.5	11.0	96%	11.0	96%	0.0	0.1%	1.00	Yes	Negligible

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE Targets		
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
213-221 St Matthew's Gardens														
Ground	R1	W1	Residential	80	24	79	24	0.99	1.00	1.3%	0.0%	Yes	Negligible	
Ground	R2	W2 W3 W4	Residential	80	24	79	24	0.99	1.00	1.3%	0.0%	Yes	Negligible	
First	R1	W1	Residential	84	28	81	26	0.96	0.93	3.6%	7.1%	Yes	Negligible	
First	R2	W2 W3 W4	Residential	82	28	79	26	0.96	0.93	3.7%	7.1%	Yes	Negligible	
Second	R1	W1	Residential	78	29	75	26	0.96	0.90	3.8%	10.3%	Yes	Negligible	
Second	R2	W2 W3 W4	Residential	80	28	77	25	0.96	0.89	3.8%	10.7%	Yes	Negligible	
211 St Matthew's Gardens														
Ground	R1	W1	Residential	80	24	77	22	0.96	0.92	3.8%	8.3%	Yes	Negligible	
Ground	R2	W2	Residential	79	24	77	23	0.98	0.96	2.5%	4.2%	Yes	Negligible	
First	R1	W1	Residential	61	28	58	26	0.95	0.93	4.9%	7.1%	Yes	Negligible	
First	R2	W2	Residential	60	27	57	25	0.95	0.93	5.0%	7.4%	Yes	Negligible	
209 St Matthew's Gardens														
Ground	R1	W1 W2 W3 W4	Living Room	78	26	72	21	0.92	0.81	7.7%	19.2%	Yes	Negligible	
First	R1	W1 W2	Bedroom	81	27	77	23	N/A	N/A	N/A	N/A	N/A		
207 St Matthew's Gardens														
Lower Grou	R1	W1 W2 W3 W4	Dining Room	55	10	52	9	N/A	N/A	N/A	N/A	N/A		
Ground	R1	W1 W2 W3 W4	Living Room	77	24	71	19	0.92	0.79	7.8%	20.8%	Yes	Negligible	
First	R1	W1 W2	Bedroom	78	27	72	21	N/A	N/A	N/A	N/A	N/A		
205 St Matthew's Gardens														
Lower Grou	R1	W1 W2 W3 W4	Dining Room	65	13	62	12	N/A	N/A	N/A	N/A	N/A		
Ground	R1	W1 W2 W3 W4	Living Room	76	24	69	18	0.91	0.75	9.2%	25.0%	Yes	Negligible	
First	R1	W1 W2	Bedroom	80	29	73	22	N/A	N/A	N/A	N/A	N/A		
203 St Matthew's Gardens														
Lower Grou	R1	W1 W2 W3 W4	Dining Room	62	13	62	13	N/A	N/A	N/A	N/A	N/A		
Ground	R1	W1 W2 W3 W4	Living Room	77	26	69	19	0.90	0.73	10.4%	26.9%	Yes	Negligible	
First	R1	W1 W2	Bedroom	79	29	69	20	N/A	N/A	N/A	N/A	N/A		
177-201 Odd St Matthew's Gardens														

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction					
				Total	Winter	Total	Winter	Total	Winter	Total	Winter				
Lower Grouir R1		W1 W2	Living Room	43	3	41	1	0.95	0.33	4.7%	66.7%	Yes	Negligible		
Lower Grouir R3		W5 W6	Living Room	37	4	35	2	0.95	0.50	5.4%	50.0%	Yes	Negligible		
Ground	R1	W1	Bedroom	67	22	61	16	N/A	N/A	N/A	N/A	N/A			
Ground	R5	W5	Bedroom	67	23	49	7	N/A	N/A	N/A	N/A	N/A			
First	R1	W1	Bedroom	74	29	65	20	N/A	N/A	N/A	N/A	N/A			
First	R5	W5	Bedroom	67	23	56	13	N/A	N/A	N/A	N/A	N/A			
Second	R1	W1	Bedroom	73	29	66	22	N/A	N/A	N/A	N/A	N/A			
Second	R5	W5	Bedroom	68	23	58	14	N/A	N/A	N/A	N/A	N/A			
Third	R1	W1	Bedroom	65	29	59	23	N/A	N/A	N/A	N/A	N/A			
Third	R5	W5	Bedroom	65	24	57	17	N/A	N/A	N/A	N/A	N/A			
175 St Matthew's Gardens															
Lower Grouir R1		W1 W2 W3 W4 W5 W6	Kitchen												
Ground	R1	W1 W2 W3 W4	Living Room	77	26	61	11	0.79	0.42	20.8%	57.7%	Yes	Negligible		
First	R1	W1 W2	Bedroom	77	26	64	14	N/A	N/A	N/A	N/A	N/A			
173 St Matthew's Gardens															
Lower Grouir R1		W1 W2 W3 W4	Dining Room	67	21	54	9	N/A	N/A	N/A	N/A	N/A			
Ground	R1	W1 W2 W3 W4	Living Room	81	28	64	13	0.79	0.46	21.0%	53.6%	Yes	Negligible		
First	R1	W1 W2	Bedroom	83	28	70	16	N/A	N/A	N/A	N/A	N/A			
171 St Matthew's Gardens															
Lower Grouir R1		W1 W2 W3 W4	Dining Room	63	21	50	9	N/A	N/A	N/A	N/A	N/A			
Ground	R1	W1 W2 W3 W4	Living Room	82	28	67	15	0.82	0.54	18.3%	46.4%	Yes	Negligible		
First	R1	W1 W2	Bedroom	84	28	71	16	N/A	N/A	N/A	N/A	N/A			
169 St Matthew's Gardens															
Ground	R1	W1 W2 W3 W4	Living Room	80	28	61	11	0.76	0.39	23.8%	60.7%	Yes	Negligible		
First	R1	W1 W2	Bedroom	80	28	66	15	N/A	N/A	N/A	N/A	N/A			
167 St Matthew's Gardens															
Ground	R1	W1 W2	Kitchen	82	26	64	10	N/A	N/A	N/A	N/A	N/A			
First	R1	W1	Bedroom	67	28	50	12	N/A	N/A	N/A	N/A	N/A			
165 St Matthew's Gardens															

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE Targets		
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
First	R1	W1	Bedroom	67	28	50	13	N/A	N/A	N/A	N/A	N/A		
First	R2	W2 W3 W4 W5	LKD	70	28	57	16	0.81	0.57	18.6%	42.9%	Yes	Negligible	
163 St Matthew's Gardens														
Ground	R1	W3	Bedroom	82	26	66	13	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W4 W5 W6 W7	LKD	83	28	68	15	0.82	0.54	18.1%	46.4%	Yes	Negligible	
157-161 St Matthew's Gardens														
Ground	R1	W1 W2 W3	Living Room	63	20	49	10	0.78	0.50	22.2%	50.0%	Yes	Negligible	
Ground	R2	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R3	W5	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R4	W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R5	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1 W2 W3	Living Room	61	21	51	13	0.84	0.62	16.4%	38.1%	Yes	Negligible	
First	R2	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R3	W5	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R4	W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R5	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
155 St Matthew's Gardens														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
153 St Matthew's Gardens														
Ground	R1	W1 W2 W3 W4	Residential	37	7	34	4	0.92	0.57	8.1%	42.9%	Yes	Negligible	
First	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		

Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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35829A_01-03_E.dwg
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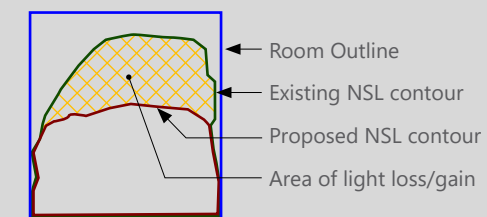
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Received 06/03/2021

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2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
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Received 17/07/2024



Key

No Sky Line Analysis



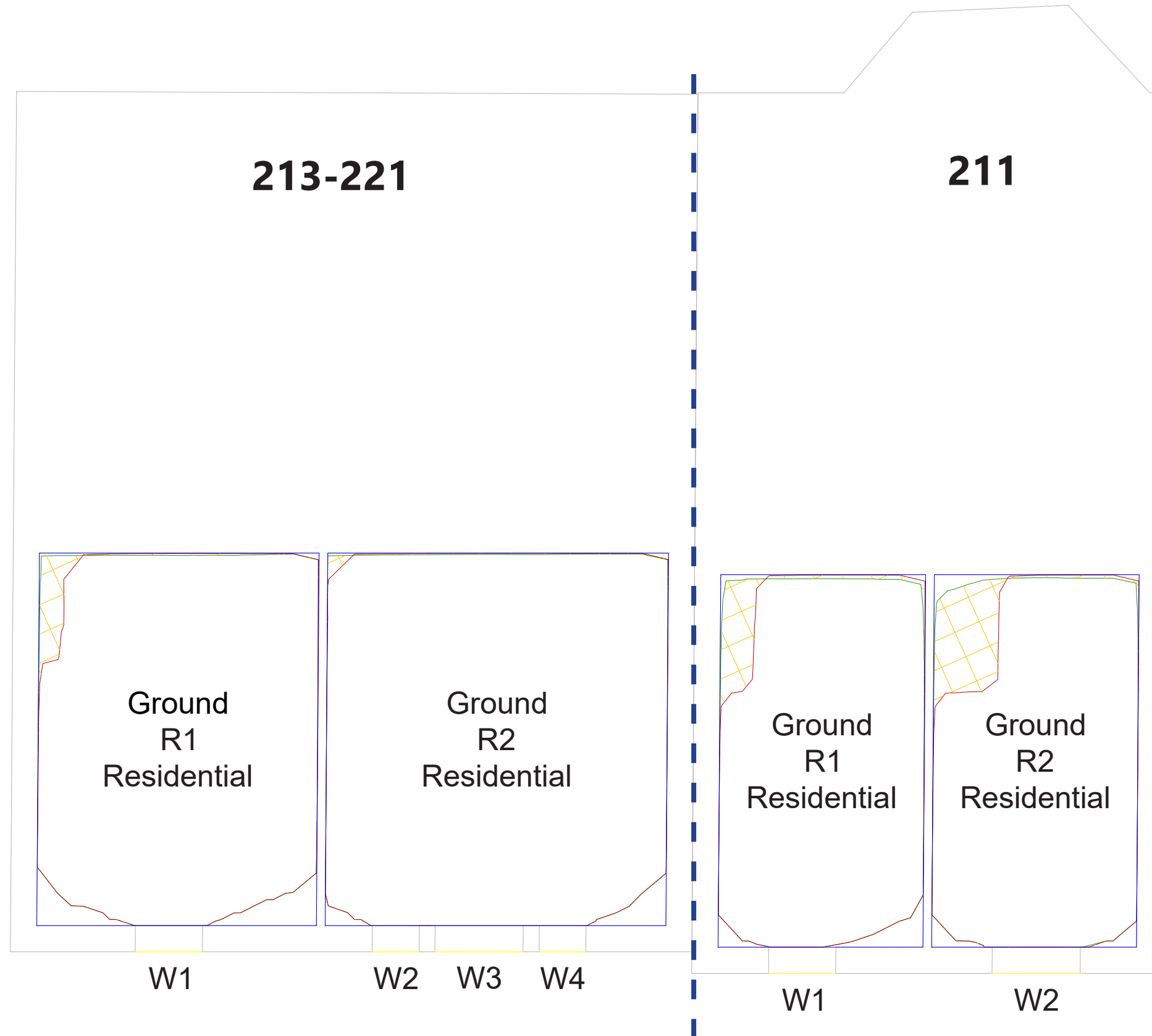
Project
Project Otter
Cambridge
Illustrative Scheme

Title
211-221 St Matthew's Gardens
Ground Floor
No-Sky Line Contour plot

Drawn
TR
Checked
--

Date
16/05/2025
Project
4802

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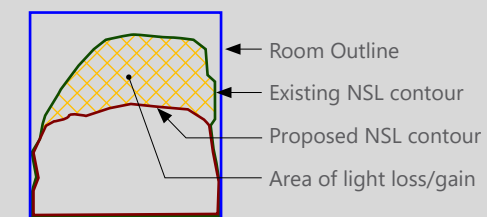
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Illustrative Scheme

Title 211-221 St Matthew's Gardens
First Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

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Sources of information

Greenhatch Group
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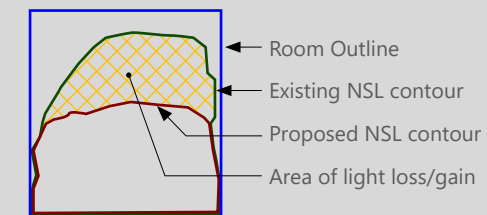
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Leonard Design Architects
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Illustrative Scheme

Title 211-221 St Matthew's Gardens
Second Floor
No-Sky Line Contour plot

Drawn TR Checked --

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213-221

211

Second
R1
Residential

Second
R2
Residential

W1

W2

W3

W4

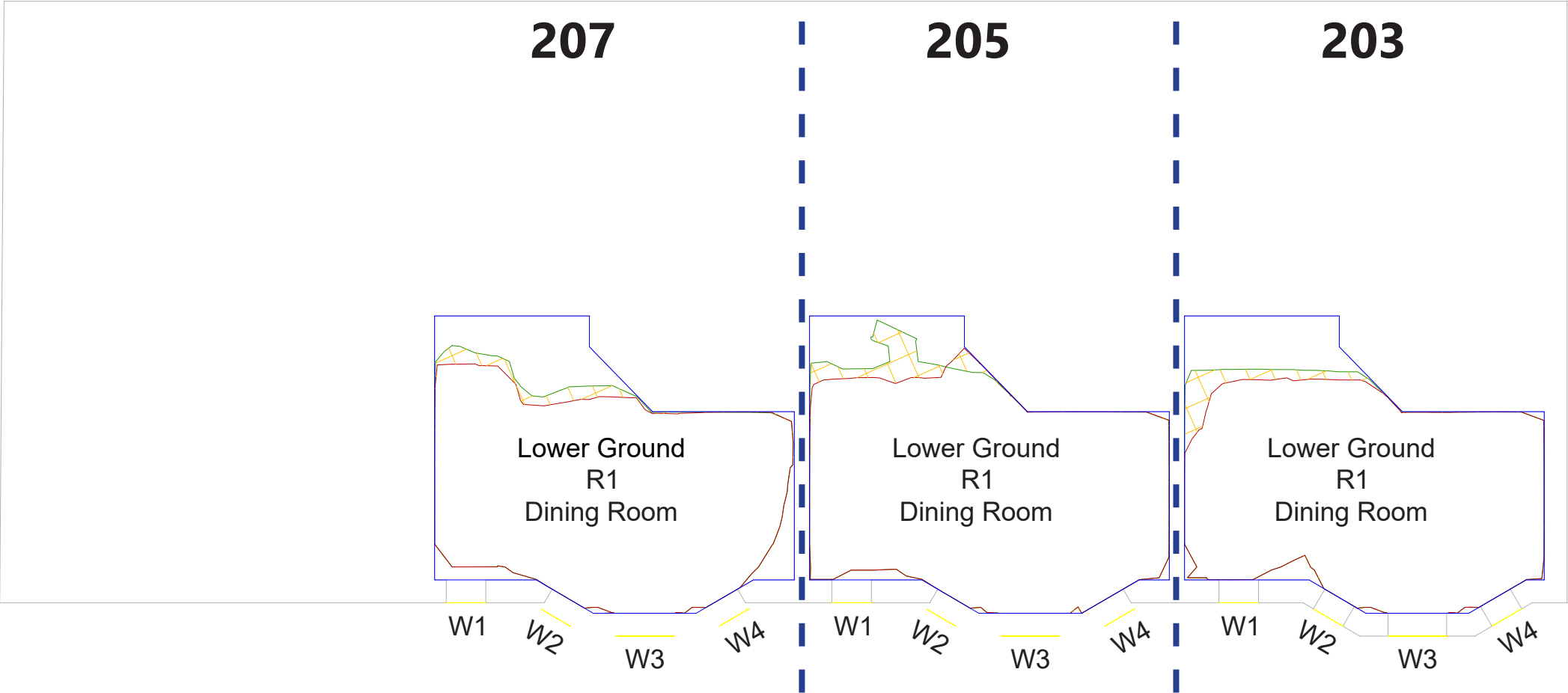
Sources of information

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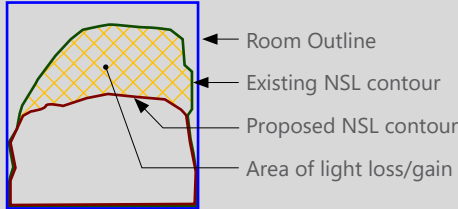
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Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



Project **Project Otter
Cambridge
Illustrative Scheme**

Title **203-209 St Matthew's Gardens
Lower Ground Floor
No-Sky Line Contour plot**

Drawn **TR** Checked **--**

Date **16/05/2025** Project **4802**

Rel no. **08** Prefix **DS01** Page no. **48** **CP01**

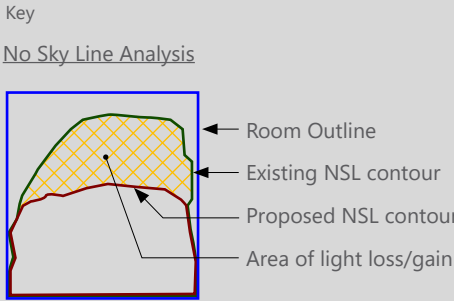
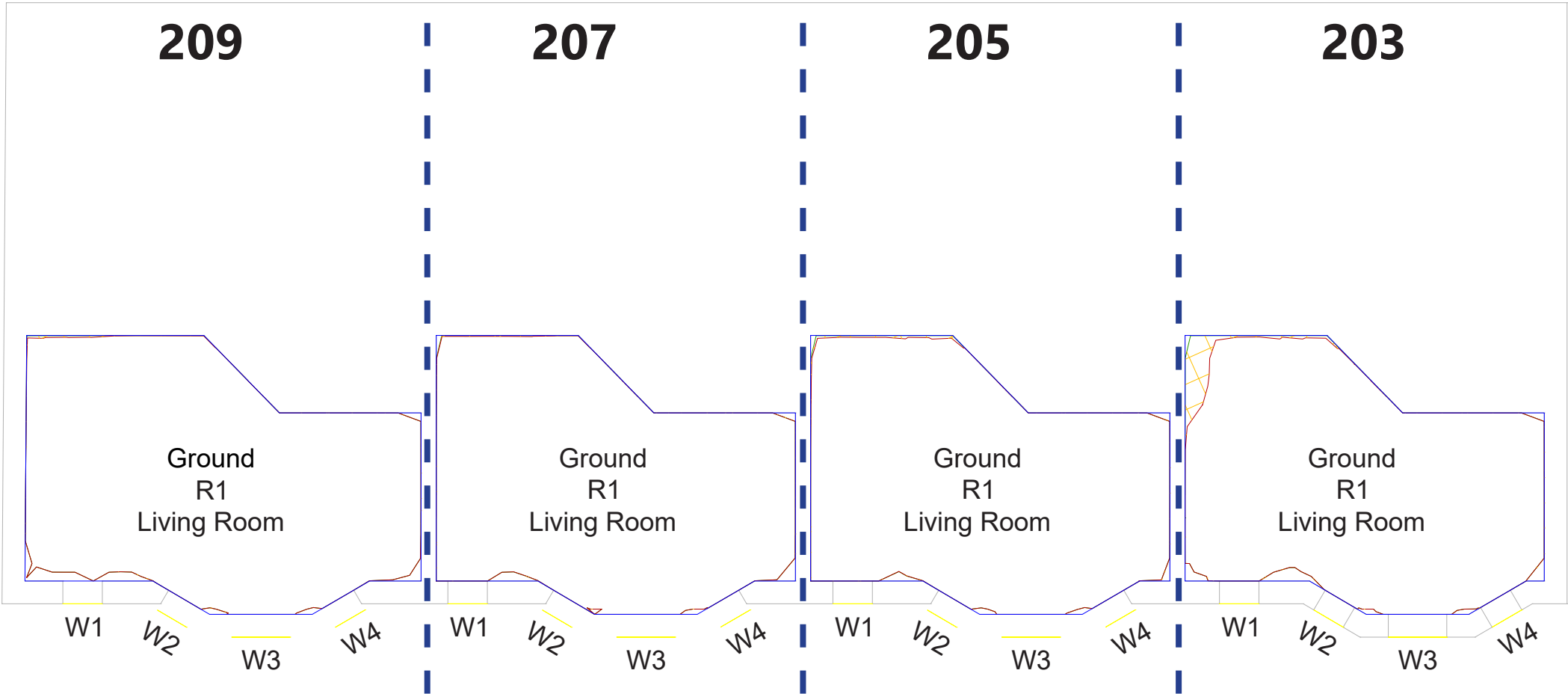
Sources of information

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2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
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Received 17/07/2024



Project Project Otter
Cambridge
Illustrative Scheme

Title 203-209 St Matthew's Gardens
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

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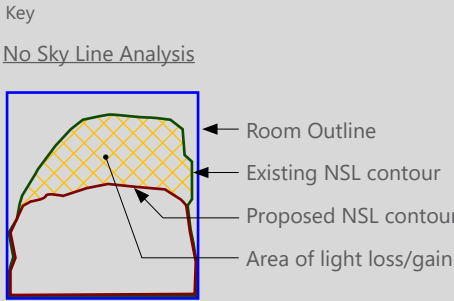
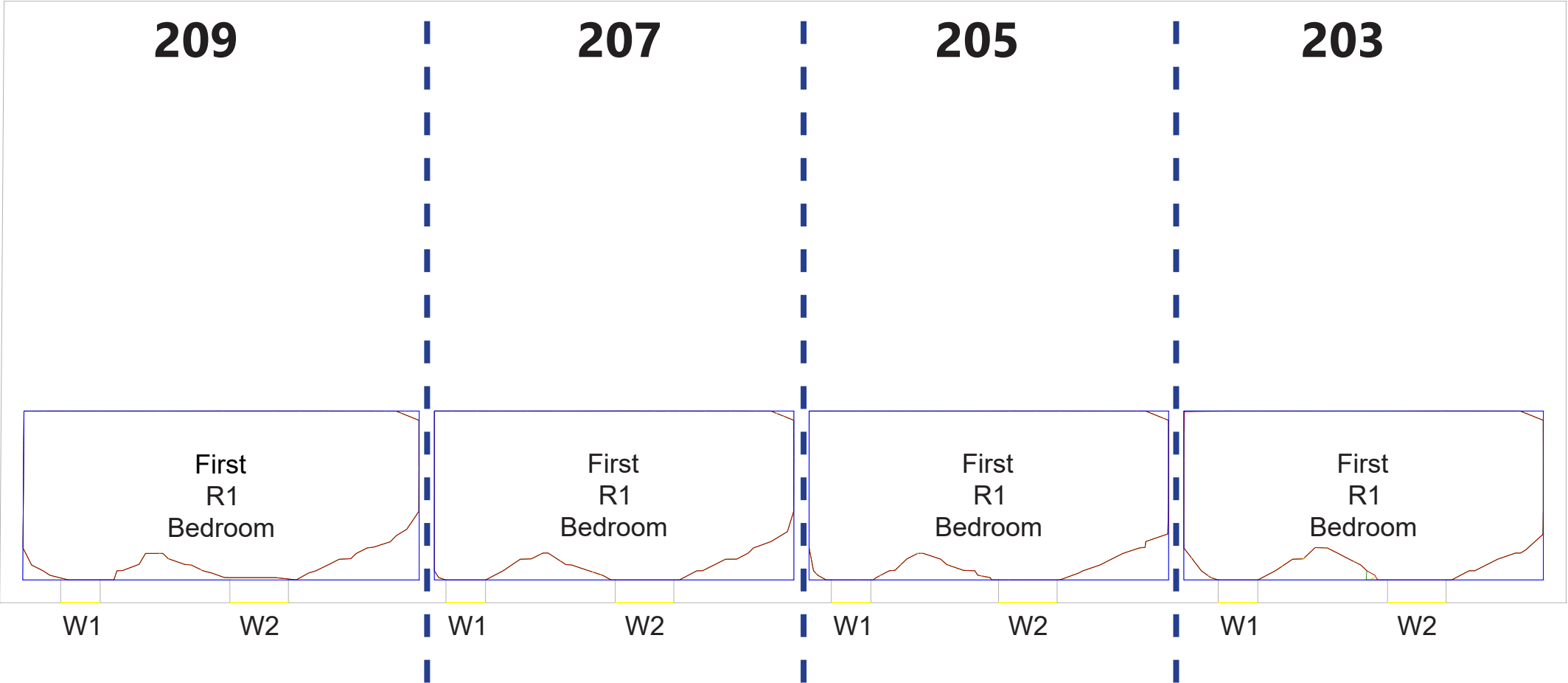
Sources of information

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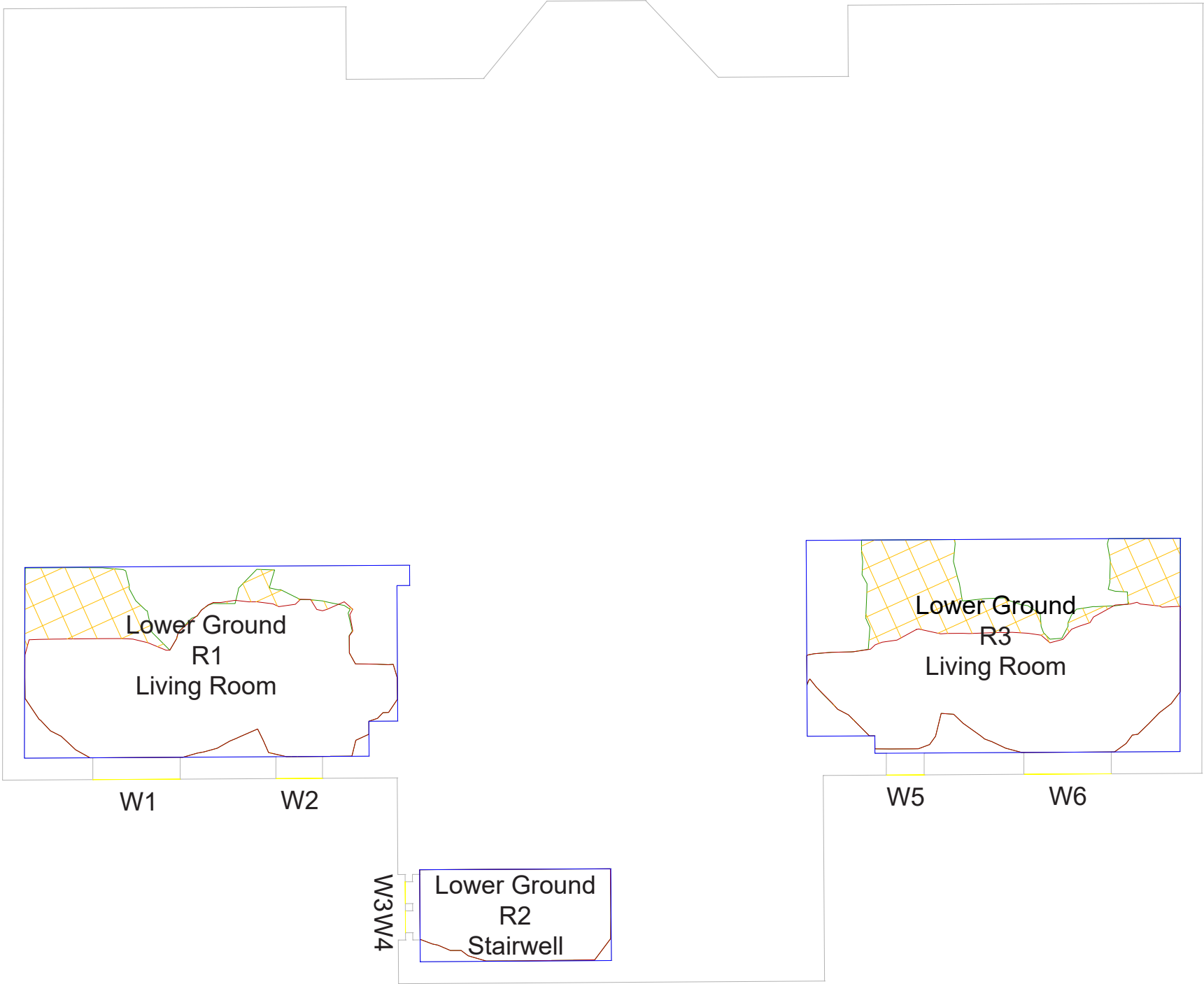
Project Project Otter
Cambridge
Illustrative Scheme

Title 203-209 St Matthew's Gardens
First Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

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Sources of information

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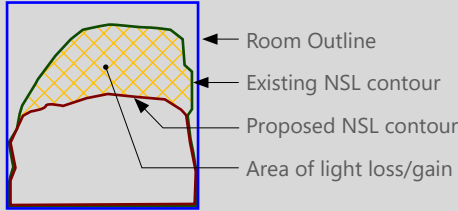
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Illustrative Scheme

Title 177-201 St Matthew's Gardens
Lower Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

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Sources of information

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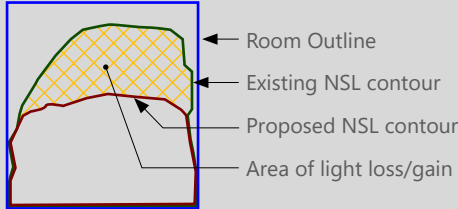
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Key

No Sky Line Analysis



Project
Project Otter
Cambridge
Illustrative Scheme

Title
177-201 St Matthew's Gardens
Ground Floor
No-Sky Line Contour plot

Drawn
TR
Checked
--

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Sources of information

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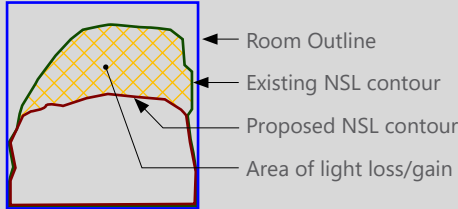
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Received 17/07/2024



Key

No Sky Line Analysis



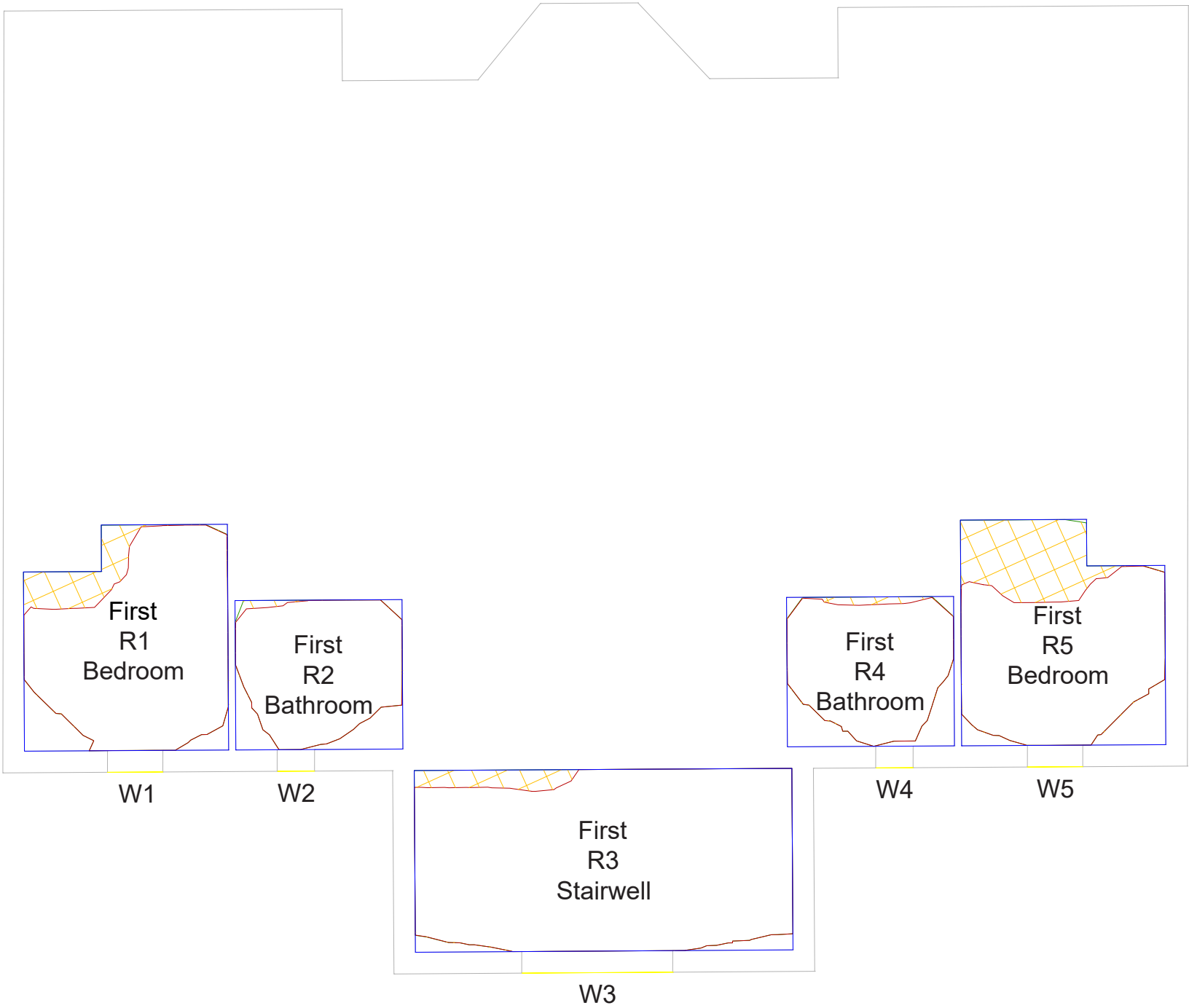
Project
Project Otter
Cambridge
Illustrative Scheme

Title
177-201 St Matthew's Gardens
First Floor
No-Sky Line Contour plot

Drawn
TR
Checked
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Date
16/05/2025
Project
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Rel no.
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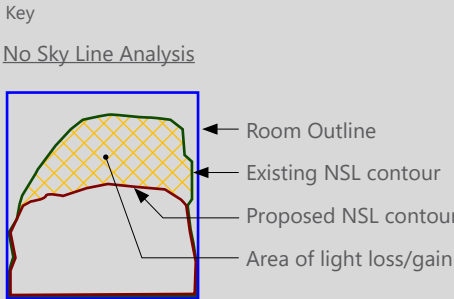
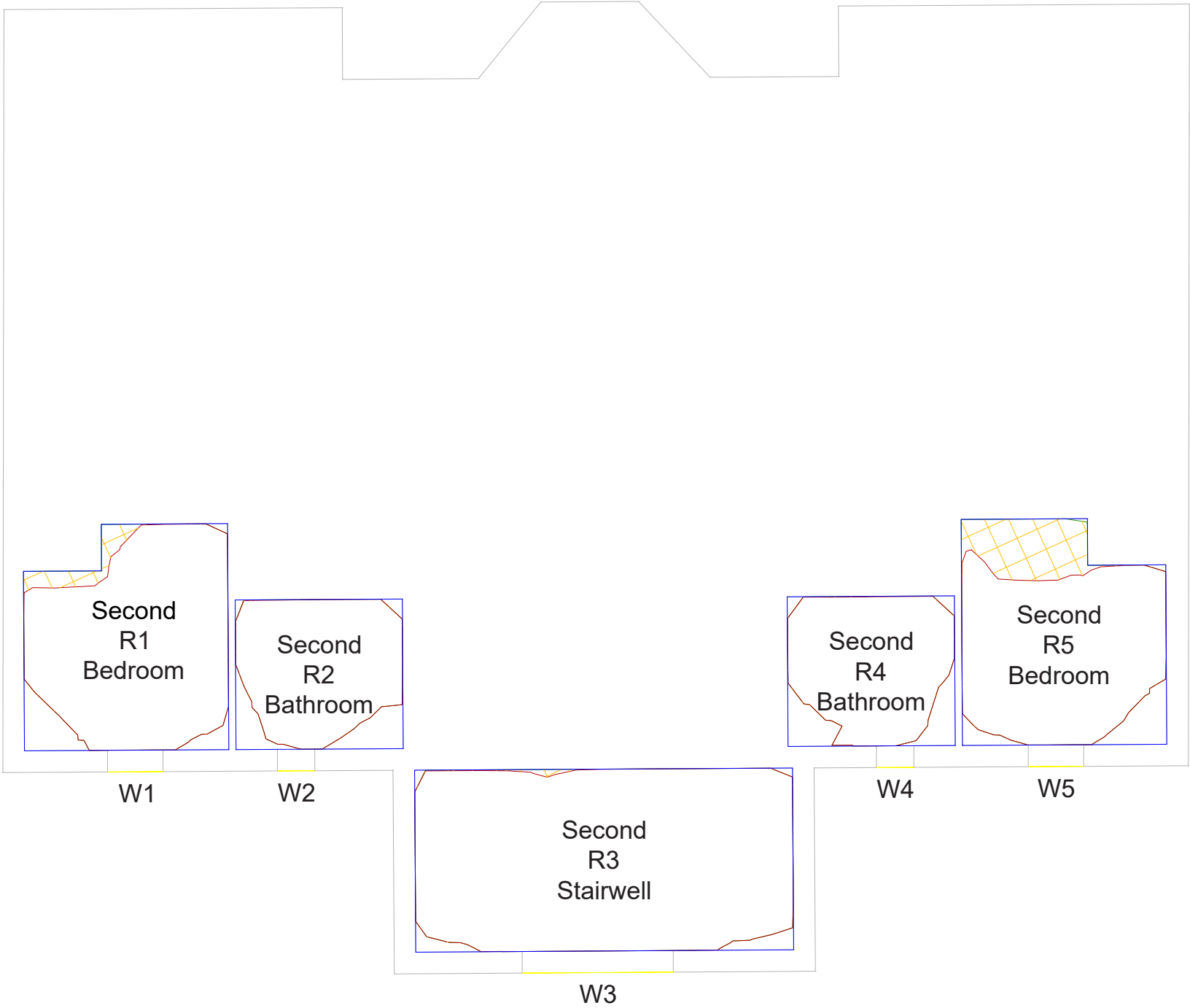
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Received 17/07/2024



Project Project Otter
Cambridge
Illustrative Scheme

Title 177-201 St Matthew's Gardens
Second Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

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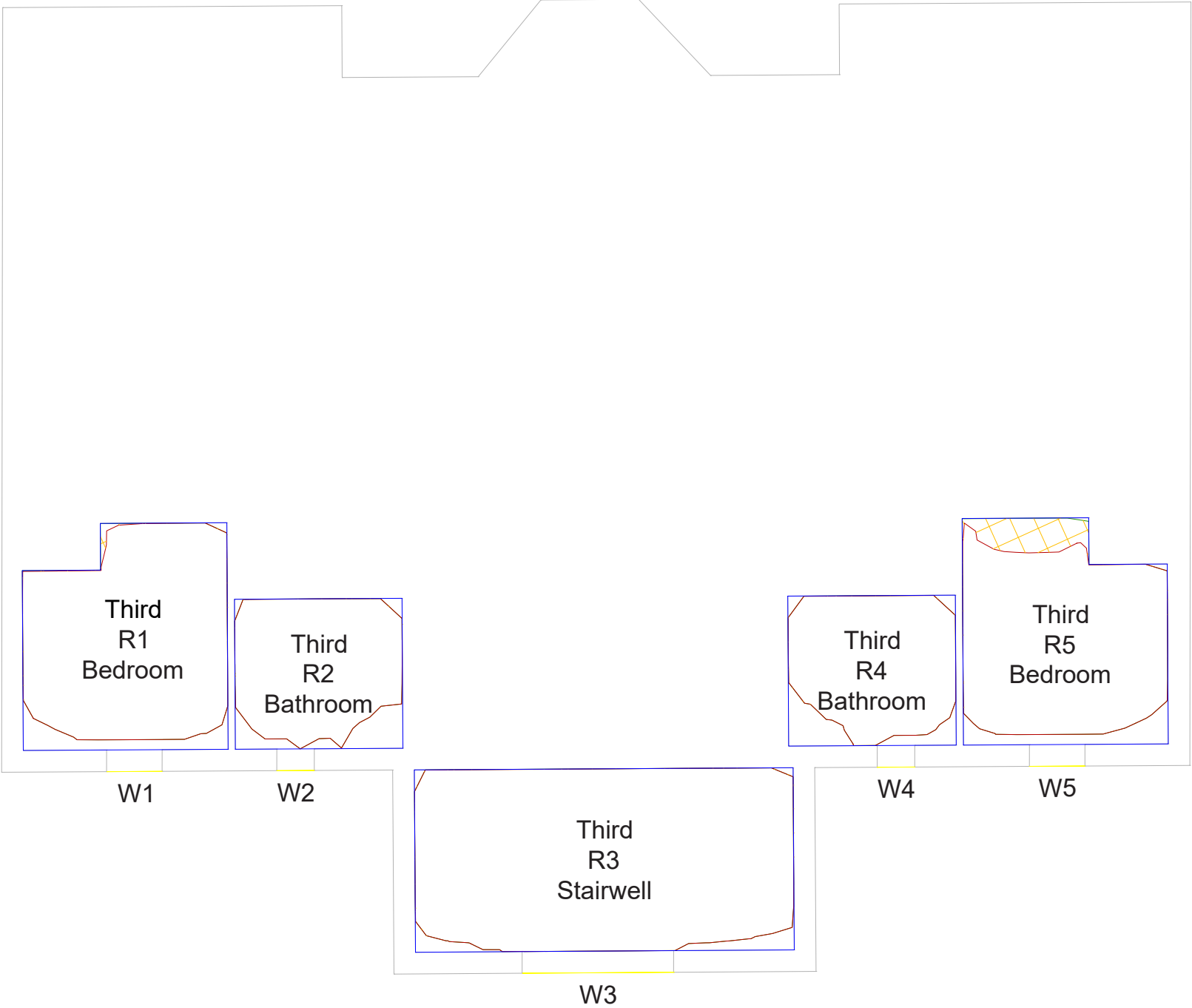
Sources of information

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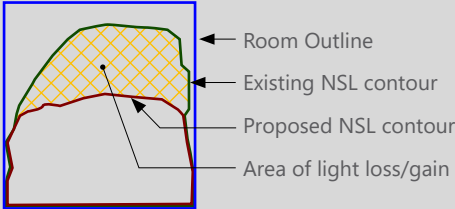
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Illustrative Scheme

Title 177-201 St Matthew's Gardens
Third Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

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Sources of information

- Greenhatch Group

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- Zmap

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- Leonard Design Architects

2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Room Outline

Existing NSL contour

Proposed NSL contour

Area of light loss/gain

Project	Project Otter Cambridge Illustrative Scheme		
Title	169-175 St Matthew's Gardens Lower Ground Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	16/05/2025	Project	4802
Rel no.	08	Prefix	DS01
		Page no.	56 CP01

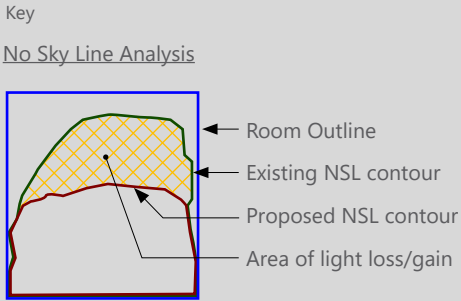
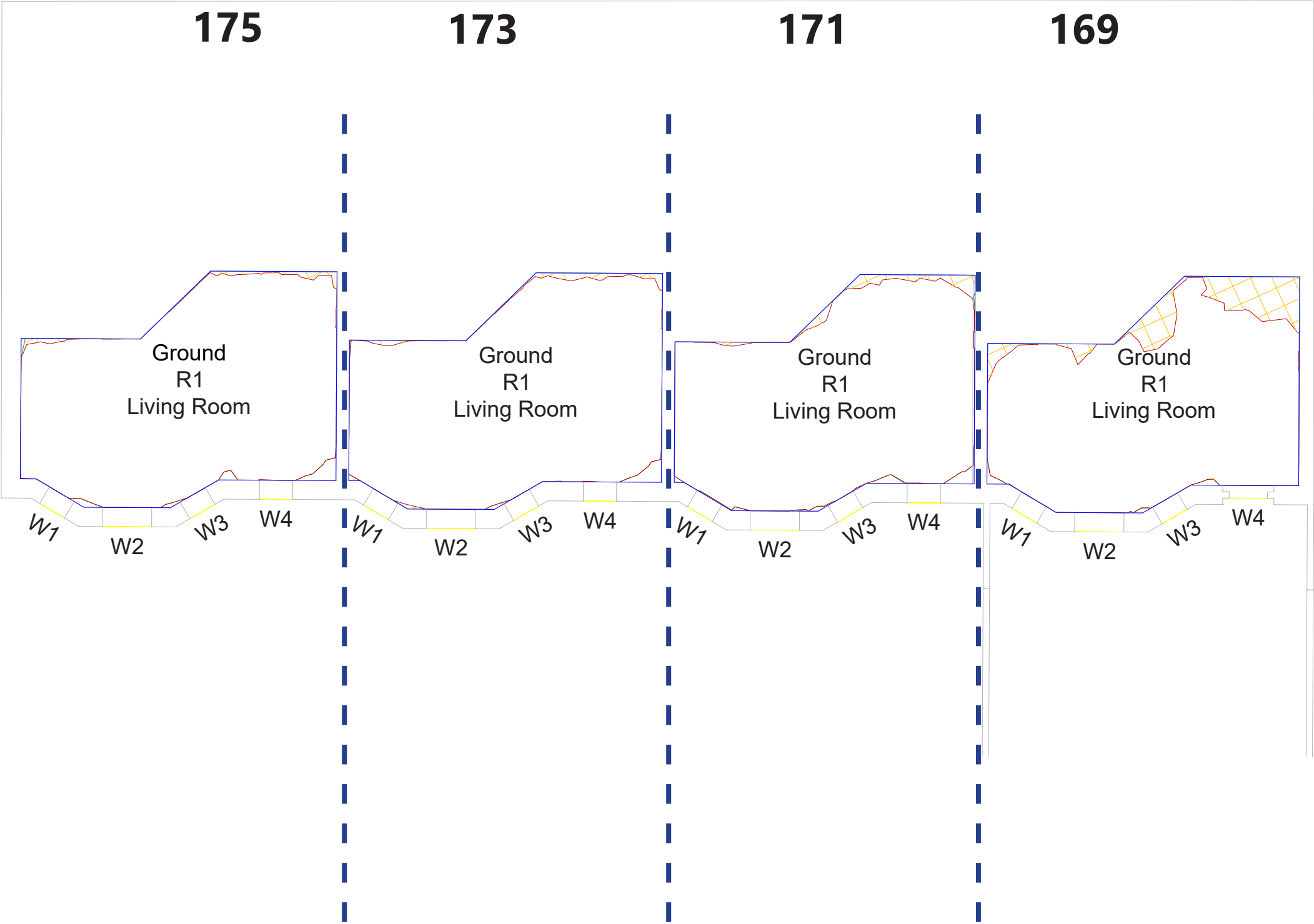
Sources of information

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35829A_T_REV2.dwg
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Zmap
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Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Project **Project Otter
Cambridge
Illustrative Scheme**

Title **169-175 St Matthew's Gardens
Ground Floor
No-Sky Line Contour plot**

Drawn **TR** Checked **--**

Date **16/05/2025** Project **4802**

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Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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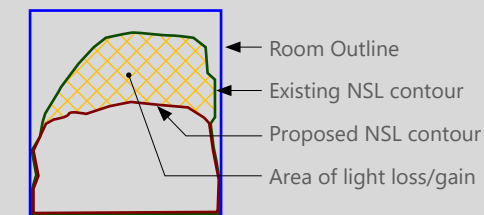
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Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



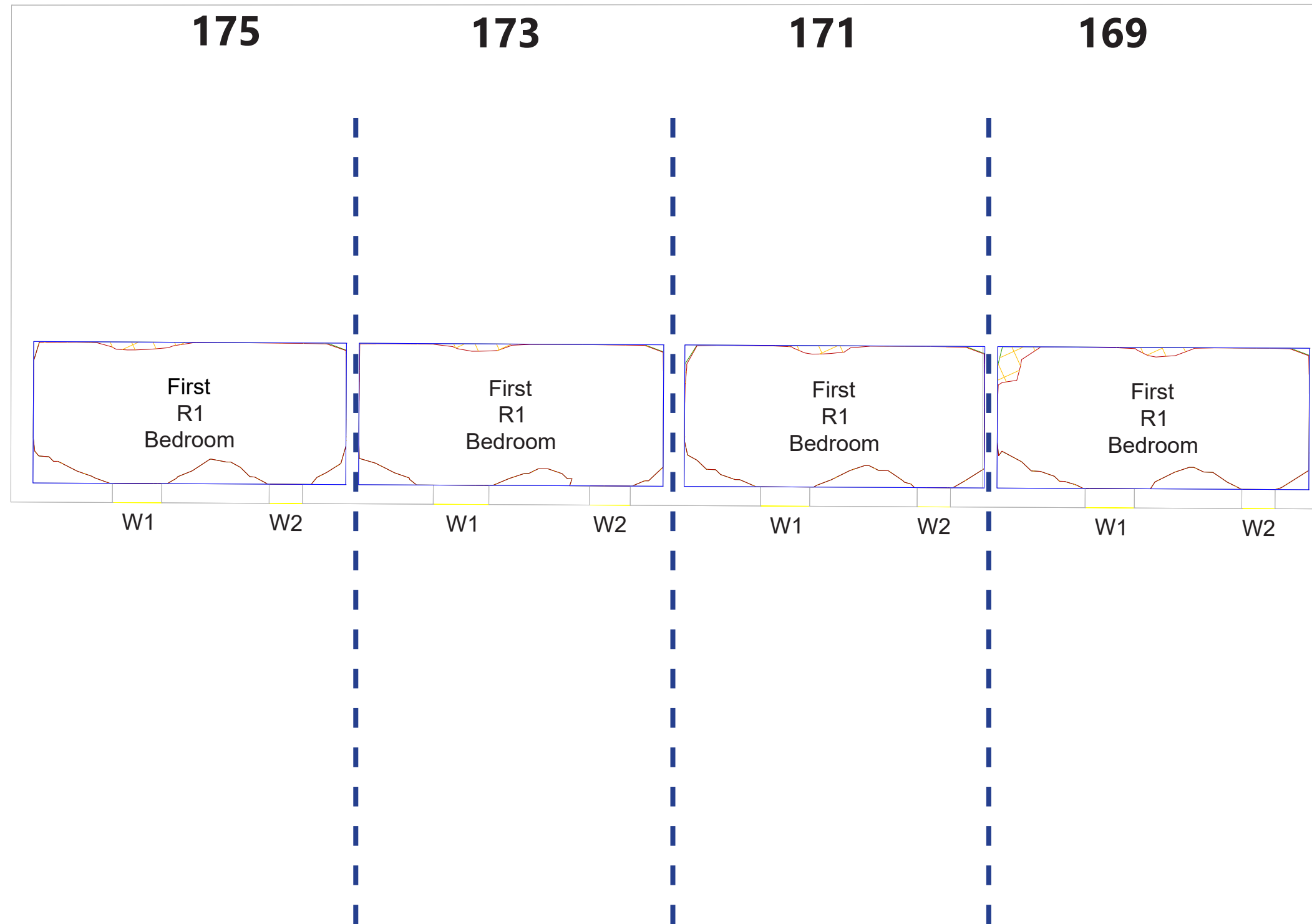
Project Project Otter
Cambridge
Illustrative Scheme

Title 169-175 St Matthew's Gardens
First Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

Rel no. 08 Prefix DS01 Page no. 58 CP03



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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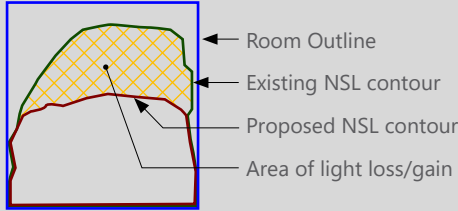
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Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



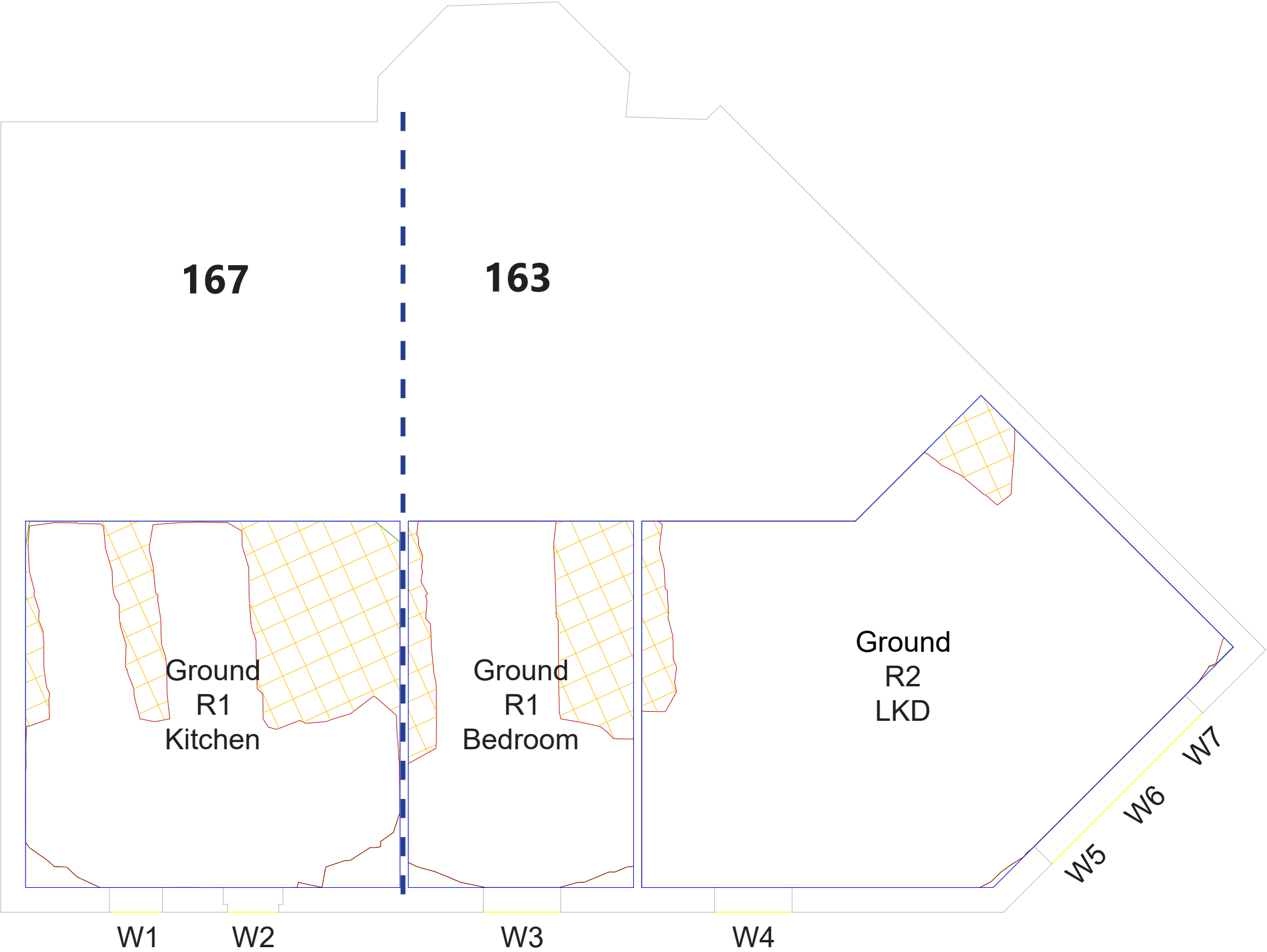
Project
Project Otter
Cambridge
Illustrative Scheme

Title
163-167 St Matthew's Gardens
Ground Floor
No-Sky Line Contour plot

Drawn
TR
Checked
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Date
16/03/2025
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4802

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Sources of information

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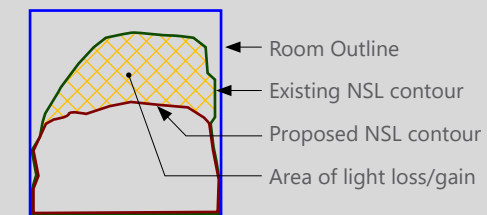
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Received 06/03/2021

Leonard Design Architects
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Key

No Sky Line Analysis



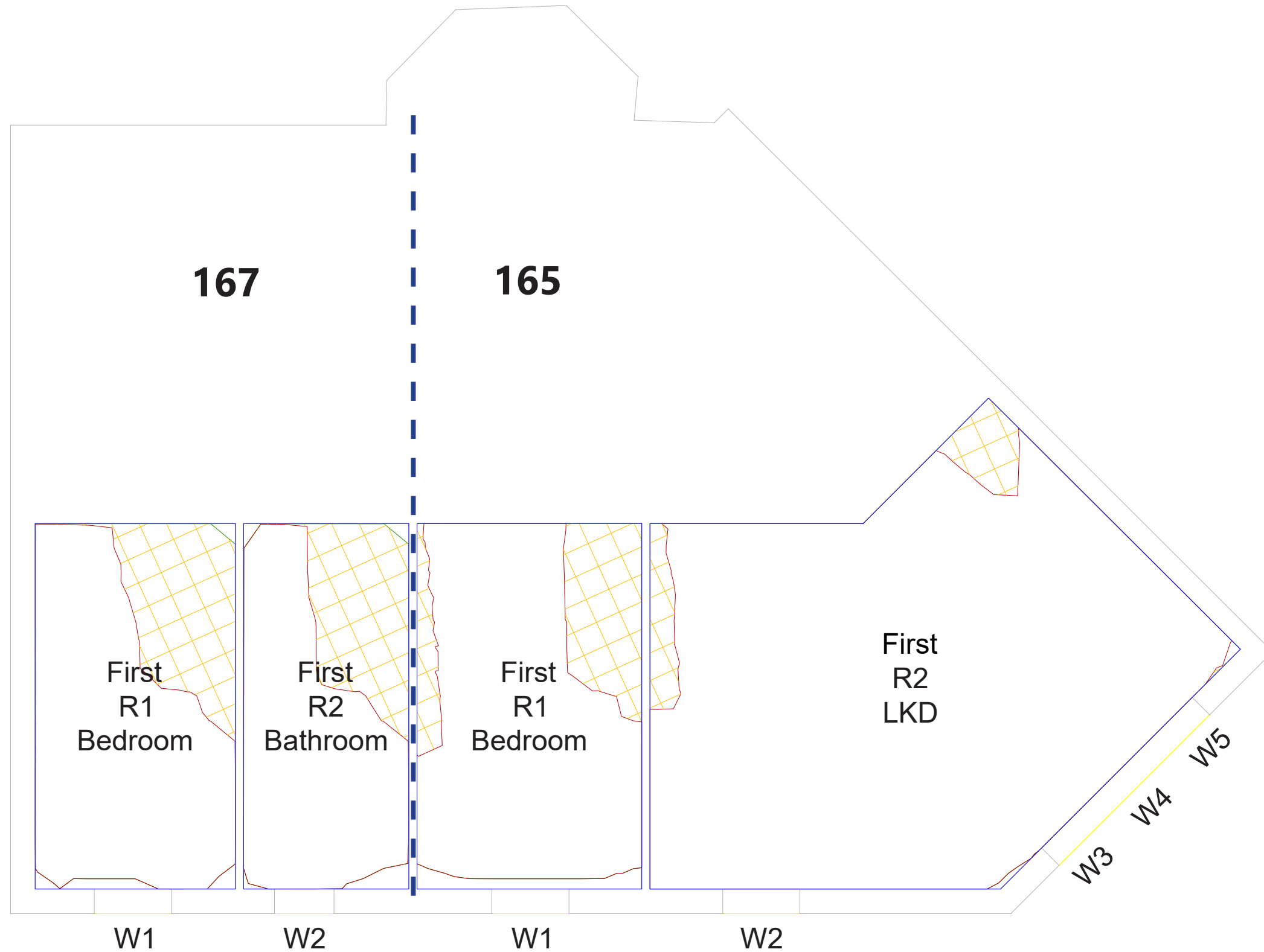
Project Project Otter
Cambridge
Illustrative Scheme

Title 163-167 St Matthew's Gardens
First Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/03/2025 Project 4802

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Appendix 2c

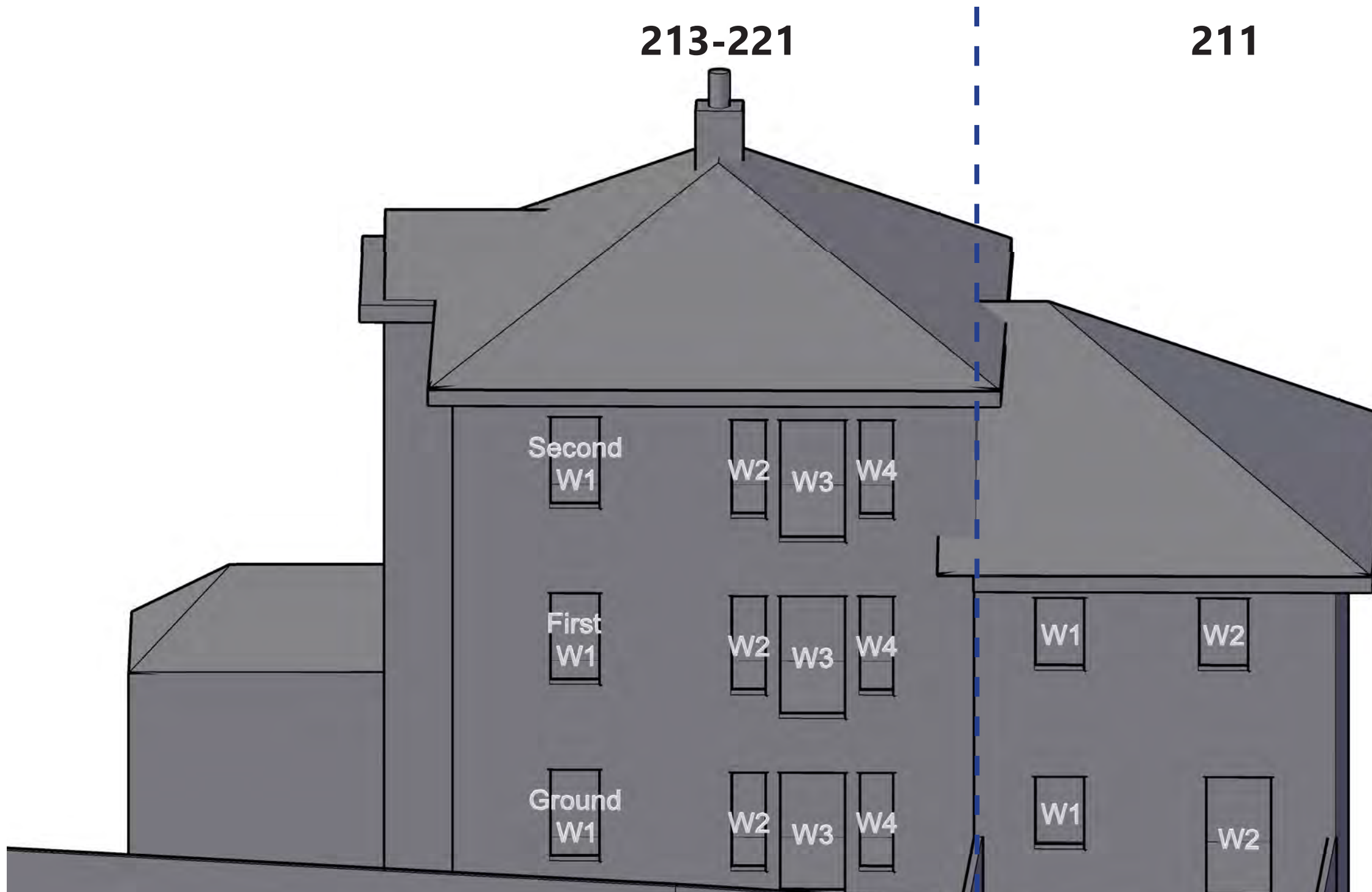
Window Maps – St Matthew’s Gardens

Sources of information

Greenhatch Group
35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

EB7 Ltd
Site Photographs
Ordnance Survey



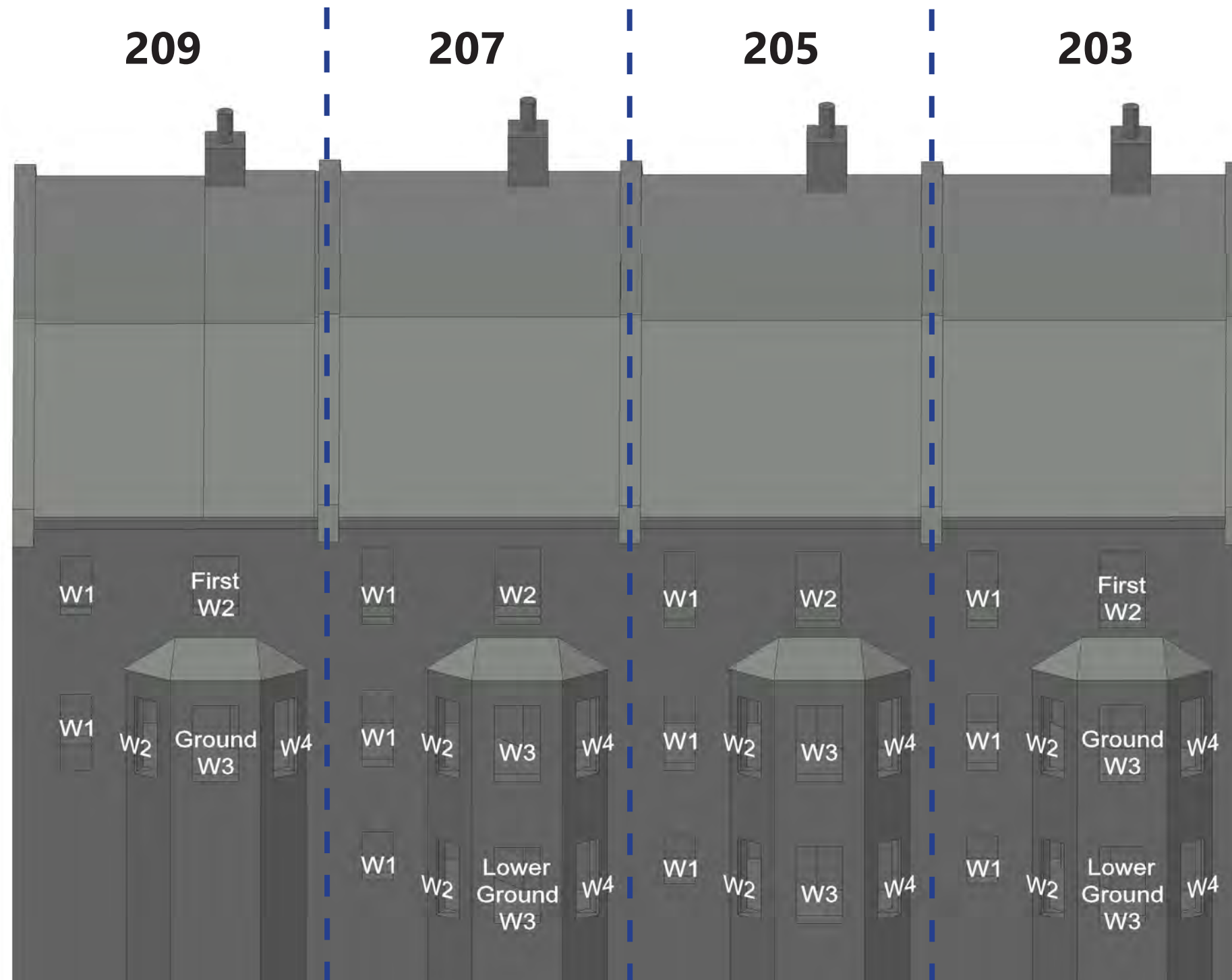
Project	Project Otter Cambridge CB1 3ET		
Title	213-221 and 211 St Matthew's Gardens Window Map		
Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	62 27

Sources of information

Greenhatch Group
35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

EB7 Ltd
Site Photographs
Ordnance Survey



Project	Project Otter Cambridge CB1 3ET		
Title	203-209 St Matthew's Gardens Window Map		
Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
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Sources of information

Greenhatch Group
35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
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Site Photographs
Ordnance Survey



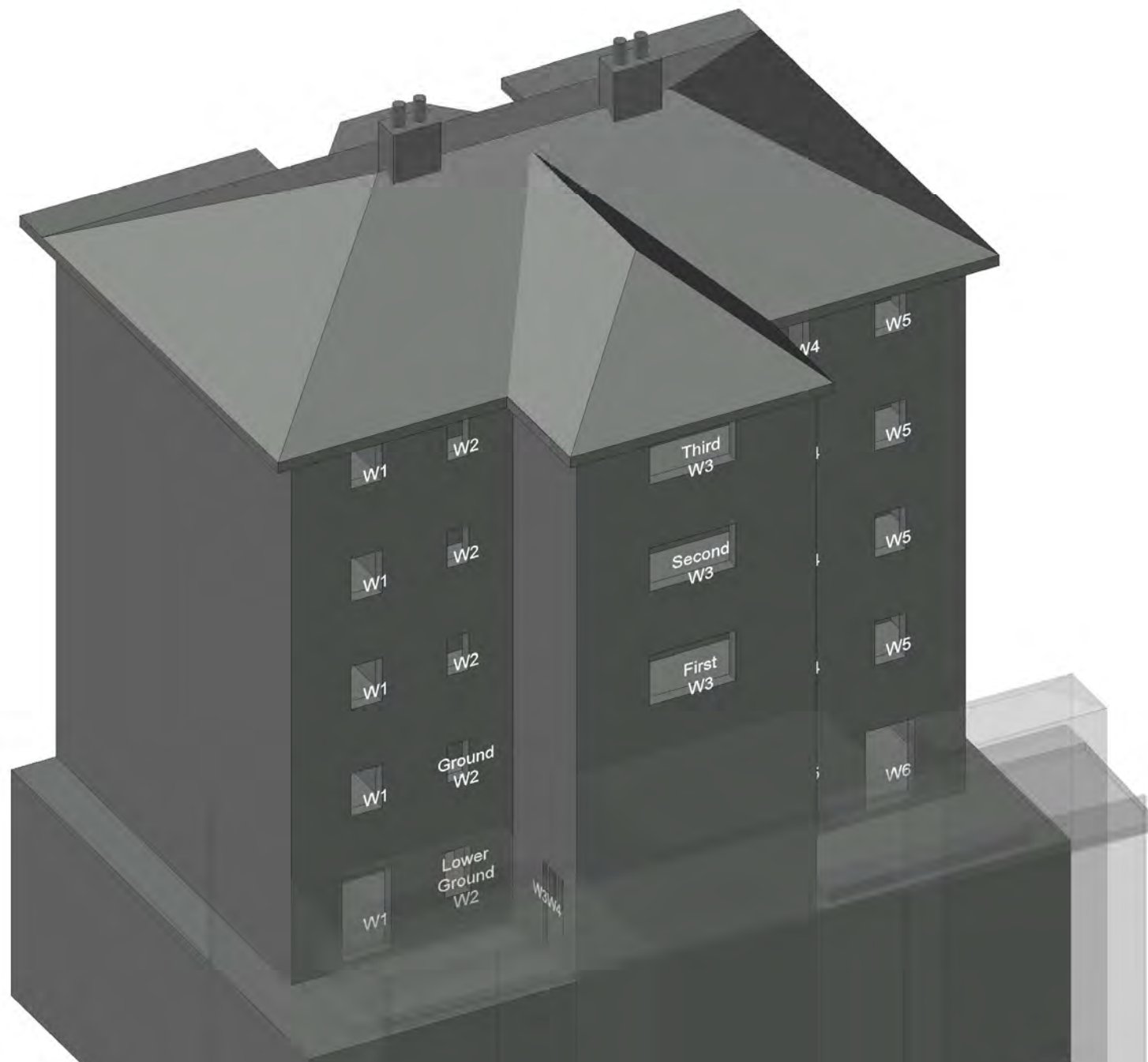
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Title	177-201 Odd St Matthew's Gar- dens Window Map		
Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	64 29

Sources of information

Greenhatch Group
35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

EB7 Ltd
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Ordnance Survey



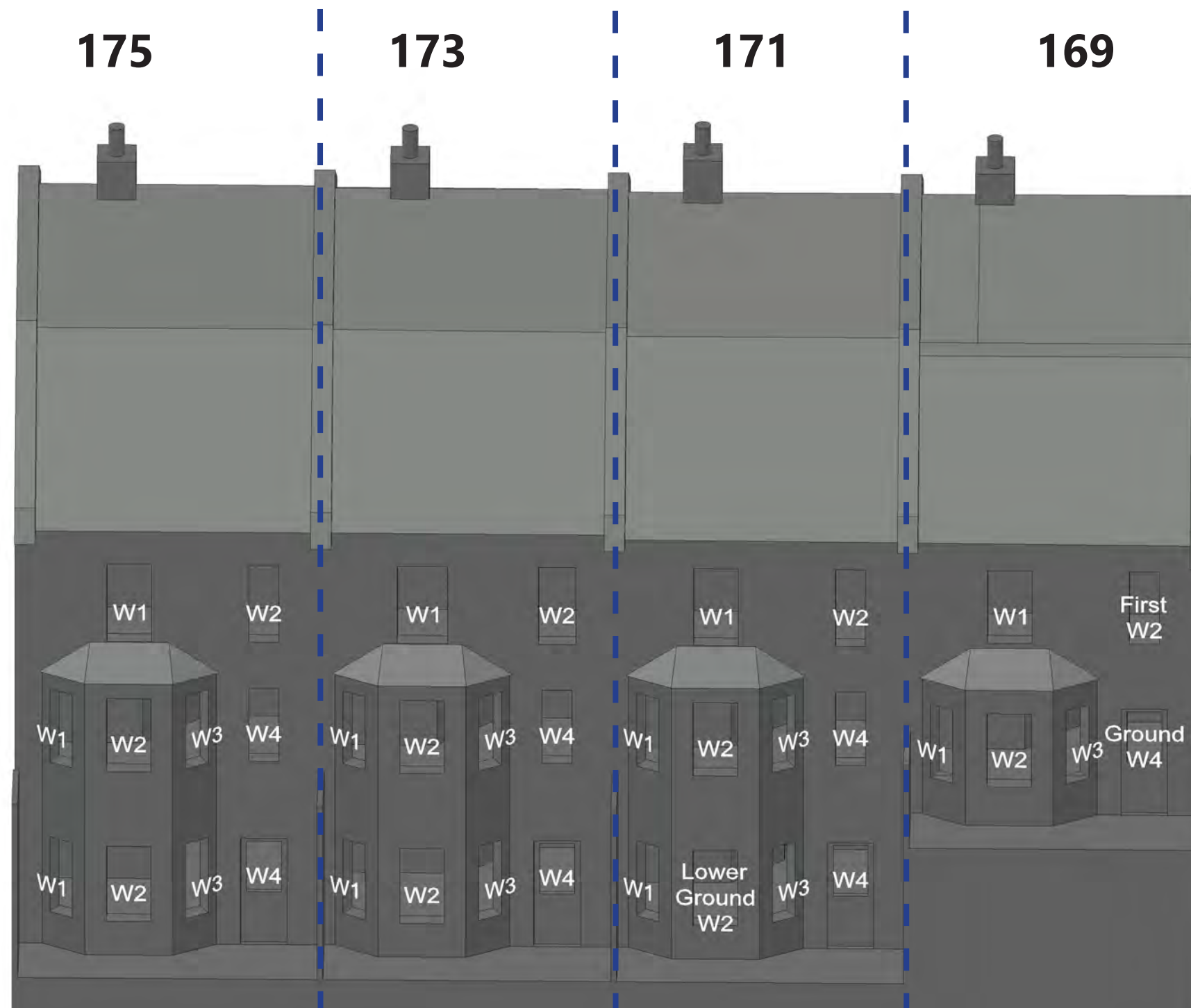
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Title	177-201 Odd St Matthew's Gar- dens Window Map		
Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	65 30

Sources of information

Greenhatch Group
35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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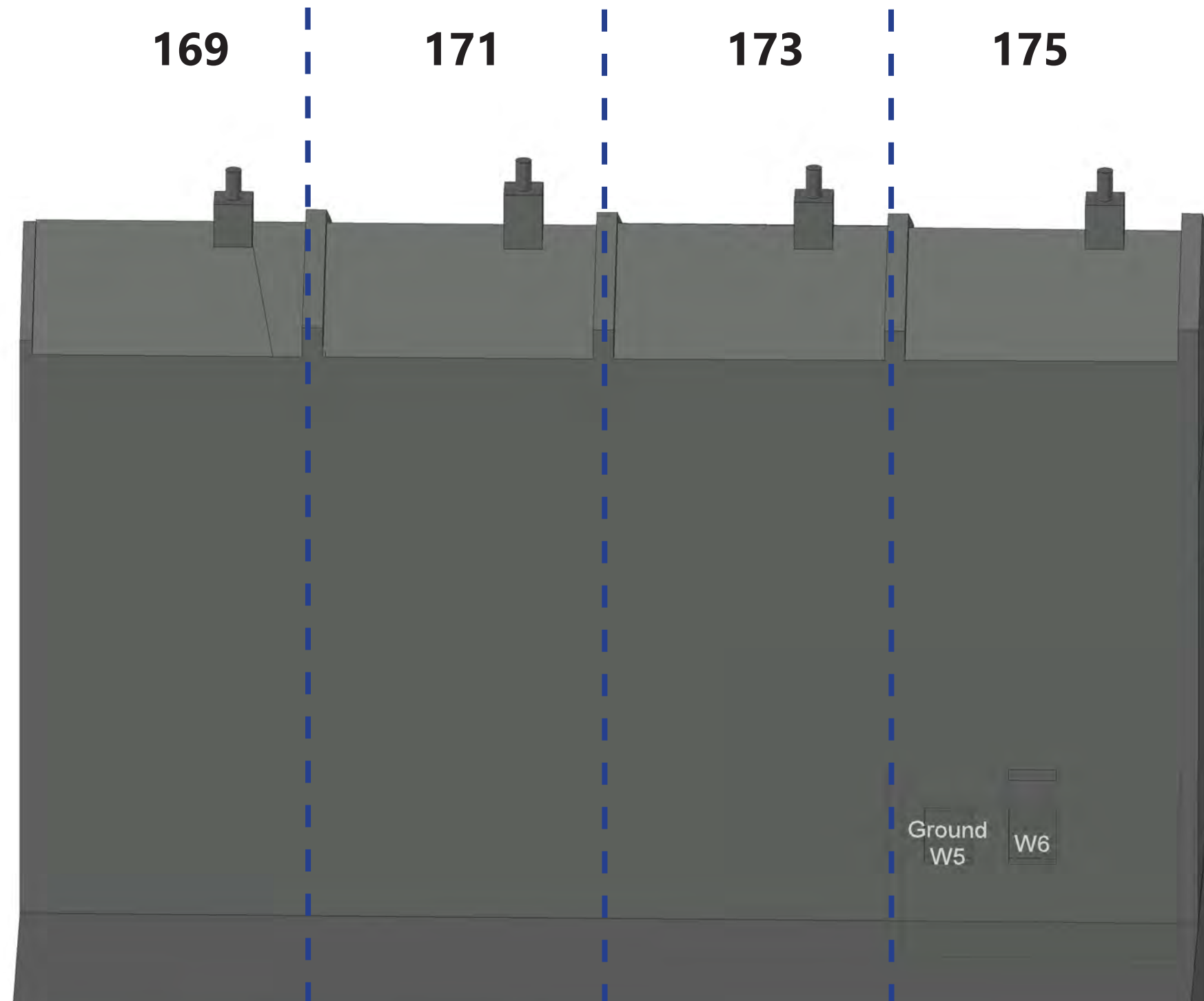
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Title	169-175 St Matthew's Gardens Window Map		
Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	66 31

Sources of information

Greenhatch Group
35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project	Project Otter Cambridge CB1 3ET		
Title	169-175 St Matthew's Gardens Window Map		
Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	67 32

Sources of information

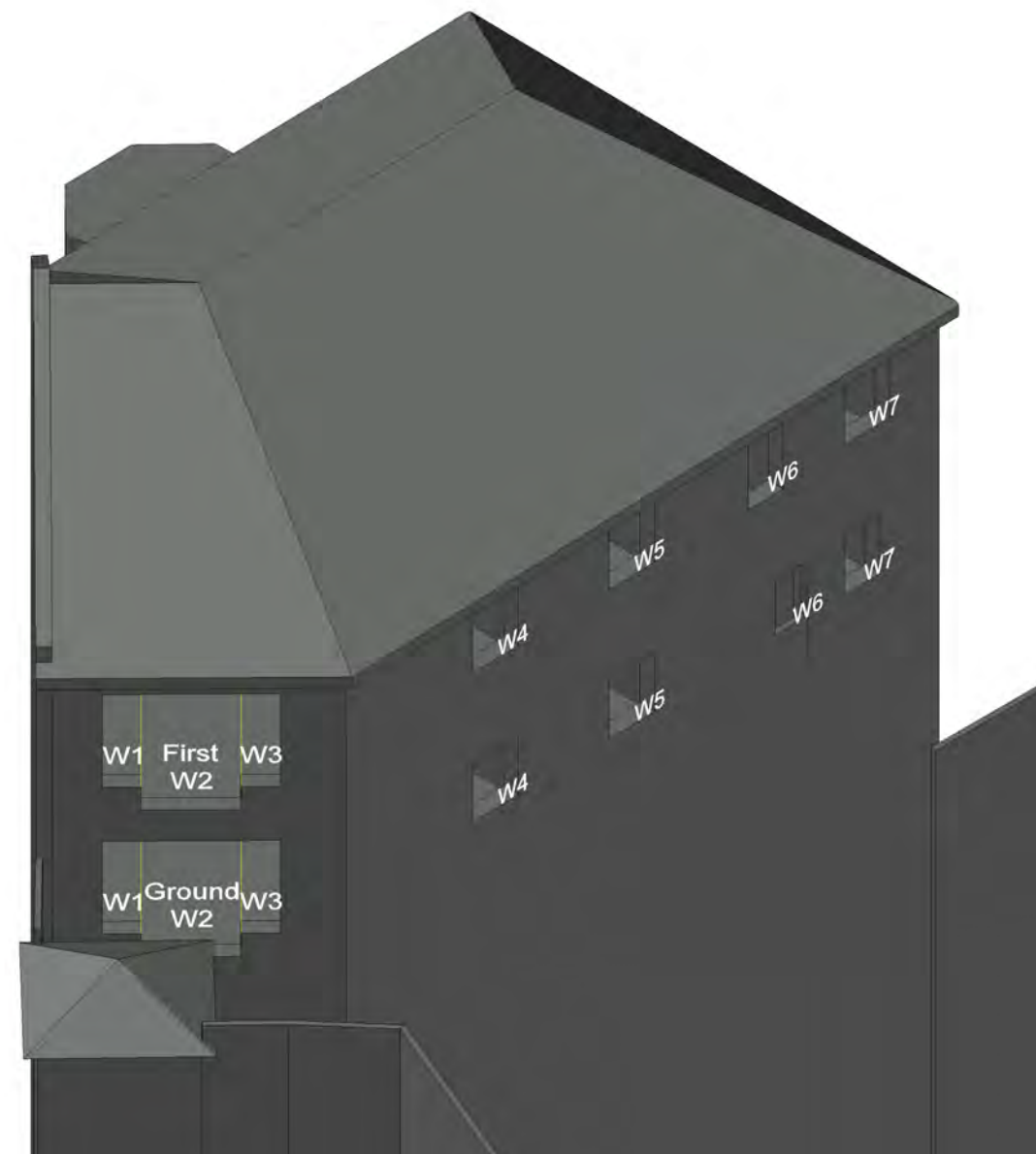
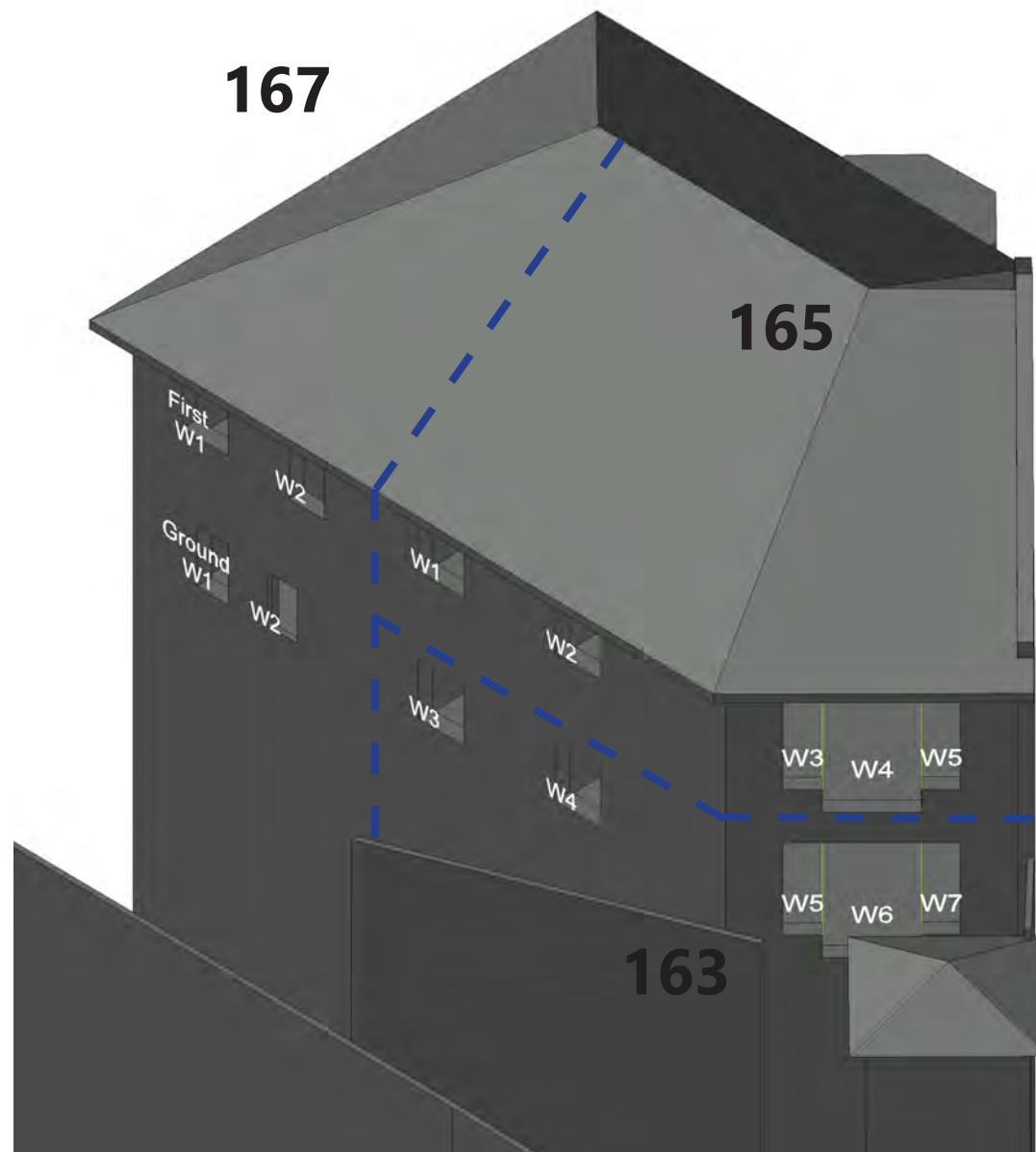
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35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Site Photographs
Ordnance Survey



157-161



Project	Project Otter Cambridge CB1 3ET		
Title	157-167 St Matthew's Gardens Window Map		

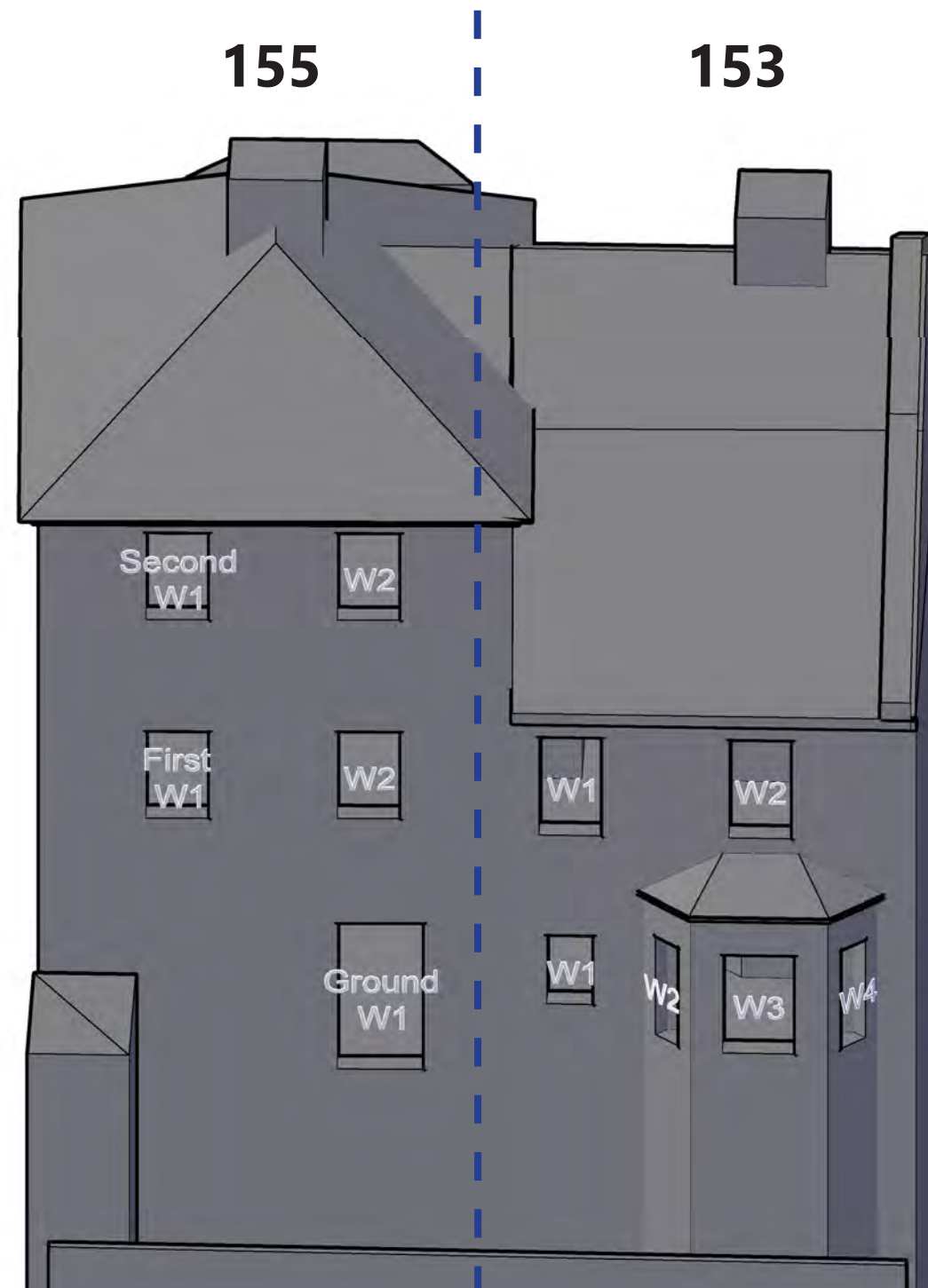
Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	68 33

Sources of information

Greenhatch Group
35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project	Project Otter Cambridge CB1 3ET		
Title	153-155 St Matthew's Gardens Window Map		

Drawn	TR	Checked	JG
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Date	15/05/2025	Project	4802
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Rel no.	Prefix	Page no.	
	WM05	69	34

Appendix 3

Results of the daylight and sunlight assessments
in respect of Silverwood Close

Appendix 3a

Maximum Parameters Scheme Results – VSC, NSL, APSH

				Vertical Sky Component (VSC)										
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)	
28 Silverwood Close														
Ground	R1	W1	Kitchen	34.3	30.7	3.7	10.7%	0.89	Yes	Negligible				
		W2		23.0	19.7	3.4	14.6%	0.85	Yes					
Ground	R3	W4	Living Room	31.9	30.4	1.5	4.6%	0.95	Yes	Negligible				
		W5		35.9	34.9	1.0	2.8%	0.97	Yes					
		W6		26.7	26.5	0.2	0.9%	0.99	Yes					
		W7		0.8	0.7	0.1	10.1%	0.90	Yes					
First	R1	W1	Bedroom	36.1	32.6	3.6	9.9%	0.90	Yes	Negligible				
29 Silverwood Close														
Ground	R2	W2	Kitchen	35.1	30.9	4.2	12.0%	0.88		Negligible	16.9	16.4	0.97	
		W3		33.7	29.6	4.1	12.2%	0.88	Yes					
		W4		22.2	22.2	0.0	0.0%	1.00	Yes					
Ground	R3	W5	Living Room	31.0	29.8	1.3	4.0%	0.96	Yes	Negligible	16.9	16.4	0.97	
		W6		37.1	36.1	1.0	2.8%	0.97	Yes					
		W7		30.1	29.9	0.3	0.9%	0.99	Yes					
		W8		1.1	0.8	0.3	22.9%	0.77	No					
First	R2	W2	Bedroom	36.7	32.5	4.2	11.5%	0.89	Yes	Negligible				
30 Silverwood Close								3.00						
Ground	R2	W6	Bedroom	22.8	20.2	2.6	11.2%	0.89	Yes	Negligible				
Ground	R3	W1	LKD	35.9	31.2	4.7	13.1%	0.87	Yes	Negligible				
		W2		35.0	30.9	4.1	11.7%	0.88	Yes					
		W3		35.9	31.1	4.8	13.3%	0.87	Yes					
		W4		26.2	21.8	4.4	16.8%	0.83	Yes					
First	R1	W1	Bedroom	36.9	32.4	4.5	12.1%	0.88	Yes	Negligible				
31 Silverwood Close														
Ground	R1	W1	Kitchen	30.8	26.7	4.1	13.4%	0.87	Yes	Negligible				
Ground	R2	W3	Dining Room	28.0	27.1	1.0	3.5%	0.97	Yes	Negligible				
First	R2	W2	Bedroom	37.3	32.0	5.3	14.1%	0.86	Yes	Negligible				
Second	R2	W2	Bedroom	84.0	81.7	2.3	2.8%	0.97	Yes	Negligible				
32 Silverwood Close														
Ground	R1	W1	Dining Room	30.8	28.3	2.5	8.2%	0.92	Yes	Negligible				
Ground	R3	W5	Kitchen	26.3	25.1	1.2	4.7%	0.95	Yes	Negligible				
First	R1	W1	Bedroom	37.4	31.8	5.6	14.9%	0.85	Yes	Negligible				
Second	R1	W1	Bedroom	38.6	33.5	5.1	13.3%	0.87	Yes	Negligible				
33 Silverwood Close														
Ground	R3	W3	Kitchen	86.1	82.9	3.2	3.7%	0.96	Yes	Negligible				
		W5		34.6	28.0	6.6	19.0%	0.81	Yes					
		W6		36.6	29.7	6.9	18.9%	0.81	Yes					
First	R2	W2	Bedroom	37.6	31.2	6.5	17.2%	0.83	Yes	Negligible				
34 Silverwood Close														
Ground	R1	W1	Living Room	33.3	30.6	2.6	7.9%	0.92	Yes	Negligible	49.5	42.3	0.85	
		W2		35.6	22.4	13.2	37.0%	0.63	No					
		W3		35.1	22.2	12.9	36.7%	0.63	No					
		W4		36.3	22.4	13.8	38.1%	0.62	No					
		W5		23.0	18.7	4.3	18.7%	0.81	Yes					
		W6		80.1	72.2	7.9	9.8%	0.90	Yes					
Ground	R2	W8	Kitchen	33.2	21.6	11.6	34.9%	0.65	No	Moderate				
First	R1	W1	Bedroom	38.3	24.9	13.4	34.9%	0.65	No	Moderate				
35 Silverwood Close														
Ground	R1	W1	Kitchen	34.7	22.5	12.2	35.2%	0.65	No	Moderate	29.7	20.0	0.67	
		W8		27.6	18.9	8.7	31.5%	0.69	No					

				Vertical Sky Component (VSC)									
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
Ground	R2	W2	Living Room	25.0	21.8	3.2	12.9%	0.87	Yes	Minor	32.0	24.8	0.77
		W3		32.6	21.3	11.4	34.8%	0.65	No				
		W4		31.5	20.4	11.1	35.2%	0.65	No				
		W5		25.1	16.7	8.4	33.6%	0.66	No				
		W6		2.5	2.3	0.2	7.7%	0.92	Yes				
		W7		84.2	75.1	9.1	10.8%	0.89	Yes				
		W8		27.6	18.9	8.7	31.5%	0.69	No				
		First		R2	W2	Bedroom	38.3	24.8	13.5				
36 Silverwood Close													
Ground	R1	W1	Dining Room	37.6	21.3	16.3	43.4%	0.57	No	Major	37.6	21.3	0.57
		W2		37.8	21.4	16.4	43.4%	0.57	No				
Ground	R2	W3	Kitchen	26.4	17.8	8.5	32.3%	0.68	No	Moderate			
First	R1	W1	Bedroom	38.3	24.7	13.6	35.4%	0.65	No	Moderate			
37 Silverwood Close													
Ground	R1	W1	Kitchen-Dining	33.5	22.1	11.3	33.8%	0.66	No	Moderate	33.6	21.9	0.65
		W2		33.7	21.8	11.9	35.3%	0.65	No				
First	R2	W2	Bedroom	38.3	24.7	13.6	35.6%	0.64	No	Moderate			
38 Silverwood Close													
Ground	R1	W1	Kitchen-Dining	32.9	19.8	13.1	39.9%	0.60	No	Minor	47.9	37.3	0.78
		W2		71.6	66.2	5.4	7.5%	0.93	Yes				
		W3		84.4	78.5	5.9	7.0%	0.93	Yes				
		W4		80.6	73.9	6.7	8.3%	0.92	Yes				
		W5		67.5	61.7	5.8	8.6%	0.91	Yes				
First	R1	W1	Bedroom	38.2	24.7	13.6	35.4%	0.65	No	Moderate			
39 Silverwood Close													
Ground	R1	W1	LKD	36.3	20.5	15.8	43.4%	0.57	No	Negligible	43.1	31.6	0.73
		W2		31.7	15.9	15.9	50.0%	0.50	No				
		W3		35.6	28.4	7.2	20.2%	0.80	Yes				
		W4		68.2	62.7	5.5	8.0%	0.92	Yes				
		W5		70.2	64.7	5.5	7.8%	0.92	Yes				
		W7		28.5	28.5	0.0	0.0%	1.00	Yes				
		W8		35.8	35.7	0.1	0.3%	1.00	Yes				
		W9		25.2	25.1	0.2	0.8%	0.99	Yes				
First	R2	W2	Bedroom	38.3	24.7	13.6	35.5%	0.65	No	Moderate			
Second	R2	W2	Bedroom	39.1	27.1	12.1	30.8%	0.69	Yes	Negligible			
		W3		39.2	33.9	5.3	13.6%	0.86	Yes				
		W4		86.2	85.7	0.5	0.6%	0.99	Yes				
		W5		86.2	85.8	0.5	0.6%	0.99	Yes				
		W6		86.2	85.8	0.5	0.5%	1.00	Yes				
40 Silverwood Close													
Ground	R1	W1	Kitchen-Dining	29.4	20.5	8.9	30.2%	0.70	No	Negligible	50.1	41.2	0.82
		W2		73.6	66.4	7.3	9.9%	0.90	Yes				
		W3		85.0	77.4	7.6	9.0%	0.91	Yes				
		W4		38.0	26.3	11.7	30.8%	0.69	No				
Ground	R2	W5	Living Room	38.0	26.5	11.5	30.3%	0.70	No	Minor			
First	R1	W1	Bedroom	38.6	28.7	9.9	25.5%	0.75	Yes	Minor			
Second	R1	W1	Bedroom	39.2	30.6	8.6	21.8%	0.78	Yes	Minor			
41 Silverwood Close													
Ground	R1	W1	Kitchen	28.2	23.3	4.9	17.5%	0.83	Yes	Negligible			
Ground	R2	W2	Conservatory	16.9	15.2	1.6	9.7%	0.90	Yes	Negligible	48.7	43.0	0.88
		W3		36.7	27.2	9.5	26.0%	0.74	Yes				
		W4		21.8	19.5	2.3	10.5%	0.90	Yes				
		W5		76.2	71.5	4.7	6.2%	0.94	Yes				
Ground	R3	W7	Dining Room	29.8	23.3	6.5	21.8%	0.78	No	Minor			
First	R2	W2	Bedroom	38.6	29.4	9.3	24.0%	0.76	Yes	Negligible			

				Vertical Sky Component (VSC)									
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
42 Silverwood Close													
Ground	R1	W4	Dining Room	24.4	20.4	4.0	16.3%	0.84	Yes	Negligible			
		W5		27.2	23.1	4.1	15.0%	0.85	Yes				
Ground	R2	W1	Conservatory	18.7	16.7	1.9	10.2%	0.90	Yes	Negligible	57.8	50.6	0.88
		W2		78.7	72.9	5.8	7.4%	0.93	Yes				
		W3		36.6	27.0	9.6	26.2%	0.74	No				
Ground	R3	W6	Kitchen	31.5	25.2	6.3	19.9%	0.80	Yes	Negligible			
First	R1	W1	Bedroom	38.7	29.5	9.2	23.7%	0.76	Yes	Negligible			
43 Silverwood Close													
Ground	R1	W8	Dining Room	28.1	22.2	6.0	21.2%	0.79	No	Minor			
Ground	R2	W2	Conservatory	25.7	20.0	5.7	22.1%	0.78	No	Negligible	52.1	46.5	0.89
		W3		38.1	27.5	10.6	27.9%	0.72	Yes				
		W4		38.0	27.4	10.7	28.1%	0.72	Yes				
		W5		38.1	27.5	10.6	27.8%	0.72	Yes				
		W6		78.6	74.4	4.2	5.3%	0.95	Yes				
W7	28.9	25.6	3.3	11.5%	0.89	Yes							
Ground	R3	W1	Kitchen	33.4	25.9	7.4	22.3%	0.78	No	Minor			
First	R2	W2	Bedroom	38.7	29.8	8.9	23.1%	0.77	Yes	Negligible			
Second	R2	W2	Bedroom	39.2	31.4	7.8	20.0%	0.80	Yes	Negligible			
44 Silverwood Close													
Ground	R1	W1	Dining Room	34.1	26.6	7.5	22.0%	0.78	No	Minor			
Ground	R2	W2	Kitchen	35.1	27.0	8.1	23.0%	0.77	No	Minor			
First	R1	W1	Bedroom	38.7	29.8	8.9	23.0%	0.77	Yes	Negligible			
45 Silverwood Close													
Ground	R1	W1	Residential	28.9	22.8	6.1	21.0%	0.79	No	Minor			
Ground	R2	W2	LKD	25.5	20.6	4.9	19.2%	0.81	Yes	Negligible	30.5	25.0	0.82
		W3		38.1	27.7	10.5	27.4%	0.73	Yes				
		W4		37.9	27.3	10.6	27.9%	0.72	Yes				
		W5		38.0	27.5	10.5	27.6%	0.72	Yes				
		W6		32.3	29.7	2.6	8.0%	0.92	Yes				
W7	31.1	28.2	2.9	9.2%	0.91	Yes							
Ground	R3	W8	Living Room	24.0	20.9	3.1	13.0%	0.87	Yes	Minor	32.9	24.9	0.76
		W9		31.3	25.4	5.9	18.9%	0.81	Yes				
		W10		37.5	26.7	10.8	28.8%	0.71	No				
First	R2	W2	Bedroom	38.8	29.9	8.8	22.8%	0.77	Yes	Negligible			
46 Silverwood Close													
Ground	R1	W1	LKD	38.4	30.0	8.4	21.9%	0.78	Yes	Negligible			
		W2		38.4	29.9	8.5	22.0%	0.78	Yes				
		W4		91.6	87.2	4.4	4.8%	0.95	Yes				
		W5		90.9	86.6	4.3	4.7%	0.95	Yes				
		W7		25.2	23.6	1.6	6.3%	0.94	Yes				
First	R1	W1	Bedroom	38.9	31.9	7.0	18.0%	0.82	Yes	Negligible			
47 Silverwood Close													
Ground	R1	W1	Conservatory	37.4	29.4	8.0	21.3%	0.79	Yes	Negligible			
First	R2	W2	Bedroom	38.8	31.8	7.0	18.1%	0.82	Yes	Negligible			
48 Silverwood Close													
Ground	R1	W1	Conservatory	37.4	29.4	8.1	21.5%	0.79	Yes	Negligible			
		W2		37.8	29.2	8.6	22.7%	0.77	Yes				
		W3		37.7	29.0	8.7	23.0%	0.77	Yes				
Ground	R2	W4	Kitchen	25.6	23.0	2.5	9.9%	0.90	Yes	Negligible			
First	R1	W1	Bedroom	38.7	31.6	7.1	18.4%	0.82	Yes	Negligible			

				Vertical Sky Component (VSC)									
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
49-50 Silverwood Close													
Ground	R1	W9	Dining Room	0.9	0.1	0.8	87.6%	0.12	No	Major	0.50	0.05	0.10
		W10		0.1	0.0	0.1	100.0%	0.00	No				
Ground	R2	W1	LKD	21.4	17.5	3.9	18.1%	0.82	Yes	Minor	32.2	23.9	0.74
		W2		14.5	13.0	1.5	10.2%	0.90	Yes				
		W3		21.0	18.6	2.5	11.7%	0.88	Yes				
		W4		37.3	26.0	11.3	30.3%	0.70	No				
		W5		37.3	26.9	10.4	27.9%	0.72	No				
		W6		31.5	27.0	4.5	14.2%	0.86	Yes				
		W7		25.6	21.7	3.8	15.0%	0.85	Yes				
First	R1	W2	Bedroom	37.8	29.8	8.0	21.1%	0.79	Yes	Negligible			
First	R2	W3	Bedroom	38.3	30.5	7.8	20.5%	0.80	Yes	Negligible			
51 Silverwood Close													
Ground	R1	W3	Kitchen	29.6	27.9	1.7	5.8%	0.94	Yes	Negligible			
Ground	R2	W2	Dining Room	37.0	25.8	11.2	30.3%	0.70	No	Minor			
First	R2	W2	Bedroom	34.6	33.1	1.5	4.4%	0.96	Yes	Negligible			
First	R3	W3	Bedroom	38.3	28.5	9.8	25.7%	0.74	Yes	Negligible			
52 Silverwood Close													
Ground	R1	W1	Living Room	36.2	29.8	6.4	17.7%	0.82	Yes	Negligible			
		W2		34.1	28.2	6.0	17.5%	0.83	Yes				
Ground	R2	W3	Kitchen	36.0	30.1	5.9	16.4%	0.84	Yes	Negligible			
		W4		31.8	26.2	5.6	17.7%	0.82	Yes				
First	R1	W1	Bedroom	37.8	32.1	5.7	15.1%	0.85	Yes	Negligible			
53 Silverwood Close													
Ground	R1	W1	Kitchen	30.9	27.0	3.9	12.5%	0.88	Yes	Negligible			
Ground	R2	W2	Living Room	23.0	19.5	3.5	15.3%	0.85	Yes	Negligible			
		W3		35.9	30.5	5.4	14.9%	0.85	Yes				
		W4		31.4	27.5	3.9	12.5%	0.88	Yes				
First	R2	W2	Bedroom	37.7	33.3	4.4	11.7%	0.88	Yes	Negligible			
Second	R1	W1	Bedroom	85.3	82.7	2.6	3.0%	0.97	Yes	Negligible			
		W2		84.3	81.9	2.4	2.9%	0.97	Yes				
54 Silverwood Close													
Ground	R1	W1	Kitchen-Dining	76.8	75.1	1.6	2.1%	0.98	Yes	Negligible			
		W2		76.7	75.2	1.5	1.9%	0.98	Yes				
		W3		32.8	30.0	2.7	8.4%	0.92	Yes				
		W4		36.0	31.9	4.1	11.4%	0.89	Yes				
First	R1	W1	Bedroom	37.7	33.7	4.0	10.6%	0.89	Yes	Negligible			
55 Silverwood Close													
Ground	R1	W1	Kitchen	25.4	24.3	1.0	4.0%	0.96	Yes	Negligible			
Ground	R2	W5	Living Room	30.3	29.0	1.4	4.5%	0.96	Yes	Negligible			
		W7		25.4	24.2	1.3	5.0%	0.95	Yes				
		W8		24.4	22.7	1.7	7.1%	0.93	Yes				
First	R2	W2	Bedroom	37.5	34.6	2.8	7.6%	0.92	Yes	Negligible			
56 Silverwood Close													
Ground	R1	W1	Living Room	35.2	31.9	3.3	9.3%	0.91	Yes	Negligible			
Ground	R2	W2	Kitchen	34.3	30.8	3.4	10.0%	0.90	Yes	Negligible			
		W3		27.9	24.5	3.4	12.1%	0.88	Yes				
First	R1	W1	Bedroom	37.9	34.5	3.3	8.8%	0.91	Yes	Negligible			
57 Silverwood Close													

Address	Room	Window	Room use	Vertical Sky Component (VSC)									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
Ground	R4	W7	Kitchen-Dining	16.9	15.1	1.8	10.8%	0.89	Yes	Negligible			
First	R2	W2	Bedroom	37.9	34.9	3.0	7.8%	0.92	Yes	Negligible			
58 Silverwood Close													
Ground	R1	W1	Living Room	30.6	29.1	1.6	5.1%	0.95	Yes	Negligible			
Ground	R2	W2	Kitchen	33.8	31.3	2.5	7.4%	0.93	Yes	Negligible			
First	R1	W1	Bedroom	37.8	35.0	2.8	7.4%	0.93	Yes	Negligible			
59 Silverwood Close													
Ground	R1	W1	Kitchen	32.8	31.4	1.4	4.2%	0.96	Yes	Negligible			
Ground	R2	W2	Living Room	33.9	31.5	2.3	6.9%	0.93	Yes	Negligible			
First	R2	W2	Bedroom	36.9	34.5	2.4	6.4%	0.94	Yes	Negligible			
60 Silverwood Close													
Ground	R1	W1	Kitchen	33.0	30.7	2.4	7.1%	0.93	Yes	Negligible			
		W2		22.0	21.1	0.9	4.0%	0.96	Yes				
Ground	R2	W3	Living Room	16.7	16.6	0.1	0.4%	1.00	Yes	Negligible			
Ground	R4	W5	Living Room	26.5	26.4	0.1	0.3%	1.00	Yes	Negligible			
		W6		27.0	26.9	0.1	0.4%	1.00	Yes				
		W7		33.1	30.5	2.5	7.7%	0.92	Yes				
First	R1	W1	Bedroom	37.4	34.5	2.9	7.7%	0.92	Yes	Negligible			
61 Silverwood Close													
Ground	R2	W2	Living Room	2.1	1.8	0.3	13.7%	0.86	Yes	Negligible			
Ground	R3	W3	Residential	13.7	13.5	0.1	1.0%	0.99	Yes	Negligible			
		W4		17.2	16.9	0.3	1.8%	0.98	Yes				
		W5		31.8	29.0	2.8	8.9%	0.91	Yes				
		W6		83.4	82.9	0.6	0.7%	0.99	Yes				
		W7		73.6	73.0	0.5	0.7%	0.99	Yes				
		W9		72.8	72.3	0.5	0.7%	0.99	Yes				
First	R2	W2	Bedroom	36.0	33.2	2.9	7.9%	0.92	Yes	Negligible			
Second	R2	W2	Bedroom	38.8	36.1	2.8	7.1%	0.93	Yes	Negligible			
		W3		33.7	33.6	0.1	0.4%	1.00	Yes				
62 Silverwood Close													
Ground	R2	W2	Kitchen	22.8	22.4	0.4	1.8%	0.98	Yes	Negligible			
		W3		29.1	28.9	0.3	0.9%	0.99	Yes				
First	R1	W1	Bedroom	26.6	24.5	2.1	7.9%	0.92	Yes	Negligible			
First	R2	W2	Bedroom	33.2	30.9	2.3	6.9%	0.93	Yes	Negligible			
Second	R1	W1	LKD	35.4	33.3	2.1	6.0%	0.94	Yes	Negligible			
		W2		38.3	35.6	2.7	7.0%	0.93	Yes				
		W5		34.2	34.2	0.0	0.1%	1.00	Yes				
63 Silverwood Close													
Ground	R1	W1	Kitchen	19.1	18.5	0.6	3.0%	0.97	Yes	Negligible			
		W2		61.7	61.0	0.7	1.2%	0.99	Yes				
		W3		62.4	61.8	0.7	1.1%	0.99	Yes				
		W4		77.0	76.3	0.7	0.9%	0.99	Yes				
		W5		27.6	24.7	3.0	10.8%	0.89	Yes				
		W6		34.9	32.3	2.6	7.4%	0.93	Yes				
First	R2	W2	Bedroom	37.0	34.0	3.0	8.0%	0.92	Yes	Negligible			
Second	R2	W2	Bedroom	39.0	35.9	3.0	7.8%	0.92	Yes	Negligible			
64 Silverwood Close													
Ground	R1	W1	Living Room	34.5	31.5	3.0	8.6%	0.91	Yes	Negligible			
		W2		33.6	30.8	2.9	8.5%	0.92	Yes				
Ground	R2	W3	Kitchen	35.9	32.5	3.3	9.3%	0.91	Yes	Negligible			

Address	Room	Window	Room use	Vertical Sky Component (VSC)									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
First		W4		35.8	32.3	3.4	9.6%	0.90	Yes				
	R1	W1	Bedroom	37.2	33.9	3.3	8.9%	0.91	Yes	Negligible			
	Second	R1	W1	Bedroom	39.0	35.7	3.3	8.5%	0.92	Yes	Negligible		
65 and 65A Silverwood Close													
Ground	R1	W1	Kitchen-Dining	35.7	32.0	3.7	10.3%	0.90	Yes	Negligible			
		W2		35.2	31.0	4.2	11.9%	0.88	Yes				
		W3		33.0	29.5	3.5	10.7%	0.89	Yes				
Ground	R2	W4	LKD	4.4	2.0	2.4	53.9%	0.46	No	Negligible	20.2	17.0	0.84
		W5		15.3	10.3	5.0	32.5%	0.68	No				
		W6		6.8	3.8	3.0	44.1%	0.56	No				
		W7		36.5	34.3	2.1	5.8%	0.94	Yes				
		W8		35.9	35.9	0.0	0.0%	1.00	Yes				
First	R2	W2	Bedroom	37.3	32.6	4.7	12.5%	0.88	Yes	Negligible			
First	R3	W4	Bedroom	37.2	31.9	5.3	14.3%	0.86	Yes	Negligible			
Second	R2	W2	Bedroom	76.9	74.4	2.5	3.3%	0.97	Yes	Negligible			
		W3		83.6	80.6	3.0	3.6%	0.96	Yes				
		W4		85.2	85.2	0.0	0.0%	1.00	Yes				

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
					m ²	%	m ²	%					
28 Silverwood Close													
Ground	R1	W1 W2	Kitchen	11.5	11.4	99%	11.4	99%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W4 W5 W6 W7	Living Room	21.8	21.5	99%	21.5	99%	0.0	0.1%	1.00	Yes	Negligible
First	R1	W1	Bedroom	10.2	10.1	99%	10.1	99%	0.0	0.0%	1.00	Yes	Negligible
29 Silverwood Close													
Ground	R2	W2 W3 W4	Kitchen	11.0	11.0	100%	11.0	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W5 W6 W7 W8	Living Room	21.7	21.6	99%	21.5	99%	0.1	0.4%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.8	11.5	98%	11.5	98%	0.0	0.3%	1.00	Yes	Negligible
30 Silverwood Close													
Ground	R2	W6	Bedroom	5.9	5.8	98%	5.8	98%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W1 W2 W3 W4	LKD	20.9	17.5	84%	15.1	73%	2.4	13.5%	0.87	Yes	Negligible
First	R1	W1	Bedroom	10.8	10.6	98%	10.6	98%	0.0	0.0%	1.00	Yes	Negligible
31 Silverwood Close													
Ground	R1	W1	Kitchen	7.2	7.0	97%	7.0	97%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W3	Dining Room	11.1	11.0	99%	10.9	98%	0.0	0.4%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.9	11.6	98%	10.9	91%	0.7	6.3%	0.94	Yes	Negligible
Second	R2	W2	Bedroom	9.3	6.7	72%	6.7	72%	0.0	0.0%	1.00	Yes	Negligible
32 Silverwood Close													
Ground	R1	W1	Dining Room	12.2	12.0	98%	12.0	98%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W5	Kitchen	5.6	5.6	100%	5.6	100%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	11.3	11.1	98%	11.1	98%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Bedroom	12.2	11.9	98%	11.9	98%	0.0	0.0%	1.00	Yes	Negligible
33 Silverwood Close													
Ground	R3	W3 W5 W6	Kitchen	15.0	15.0	100%	15.0	100%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.3	11.0	98%	10.8	96%	0.2	1.7%	0.98	Yes	Negligible
34 Silverwood Close													
Ground	R1	W1 W2 W3 W4 W5 W6	Living Room	6.9	6.9	100%	6.9	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W8	Kitchen	6.7	6.6	99%	4.0	59%	2.6	40.0%	0.60	No	Moderate
First	R1	W1	Bedroom	9.7	9.6	99%	5.3	55%	4.3	44.4%	0.56	No	Major
35 Silverwood Close													

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
Ground	R1	W1 W8	Kitchen	17.4	17.0	98%	11.3	65%	5.7	33.5%	0.67	No	Moderate
Ground	R2	W2 W3 W4 W5 W6 W7 W8	Living Room	10.3	10.3	100%	10.3	100%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.7	11.5	98%	6.6	56%	4.9	42.3%	0.58	No	Major
36 Silverwood Close													
Ground	R1	W1 W2	Dining Room	13.7	13.6	99%	7.2	53%	6.3	46.7%	0.53	No	Major
Ground	R2	W3	Kitchen	8.9	8.5	95%	4.4	49%	4.0	47.8%	0.52	No	Major
First	R1	W1	Bedroom	11.3	11.1	98%	5.9	52%	5.2	47.2%	0.53	No	Major
37 Silverwood Close													
Ground	R1	W1 W2	Kitchen-Dining	17.3	16.9	98%	10.9	63%	6.0	35.4%	0.65	No	Moderate
First	R2	W2	Bedroom	11.7	11.5	98%	6.8	58%	4.7	41.1%	0.59	No	Major
38 Silverwood Close													
Ground	R1	W1 W2 W3 W4 W5	Kitchen-Dining	32.4	32.3	100%	29.0	90%	3.2	10.0%	0.90	Yes	Negligible
First	R1	W1	Bedroom	10.9	10.7	98%	6.2	57%	4.5	42.4%	0.58	No	Major
39 Silverwood Close													
Ground	R1	W1 W2 W3 W4 W5 W7 W8 W9	LKD	42.6	42.5	100%	42.3	99%	0.2	0.5%	1.00	Yes	Negligible
First	R2	W2	Bedroom	10.9	10.8	99%	6.7	61%	4.1	37.9%	0.62	No	Moderate
Second	R2	W2 W3 W4 W5 W6	Bedroom	19.3	19.3	100%	19.3	100%	0.0	0.0%	1.00	Yes	Negligible
40 Silverwood Close													
Ground	R1	W1 W2 W3 W4	Kitchen-Dining	24.9	24.7	99%	24.7	99%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W5	Living Room	7.4	7.1	96%	6.6	90%	0.5	7.1%	0.93	Yes	Negligible
First	R1	W1	Bedroom	11.3	11.1	98%	7.2	64%	3.9	35.3%	0.65	No	Moderate
Second	R1	W1	Bedroom	11.9	11.6	98%	11.6	98%	0.0	0.1%	1.00	Yes	Negligible
41 Silverwood Close													
Ground	R1	W1	Kitchen	6.1	6.0	98%	4.2	69%	1.8	29.3%	0.71	No	Minor
Ground	R2	W2 W3 W4 W5	Conservatory	8.9	8.9	100%	8.9	100%	0.0	0.0%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
Ground	R3	W7	Dining Room	10.2	10.0	98%	8.2	81%	1.7	17.2%	0.83	Yes	Negligible
First	R2	W2	Bedroom	12.3	12.1	98%	8.4	68%	3.7	30.5%	0.70	No	Minor
42 Silverwood Close													
Ground	R1	W4 W5	Dining Room	9.9	9.9	100%	8.9	90%	1.0	10.3%	0.90	Yes	Negligible
Ground	R2	W1 W2 W3	Conservatory	7.1	7.1	100%	7.1	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W6	Kitchen	5.5	5.5	99%	3.9	71%	1.6	28.4%	0.72	No	Minor
First	R1	W1	Bedroom	11.3	11.1	98%	7.4	65%	3.7	33.4%	0.67	No	Moderate
43 Silverwood Close													
Ground	R1	W8	Dining Room	12.3	11.7	95%	7.5	61%	4.1	35.4%	0.65	No	Moderate
Ground	R2	W2 W3 W4 W5 W6 W7	Conservatory	10.7	10.7	100%	10.7	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W1	Kitchen	5.5	5.5	99%	3.9	71%	1.5	27.8%	0.72	No	Minor
First	R2	W2	Bedroom	11.8	11.6	98%	8.0	68%	3.6	30.9%	0.69	No	Moderate
Second	R2	W2	Bedroom	9.7	9.7	100%	9.7	100%	0.0	0.0%	1.00	Yes	Negligible
44 Silverwood Close													
Ground	R1	W1	Dining Room	10.9	10.6	98%	7.5	70%	3.0	28.7%	0.71	No	Minor
Ground	R2	W2	Kitchen	5.7	5.6	99%	4.1	71%	1.6	28.1%	0.72	No	Minor
First	R1	W1	Bedroom	9.8	9.7	98%	7.2	73%	2.5	25.8%	0.74	No	Minor
45 Silverwood Close													
Ground	R1	W1	Residential	6.4	6.4	100%	4.6	71%	1.8	28.6%	0.71	No	Minor
Ground	R2	W2 W3 W4 W5 W6 W7	LKD	19.7	19.7	100%	19.6	100%	0.0	0.1%	1.00	Yes	Negligible
Ground	R3	W8 W9 W10	Living Room	14.9	14.9	100%	14.7	98%	0.2	1.3%	0.99	Yes	Negligible
First	R2	W2	Bedroom	11.8	11.5	98%	7.6	65%	3.9	33.9%	0.66	No	Moderate
46 Silverwood Close													
Ground	R1	W1 W2 W4 W5 W7	LKD	34.2	34.1	100%	33.9	99%	0.3	0.8%	0.99	Yes	Negligible
First	R1	W1	Bedroom	10.8	10.7	98%	9.2	85%	1.4	13.2%	0.87	Yes	Negligible
47 Silverwood Close													
Ground	R1	W1	Conservatory	11.6	11.5	100%	11.5	100%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.8	11.6	98%	10.5	89%	1.1	9.5%	0.91	Yes	Negligible
48 Silverwood Close													
Ground	R1	W1	Conservatory										

No-Sky Line

				No-Sky Line (NSL)									
Address	Room	Window	Room use	Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction
					m²	%	m²	%					
		W2		8.9	8.9	100%	8.9	100%	0.0	0.0%	1.00	Yes	Negligible
		W3											
Ground	R2	W4	Kitchen	4.3	4.2	98%	3.9	91%	0.3	7.0%	0.93	Yes	Negligible
First	R1	W1	Bedroom	11.3	11.1	98%	10.1	89%	1.0	9.1%	0.91	Yes	Negligible
49-50 Silverwood Close													
Ground	R1	W9 W10	Dining Room	11.3	10.9	97%	4.4	39%	6.5	59.4%	0.41	No	Major
Ground	R2	W1 W2 W3 W4 W5 W6 W7	LKD	45.3	44.5	98%	30.4	67%	14.1	31.7%	0.68	No	Moderate
First	R1	W2	Bedroom	11.1	10.9	98%	9.3	84%	1.6	14.8%	0.85	Yes	Negligible
First	R2	W3	Bedroom	10.8	10.6	98%	8.5	79%	2.1	19.8%	0.80	Yes	Negligible
51 Silverwood Close													
Ground	R1	W3	Kitchen	10.2	9.9	97%	9.9	97%	0.0	0.1%	1.00	Yes	Negligible
Ground	R2	W2	Dining Room	9.9	9.8	99%	5.6	57%	4.2	42.7%	0.57	No	Major
First	R2	W2	Bedroom	7.0	6.7	95%	6.4	92%	0.2	3.3%	0.97	Yes	Negligible
First	R3	W3	Bedroom	13.7	13.5	99%	6.2	45%	7.4	54.3%	0.46	No	Major
52 Silverwood Close													
Ground	R1	W1 W2	Living Room	12.0	12.0	100%	11.7	97%	0.3	2.5%	0.98	Yes	Negligible
Ground	R2	W3 W4	Kitchen	6.2	6.0	97%	6.0	97%	0.0	0.2%	1.00	Yes	Negligible
First	R1	W1	Bedroom	11.1	10.9	98%	10.7	96%	0.2	2.1%	0.98	Yes	Negligible
53 Silverwood Close													
Ground	R1	W1	Kitchen	5.6	5.4	97%	5.3	95%	0.1	1.9%	0.98	Yes	Negligible
Ground	R2	W2 W3 W4	Living Room	9.0	8.9	99%	8.9	99%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	12.0	11.8	98%	11.8	98%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1 W2	Bedroom	8.8	7.3	83%	7.3	83%	0.0	0.0%	1.00	Yes	Negligible
54 Silverwood Close													
Ground	R1	W1 W2 W3 W4	Kitchen-Dining	21.2	21.2	100%	21.1	100%	0.0	0.1%	1.00	Yes	Negligible
First	R1	W1	Bedroom	11.7	11.6	98%	11.5	98%	0.0	0.1%	1.00	Yes	Negligible
55 Silverwood Close													
Ground	R1	W1	Kitchen	5.5	5.3	96%	5.3	96%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W5 W7 W8	Living Room	11.8	11.7	100%	11.7	100%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.2	11.0	98%	11.0	98%	0.0	0.0%	1.00	Yes	Negligible
56 Silverwood Close													
Ground	R1	W1	Living Room	11.1	11.1	100%	11.1	100%	0.0	0.0%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
					m ²	%	m ²	%					
Ground	R2	W2 W3	Kitchen	7.4	7.3	98%	7.3	98%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	10.6	10.4	99%	10.4	99%	0.0	0.0%	1.00	Yes	Negligible
57 Silverwood Close													
Ground	R4	W7	Kitchen-Dining	17.5	12.7	72%	12.7	72%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	10.8	10.7	99%	10.7	99%	0.0	0.0%	1.00	Yes	Negligible
58 Silverwood Close													
Ground	R1	W1	Living Room	11.1	10.8	97%	10.8	97%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2	Kitchen	6.6	6.4	97%	6.4	97%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	10.6	10.4	99%	10.4	99%	0.0	0.0%	1.00	Yes	Negligible
59 Silverwood Close													
Ground	R1	W1	Kitchen	5.6	5.5	98%	5.5	98%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2	Living Room	11.8	11.3	96%	11.3	96%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.2	11.0	98%	11.0	98%	0.0	0.0%	1.00	Yes	Negligible
60 Silverwood Close													
Ground	R1	W1 W2	Kitchen	7.7	7.4	96%	6.4	83%	1.0	13.5%	0.87	Yes	Negligible
Ground	R2	W3	Living Room	18.7	18.6	100%	16.7	89%	2.0	10.5%	0.90	Yes	Negligible
Ground	R4	W5 W6 W7	Living Room	17.5	17.4	99%	17.3	99%	0.1	0.5%	1.00	Yes	Negligible
First	R1	W1	Bedroom	11.3	11.1	98%	11.1	98%	0.0	0.0%	1.00	Yes	Negligible
61 Silverwood Close													
Ground	R2	W2	Living Room	11.5	11.4	98%	10.8	93%	0.6	5.3%	0.95	Yes	Negligible
Ground	R3	W3 W4 W5 W6 W7 W9	Residential	27.0	26.8	99%	26.8	99%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	10.5	10.2	97%	10.2	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R2	W2 W3	Bedroom	11.0	11.0	100%	11.0	100%	0.0	0.0%	1.00	Yes	Negligible
62 Silverwood Close													
Ground	R2	W2 W3	Kitchen	14.9	14.7	98%	14.7	98%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	9.7	9.6	99%	9.6	99%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	6.9	6.4	94%	6.4	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1 W2 W5	LKD	18.7	18.7	100%	18.7	100%	0.0	0.0%	1.00	Yes	Negligible
63 Silverwood Close													
Ground	R1	W1 W2 W3 W4 W5 W6	Kitchen	23.2	23.1	100%	23.1	100%	0.0	0.0%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	Room Area	No-Sky Line (NSL)								Numerical Reduction
					Existing NSL		Proposed NSL		Loss	Loss	Proportion	Meets BRE	
					m ²	%	m ²	%	m ²	%	Retained	Targets	
First	R2	W2	Bedroom	11.2	11.0	98%	11.0	98%	0.0	0.0%	1.00	Yes	Negligible
Second	R2	W2	Bedroom	11.2	11.1	99%	11.1	99%	0.0	0.0%	1.00	Yes	Negligible
64 Silverwood Close													
Ground	R1	W1	Living Room	10.9	10.8	99%	10.8	99%	0.0	0.0%	1.00	Yes	Negligible
		W2											
Ground	R2	W3	Kitchen	6.1	6.1	100%	6.1	100%	0.0	0.0%	1.00	Yes	Negligible
		W4											
First	R1	W1	Bedroom	10.9	10.7	98%	10.7	98%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Bedroom	8.2	8.2	100%	8.2	100%	0.0	0.0%	1.00	Yes	Negligible
65 and 65A Silverwood Close													
Ground	R1	W1	Kitchen-Dining	17.0	16.9	99%	16.9	99%	0.0	0.0%	1.00	Yes	Negligible
		W2											
		W3											
Ground	R2	W4	LKD	24.1	24.1	100%	24.0	100%	0.1	0.3%	1.00	Yes	Negligible
		W5											
		W6											
		W7											
		W8		24.1	24.1	100%	24.0	100%	0.1	0.3%	1.00	Yes	Negligible
First	R2	W2	Bedroom	10.2	9.9	97%	7.8	77%	2.1	21.0%	0.79	No	Minor
First	R3	W4	Bedroom	17.9	17.9	100%	17.4	97%	0.5	2.7%	0.97	Yes	Negligible
Second	R2	W2	Bedroom	19.5	19.2	98%	19.2	98%	0.0	0.0%	1.00	Yes	Negligible
		W3											
		W4											

Annual Probable Sunlight Hours

				Annual Probable Sunlight Hours (APSH) by Room									
Address	Room	Window	Room use	Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE	Numerical Reduction
				Total	Winter	Total	Winter	Total	Winter	Total	Winter	Targets	
28 Silverwood Close													
Ground	R1	W1 W2	Kitchen	78	24	74	20	N/A	N/A	N/A	N/A	N/A	
Ground	R3	W4 W5 W6 W7	Living Room	18	2	15	0	0.83	0.00	16.7%	100.0%	Yes	Negligible
First	R1	W1	Bedroom	77	26	73	22	N/A	N/A	N/A	N/A	N/A	
29 Silverwood Close													
Ground	R2	W2 W3 W4	Kitchen	79	26	72	19	N/A	N/A	N/A	N/A	N/A	
Ground	R3	W5 W6 W7 W8	Living Room	19	3	17	2	0.90	0.67	10.5%	33.3%	Yes	Negligible
First	R2	W2	Bedroom	78	26	74	22	N/A	N/A	N/A	N/A	N/A	
30 Silverwood Close													
Ground	R2	W6	Bedroom	53	20	48	15	N/A	N/A	N/A	N/A	N/A	
Ground	R3	W1 W2 W3 W4	LKD	86	27	78	20	0.91	0.74	9.3%	25.9%	Yes	Negligible
First	R1	W1	Bedroom	78	26	73	21	N/A	N/A	N/A	N/A	N/A	
31 Silverwood Close													
Ground	R1	W1	Kitchen	65	25	58	18	N/A	N/A	N/A	N/A	N/A	
Ground	R2	W3	Dining Room	58	13	57	12	N/A	N/A	N/A	N/A	N/A	
First	R2	W2	Bedroom	78	26	70	18	N/A	N/A	N/A	N/A	N/A	
Second	R2	W2	Bedroom	86	27	84	25	N/A	N/A	N/A	N/A	N/A	
32 Silverwood Close													
Ground	R1	W1	Dining Room	57	15	54	12	N/A	N/A	N/A	N/A	N/A	
Ground	R3	W5	Kitchen	49	12	47	10	N/A	N/A	N/A	N/A	N/A	
First	R1	W1	Bedroom	78	26	71	19	N/A	N/A	N/A	N/A	N/A	
Second	R1	W1	Bedroom	82	28	77	23	N/A	N/A	N/A	N/A	N/A	
33 Silverwood Close													
Ground	R3	W3 W5 W6	Kitchen	97	28	82	15	N/A	N/A	N/A	N/A	N/A	
First	R2	W2	Bedroom	79	27	68	16	N/A	N/A	N/A	N/A	N/A	
34 Silverwood Close													
Ground	R1	W1 W2 W3 W4 W5 W6	Living Room	94	29	73	12	0.78	0.41	22.3%	58.6%	Yes	Negligible
Ground	R2	W8	Kitchen	71	21	54	7	N/A	N/A	N/A	N/A	N/A	
First	R1	W1	Bedroom	82	28	64	12	N/A	N/A	N/A	N/A	N/A	
35 Silverwood Close													

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room									Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction				
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
Ground	R1	W1 W8	Kitchen	81	27	61	10	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W2 W3 W4 W5 W6 W7 W8	Living Room	90	29	70	12	0.78	0.41	22.2%	58.6%	Yes	Negligible	
First	R2	W2	Bedroom	82	28	64	11	N/A	N/A	N/A	N/A	N/A		
36 Silverwood Close														
Ground	R1	W1 W2	Dining Room	83	28	58	9	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W3	Kitchen	50	10	37	0	N/A	N/A	N/A	N/A	N/A		
First	R1	W1	Bedroom	82	28	65	12	N/A	N/A	N/A	N/A	N/A		
37 Silverwood Close														
Ground	R1	W1 W2	Kitchen-Dining	80	26	63	10	N/A	N/A	N/A	N/A	N/A		
First	R2	W2	Bedroom	82	28	66	12	N/A	N/A	N/A	N/A	N/A		
38 Silverwood Close														
Ground	R1	W1 W2 W3 W4 W5	Kitchen-Dining	94	30	72	11	N/A	N/A	N/A	N/A	N/A		
First	R1	W1	Bedroom	82	28	65	11	N/A	N/A	N/A	N/A	N/A		
39 Silverwood Close														
Ground	R1	W1 W2 W3 W4 W5 W7 W8 W9	LKD	98	28	74	7	0.76	0.25	24.5%	75.0%	Yes	Negligible	
First	R2	W2	Bedroom	82	28	63	10	N/A	N/A	N/A	N/A	N/A		
Second	R2	W2 W3 W4 W5 W6	Bedroom	100	30	87	18	N/A	N/A	N/A	N/A	N/A		
40 Silverwood Close														
Ground	R1	W1 W2 W3 W4	Kitchen-Dining	93	27	73	13	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W5	Living Room	58	18	40	7	0.69	0.39	31.0%	61.1%	Yes	Negligible	
First	R1	W1	Bedroom	58	18	43	8	N/A	N/A	N/A	N/A	N/A		
Second	R1	W1	Bedroom	58	18	47	9	N/A	N/A	N/A	N/A	N/A		
41 Silverwood Close														
Ground	R1	W1	Kitchen	33	1	29	0	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W2 W3 W4 W5	Conservatory	64	20	47	9	0.73	0.45	26.6%	55.0%	Yes	Negligible	

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room									Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction				
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
Ground	R3	W7	Dining Room	50	12	39	6	N/A	N/A	N/A	N/A	N/A		
First	R2	W2	Bedroom	58	18	42	8	N/A	N/A	N/A	N/A	N/A		
42 Silverwood Close														
Ground	R1	W4 W5	Dining Room	44	10	35	6	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W1 W2 W3	Conservatory	67	20	50	9	0.75	0.45	25.4%	55.0%	Yes	Negligible	
Ground	R3	W6	Kitchen	40	3	31	1	N/A	N/A	N/A	N/A	N/A		
First	R1	W1	Bedroom	58	18	45	9	N/A	N/A	N/A	N/A	N/A		
43 Silverwood Close														
Ground	R1	W8	Dining Room	40	13	30	6	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W2 W3 W4 W5 W6 W7	Conservatory	70	22	54	13	0.77	0.59	22.9%	40.9%	Yes	Negligible	
Ground	R3	W1	Kitchen	54	14	42	9	N/A	N/A	N/A	N/A	N/A		
First	R2	W2	Bedroom	58	18	46	11	N/A	N/A	N/A	N/A	N/A		
Second	R2	W2	Bedroom	58	18	50	13	N/A	N/A	N/A	N/A	N/A		
44 Silverwood Close														
Ground	R1	W1	Dining Room	46	7	35	3	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W2	Kitchen											
First	R1	W1	Bedroom	58	18	46	11	N/A	N/A	N/A	N/A	N/A		
45 Silverwood Close														
Ground	R1	W1	Residential	53	18	44	11	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W2 W3 W4 W5 W6 W7	LKD	70	20	55	12	0.79	0.60	21.4%	40.0%	Yes	Negligible	
Ground	R3	W8 W9 W10	Living Room	76	20	63	14	0.83	0.70	17.1%	30.0%	Yes	Negligible	
First	R2	W2	Bedroom	58	18	46	12	N/A	N/A	N/A	N/A	N/A		
46 Silverwood Close														
Ground	R1	W1 W2 W4 W5 W7	LKD	73	21	64	17	0.88	0.81	12.3%	19.0%	Yes	Negligible	
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
47 Silverwood Close														
Ground	R1	W1	Conservatory	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
48 Silverwood Close														
Ground	R1	W1	Conservatory											

Annual Probable Sunlight Hours

				Annual Probable Sunlight Hours (APSH) by Room									
Address	Room	Window	Room use	Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE	Numerical Reduction
				Total	Winter	Total	Winter	Total	Winter	Total	Winter	Targets	
		W2											
		W3											
Ground	R2	W4	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
49-50 Silverwood Close													
Ground	R1	W9 W10	Dining Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W1 W2 W3 W4 W5 W6 W7	LKD	61	12	55	10	0.90	0.83	9.8%	16.7%	Yes	Negligible
First	R1	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
51 Silverwood Close													
Ground	R1	W3	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2	Dining Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R3	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
52 Silverwood Close													
Ground	R1	W1 W2	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W3 W4	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
53 Silverwood Close													
Ground	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2 W3 W4	Living Room	22	0	19	0	0.86	0.00	13.6%	0.0%	Yes	Negligible
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R1	W1 W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
54 Silverwood Close													
Ground	R1	W1 W2 W3 W4	Kitchen-Dining	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
55 Silverwood Close													
Ground	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W5 W7 W8	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
56 Silverwood Close													
Ground	R1	W1	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room									Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction				
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
Ground	R2	W2 W3	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
57 Silverwood Close														
Ground	R4	W7	Kitchen-Dining	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
58 Silverwood Close														
Ground	R1	W1	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
59 Silverwood Close														
Ground	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
60 Silverwood Close														
Ground	R1	W1 W2	Kitchen	45	9	41	7	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W3	Living Room	34	11	34	11	1.00	1.00	0.0%	0.0%	Yes	Negligible	
Ground	R4	W5 W6 W7	Living Room	79	21	77	19	0.98	0.91	2.5%	9.5%	Yes	Negligible	
First	R1	W1	Bedroom	57	17	54	15	N/A	N/A	N/A	N/A	N/A		
61 Silverwood Close														
Ground	R2	W2	Living Room	6	1	5	0	0.83	0.00	16.7%	100.0%	Yes	Negligible	
Ground	R3	W3 W4 W5 W6 W7 W9	Residential	70	12	67	11	0.96	0.92	4.3%	8.3%	Yes	Negligible	
First	R2	W2	Bedroom	57	18	55	16	N/A	N/A	N/A	N/A	N/A		
Second	R2	W2 W3	Bedroom	61	18	60	17	N/A	N/A	N/A	N/A	N/A		
62 Silverwood Close														
Ground	R2	W2 W3	Kitchen	64	20	64	20	N/A	N/A	N/A	N/A	N/A		
First	R1	W1	Bedroom	57	14	55	12	N/A	N/A	N/A	N/A	N/A		
First	R2	W2	Bedroom	73	20	71	18	N/A	N/A	N/A	N/A	N/A		
Second	R1	W1 W2 W5	LKD	98	29	97	28	0.99	0.97	1.0%	3.4%	Yes	Negligible	
63 Silverwood Close														
Ground	R1	W1 W2 W3 W4 W5 W6	Kitchen	89	27	84	24	N/A	N/A	N/A	N/A	N/A		

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE		
				Total	Winter	Total	Winter	Total	Winter	Total	Winter	Targets		
First	R2	W2	Bedroom	85	28	81	25	N/A	N/A	N/A	N/A	N/A		
Second	R2	W2	Bedroom	86	29	84	27	N/A	N/A	N/A	N/A	N/A		
64 Silverwood Close														
Ground	R1	W1 W2	Living Room	80	24	77	23	0.96	0.96	3.8%	4.2%	Yes	Negligible	
Ground	R2	W3 W4	Kitchen	82	25	79	24	N/A	N/A	N/A	N/A	N/A		
First	R1	W1	Bedroom	85	28	81	25	N/A	N/A	N/A	N/A	N/A		
Second	R1	W1	Bedroom	86	29	83	26	N/A	N/A	N/A	N/A	N/A		
65 and 65A Silverwood Close														
Ground	R1	W1 W2 W3	Kitchen-Dining	83	26	80	25	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W4 W5 W6 W7 W8	LKD	63	22	58	17	0.92	0.77	7.9%	22.7%	Yes	Negligible	
First	R2	W2	Bedroom	85	28	80	25	N/A	N/A	N/A	N/A	N/A		
First	R3	W4	Bedroom	85	28	79	24	N/A	N/A	N/A	N/A	N/A		
Second	R2	W2 W3 W4	Bedroom	97	27	94	24	N/A	N/A	N/A	N/A	N/A		

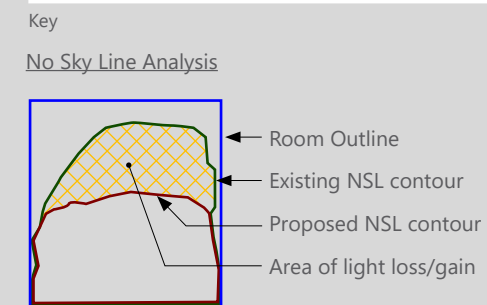
Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

Zmap
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



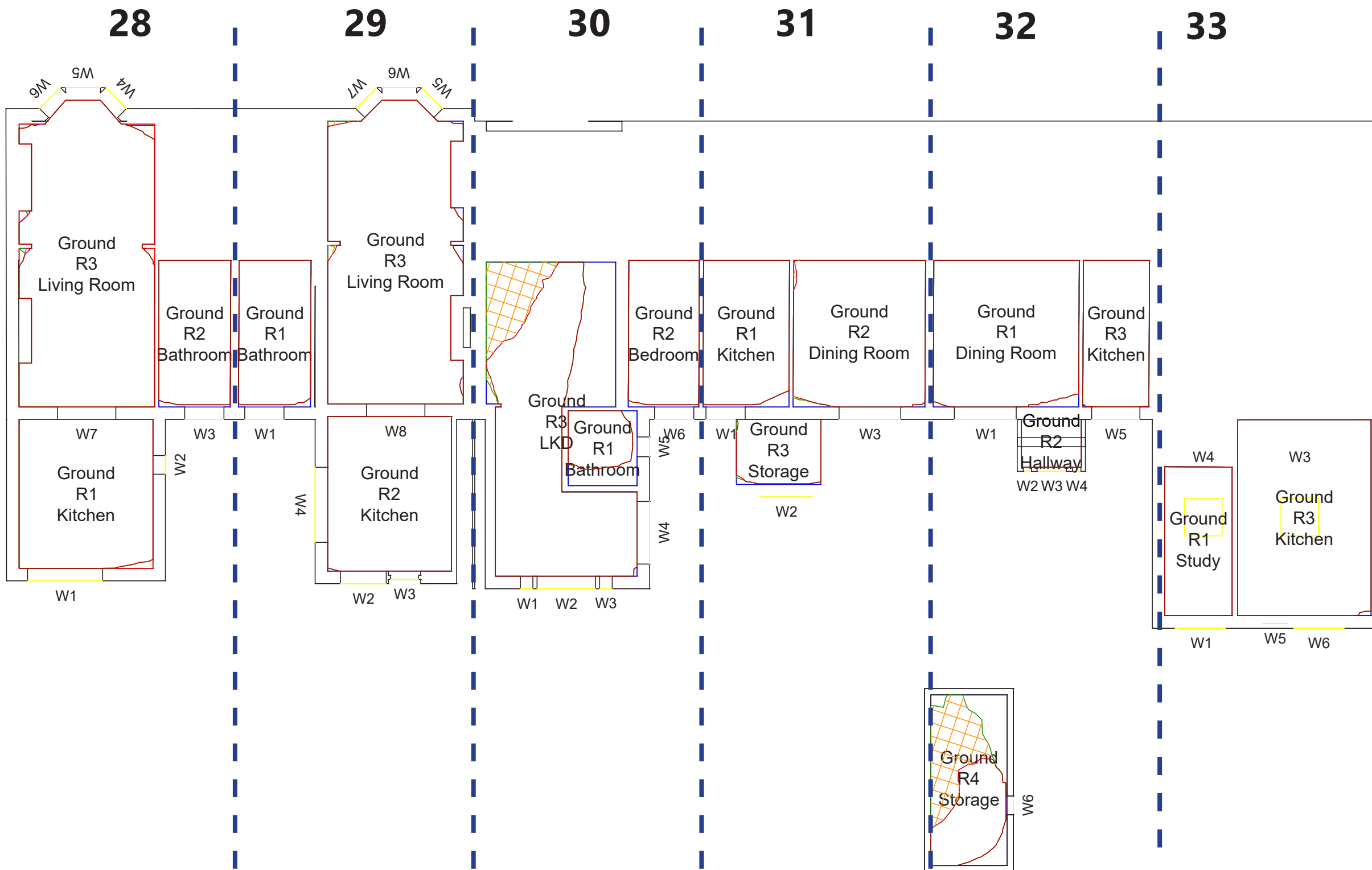
Project **Project Otter
Cambridge
Max Parameter Scheme**

Title **28-33 Silverwood Close
Ground Floor
No-Sky Line Contour plot**

Drawn **DC** Checked **--**

Date **24/02/2025** Project **4802**

Rel no. **07** Prefix **DS02** Page no. **90** **CP01**



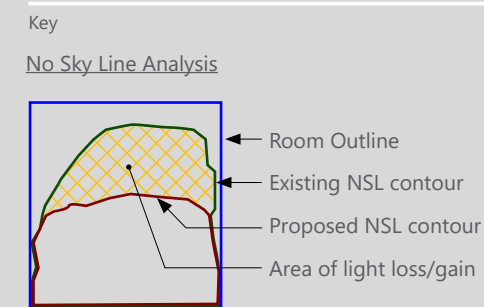
Sources of information

Greenhatch Group
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Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

Zmap
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



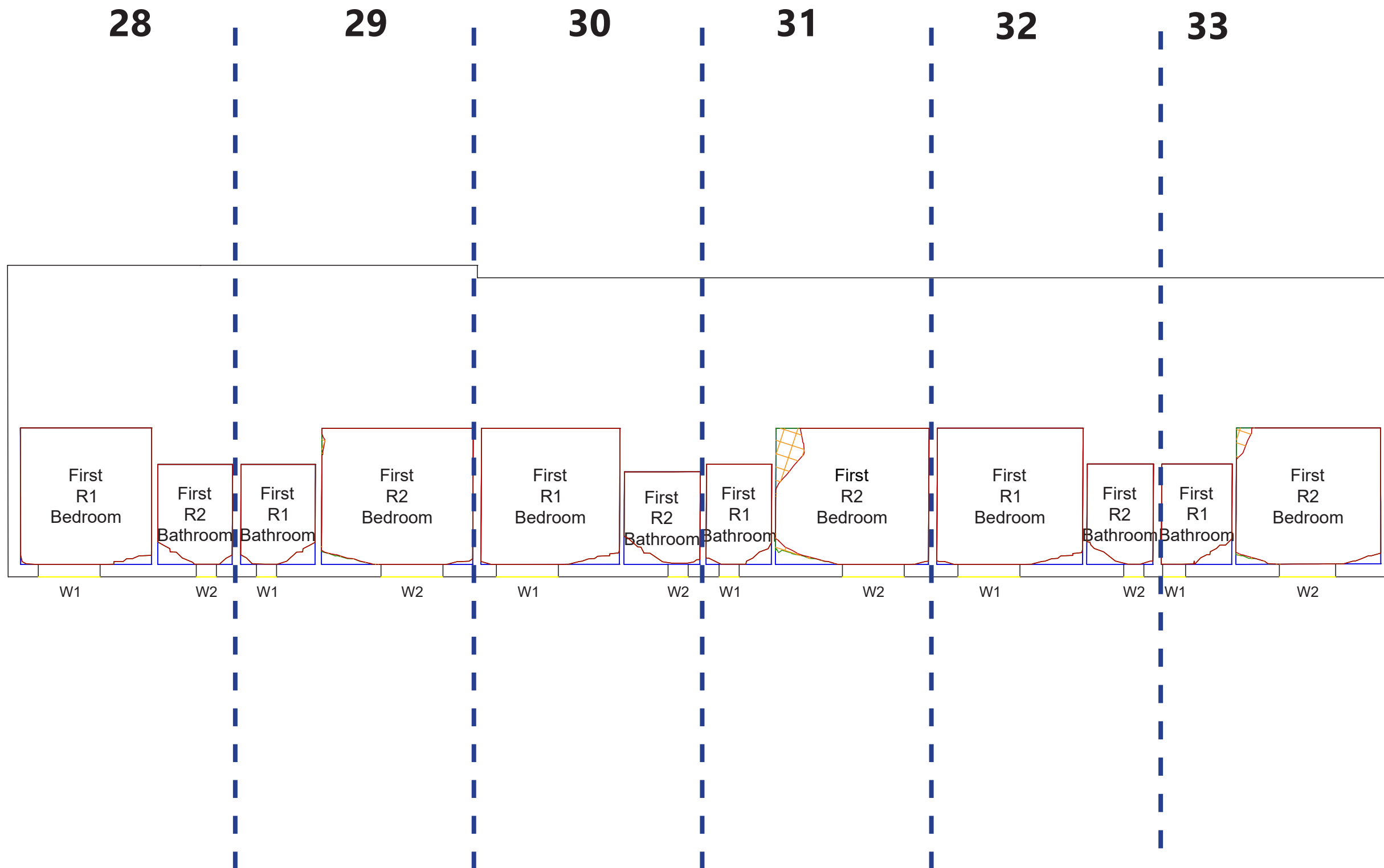
Project Project Otter
Cambridge
Max Parameter Scheme

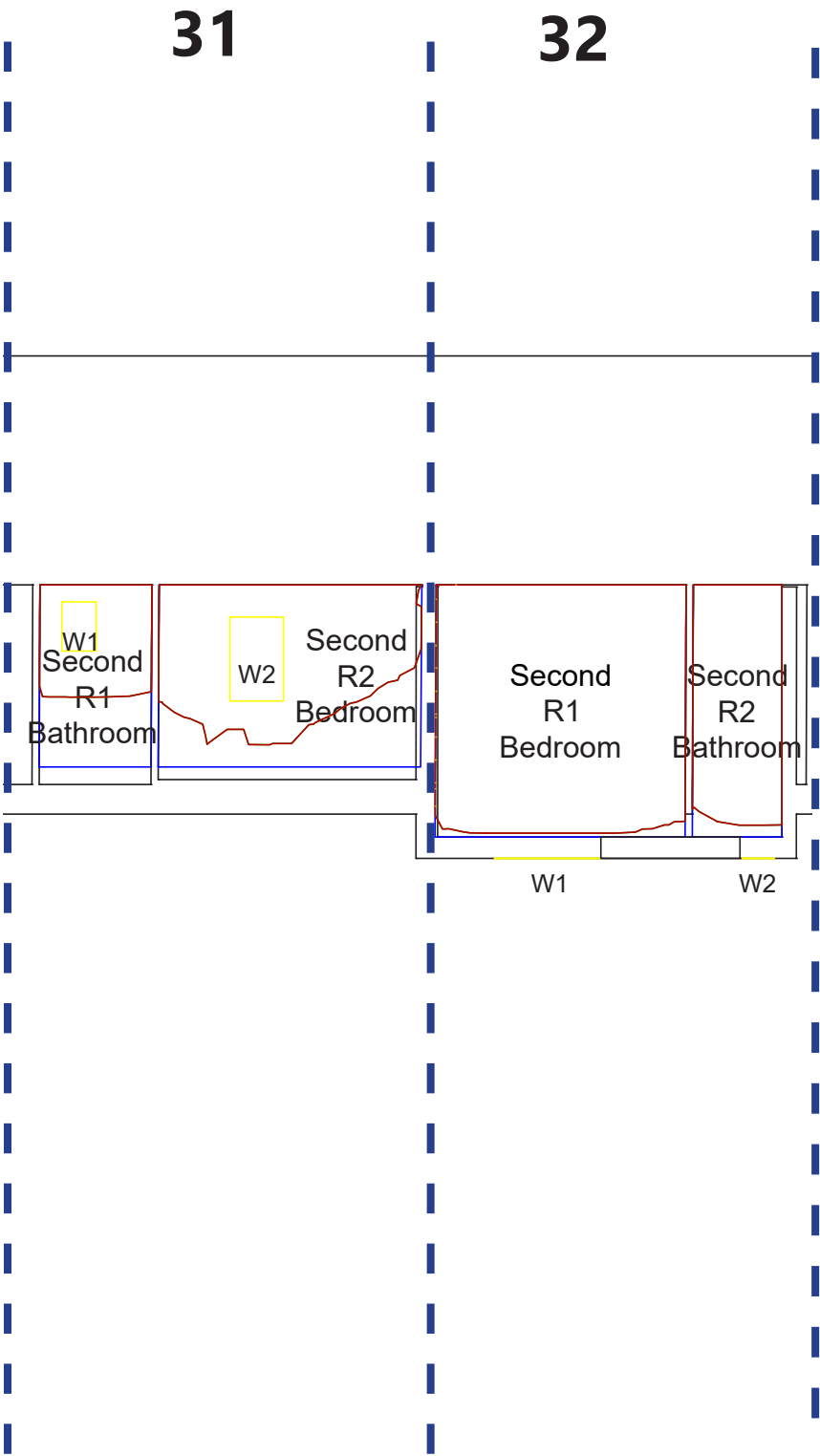
Title 28-33 Silverwood Close
First Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS02 Page no. 91 CP02





Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
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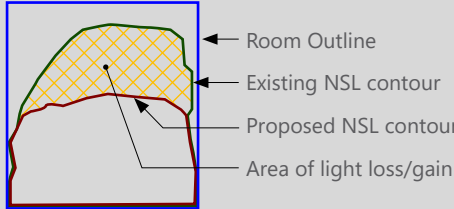
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Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



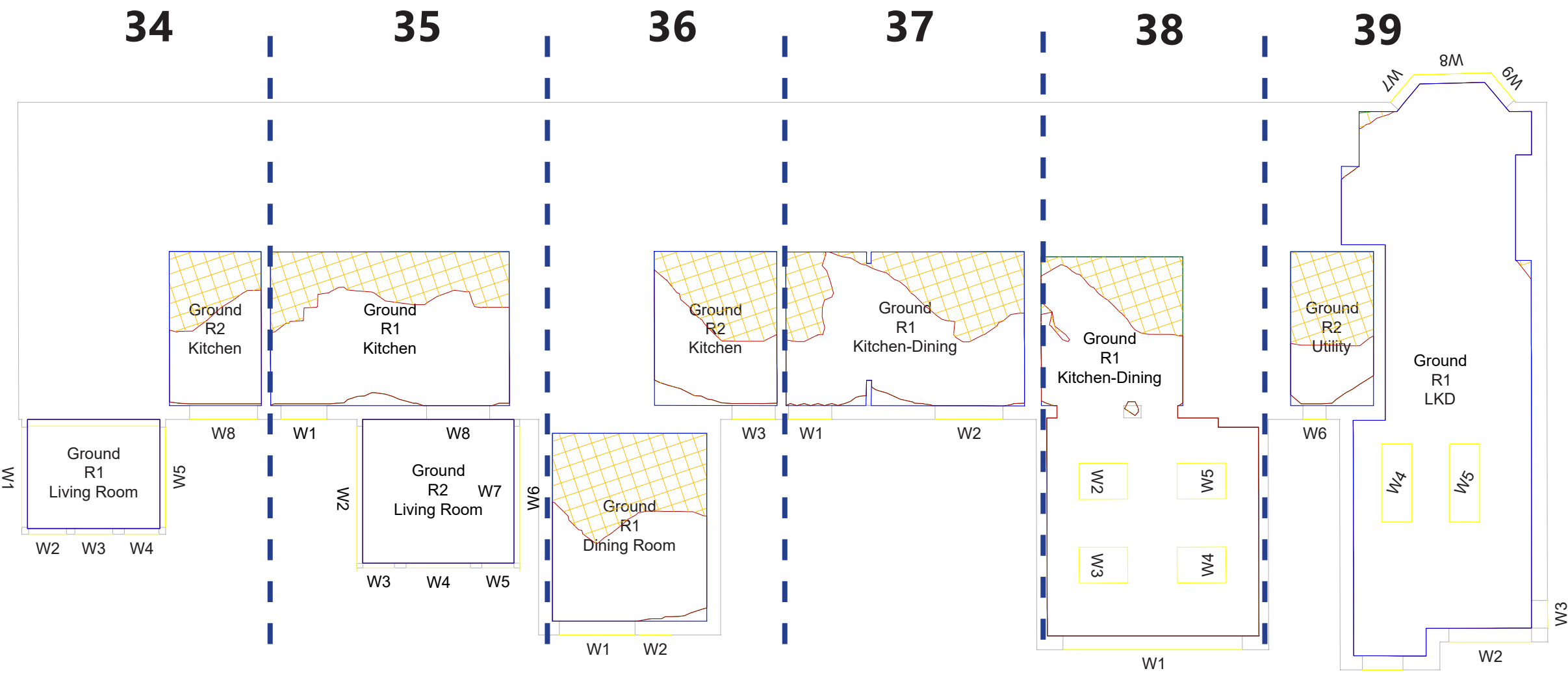
Project Project Otter
Cambridge
Max Parameter Scheme

Title 28-33 Silverwood Close
Second Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS02 Page no. 92 CP03



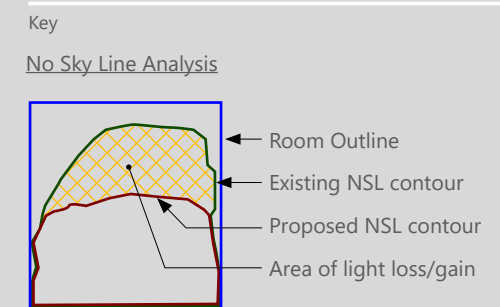
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Received 01/03/2021

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Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Project **Project Otter
Cambridge
Max Parameter Scheme**

Title **34-39 Silverwood Close
Ground Floor
No-Sky Line Contour plot**

Drawn **TR** Checked **--**

Date **16/05/2025** Project **4802**

Rel no. **08** Prefix **DS02** Page no. **93** **CP01**

Sources of information

Greenhatch Group
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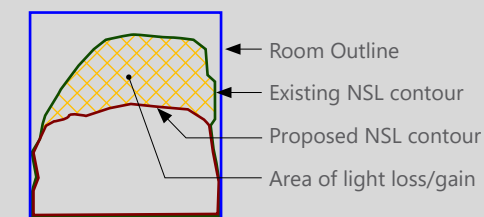
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Key

No Sky Line Analysis



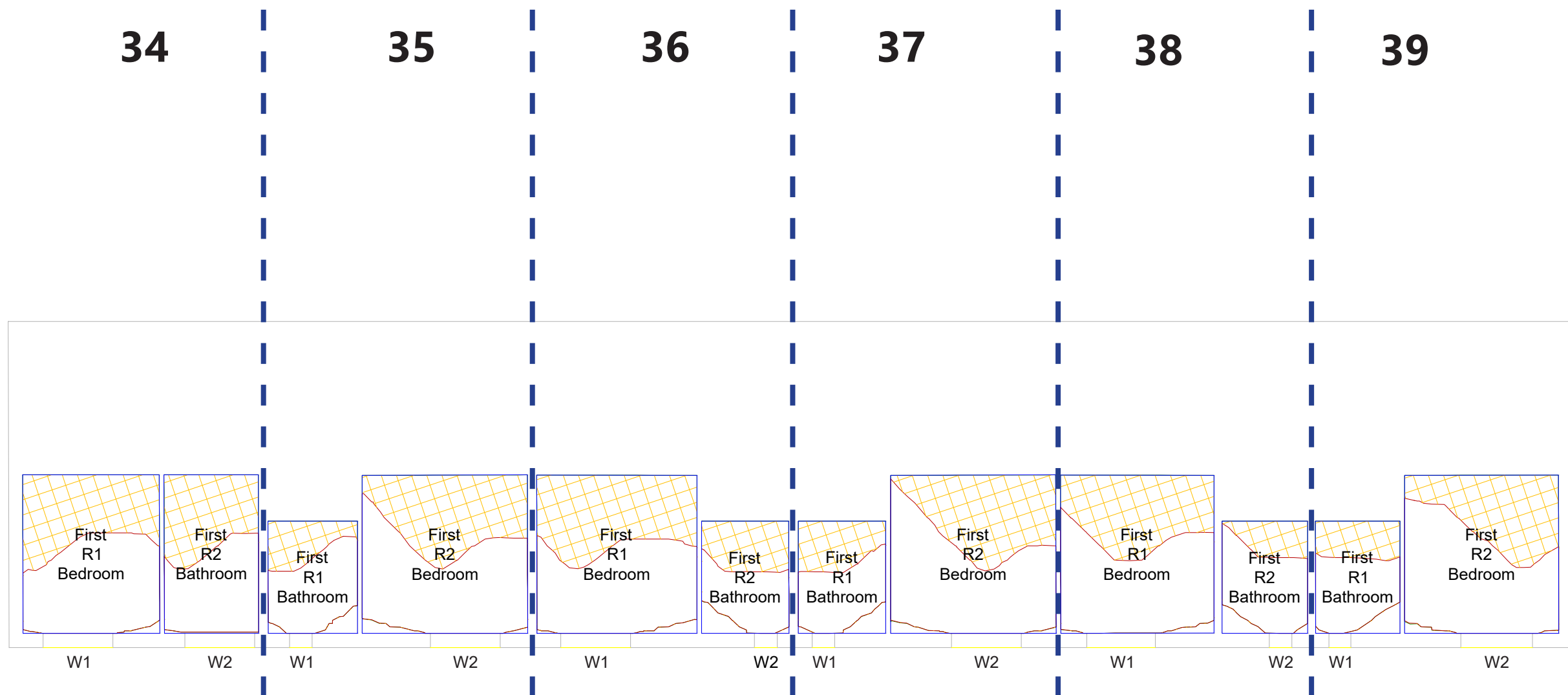
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Cambridge
Max Parameter Scheme

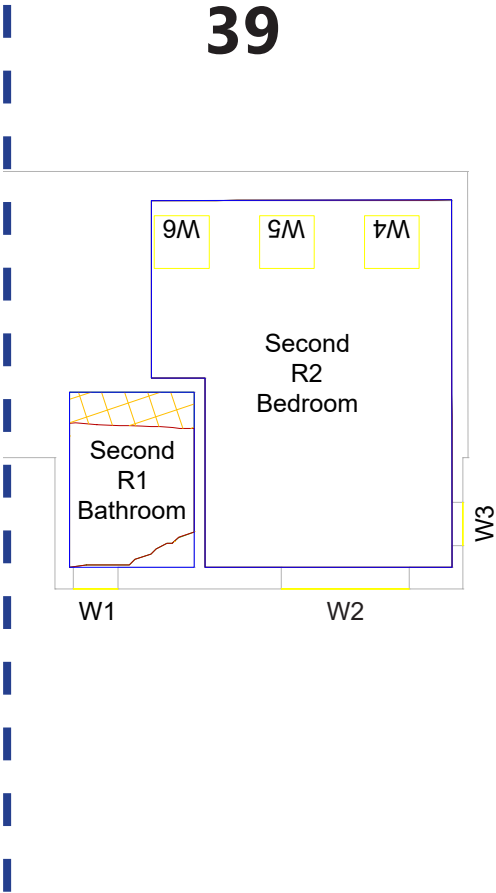
Title 34-39 Silverwood Close
First Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

Rel no. 08 Prefix DS02 Page no. 94 CP02





Sources of information

Greenhatch Group
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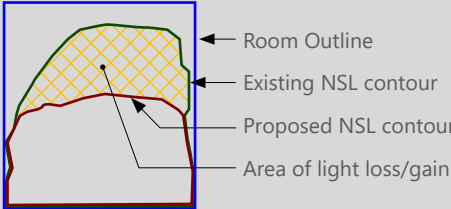
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Key

No Sky Line Analysis



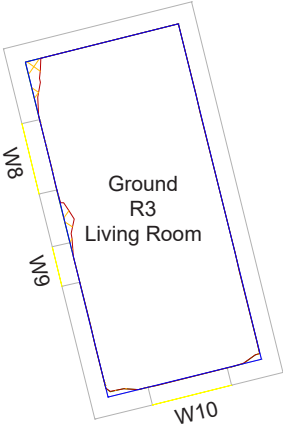
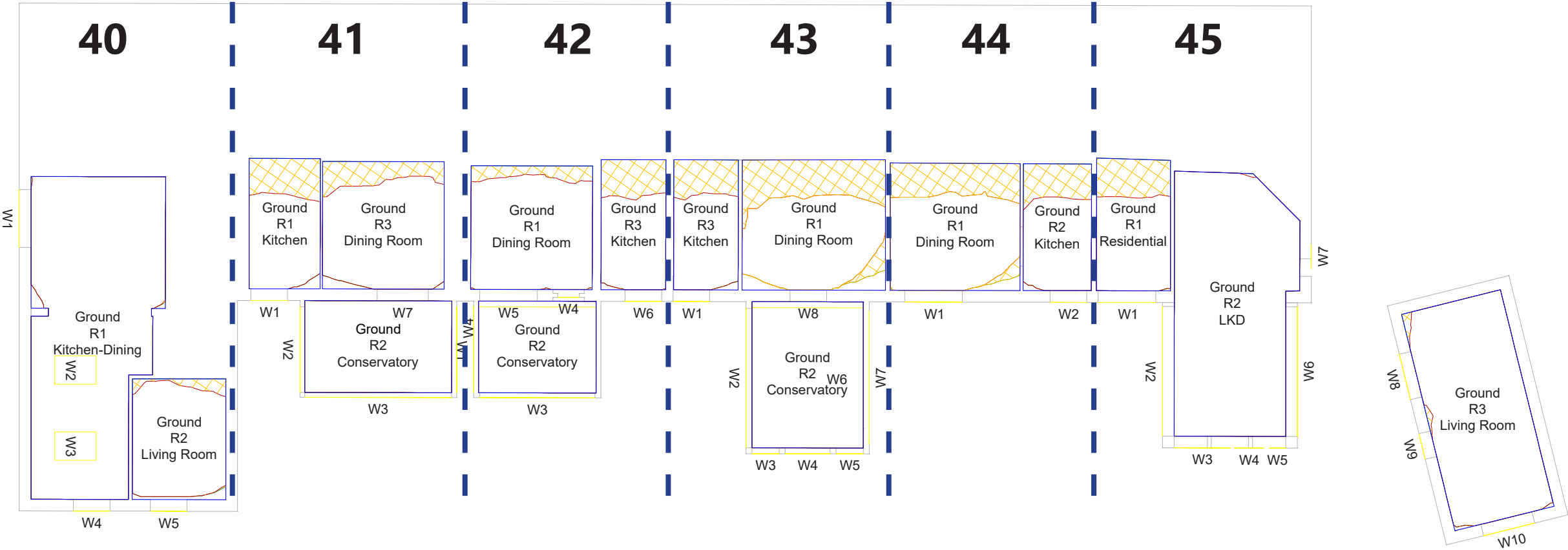
Project
Project Otter
Cambridge
Max Parameter Scheme

Title
34-39 Silverwood Close
Second Floor
No-Sky Line Contour plot

Drawn
TR
Checked
--

Date
16/05/2025
Project
4802

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08
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DS02
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Sources of information

Greenhatch Group
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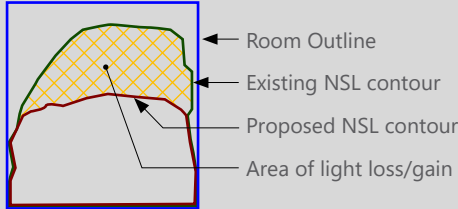
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Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Max Parameter Scheme

Title 40-45 Silverwood Close
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

Rel no. 08 Prefix DS02 Page no. 96 CP01

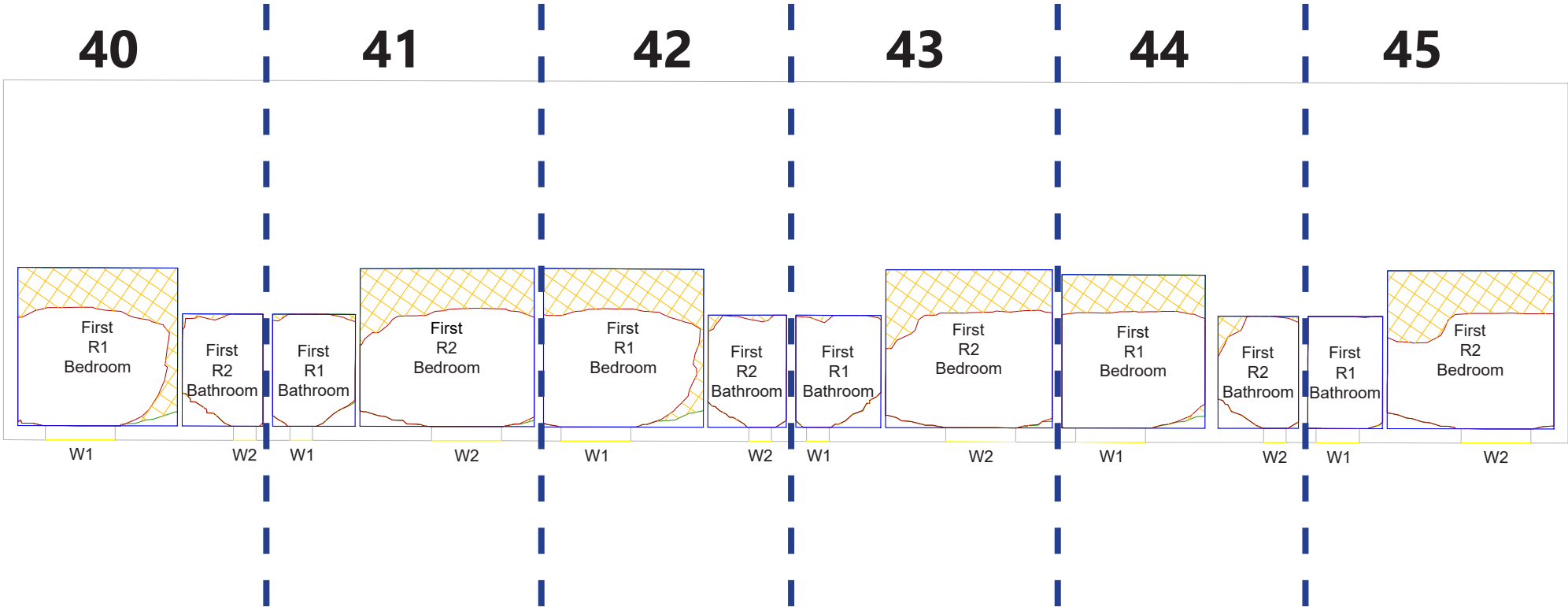
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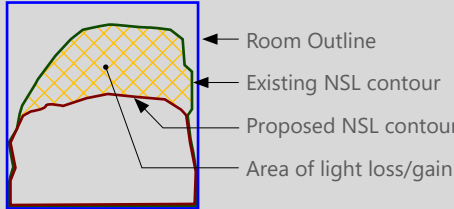
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Received 06/03/2021

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Key

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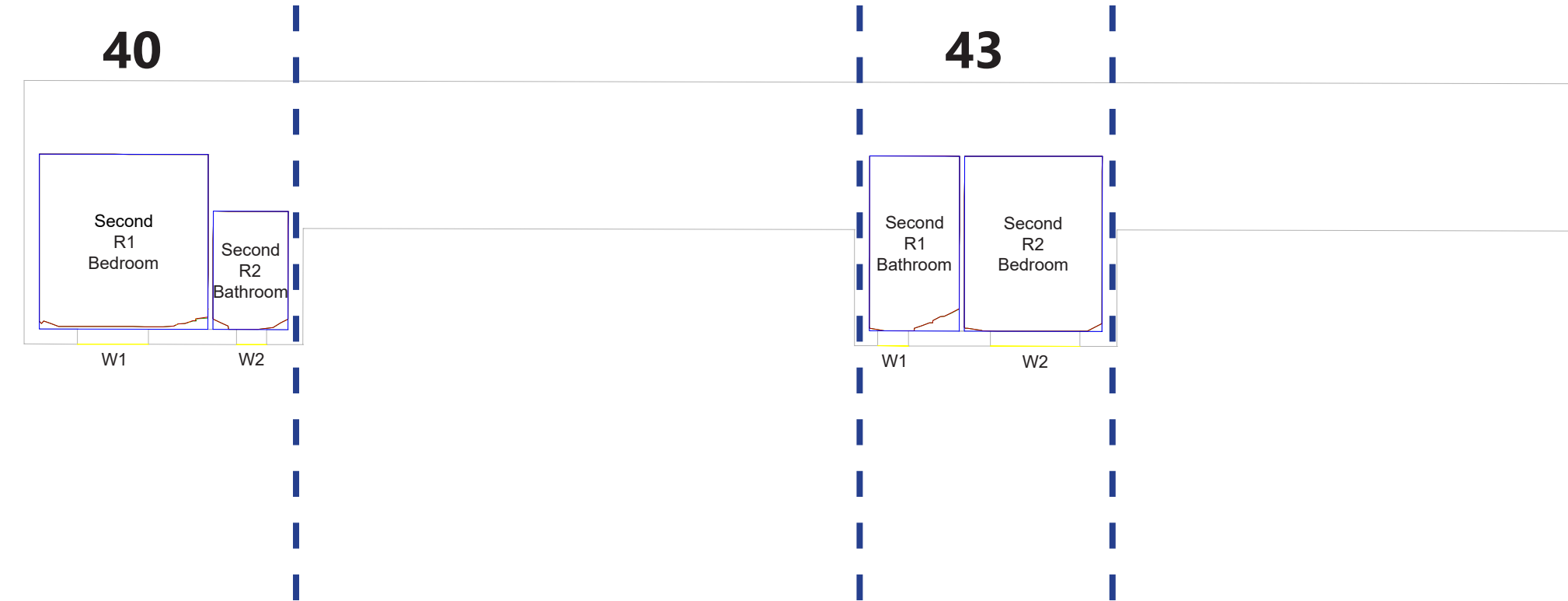
Project **Project Otter
Cambridge
Max Parameter Scheme**

Title **40-45 Silverwood Close
First Floor
No-Sky Line Contour plot**

Drawn **TR** Checked **--**

Date **16/05/2025** Project **4802**

Rel no. **08** Prefix **DS02** Page no. **97** **CP02**



Sources of information

Greenhatch Group
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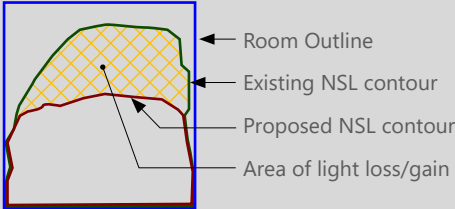
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Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



Project
Project Otter
Cambridge
Max Parameter Scheme

Title
40-45 Silverwood Close
Second Floor
No-Sky Line Contour plot

Drawn
TR
Checked
--

Date
16/05/2025
Project
4802

Rel no.
08
Prefix
DS02
Page no.
98
CP03

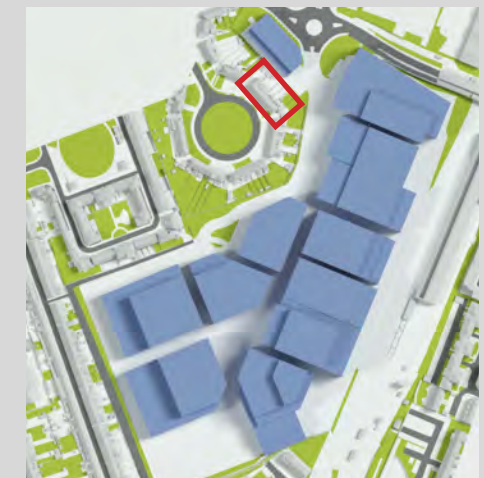
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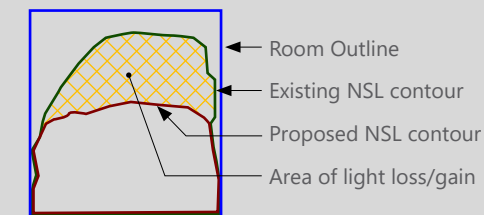
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Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



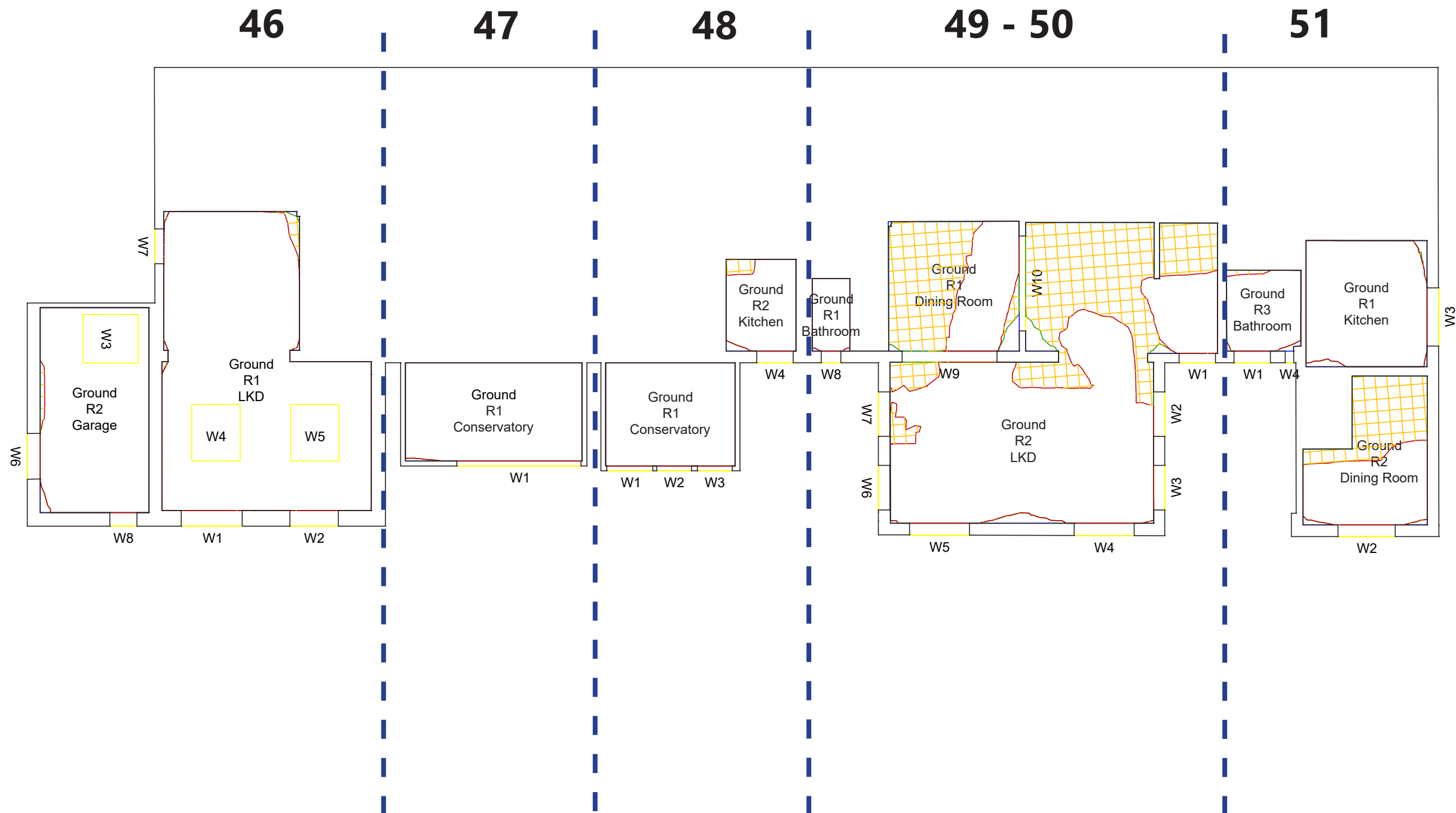
Project Project Otter
Cambridge
Max Parameter Scheme

Title 46-51 Silverwood Close
Ground Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS02 Page no. 99 CP01



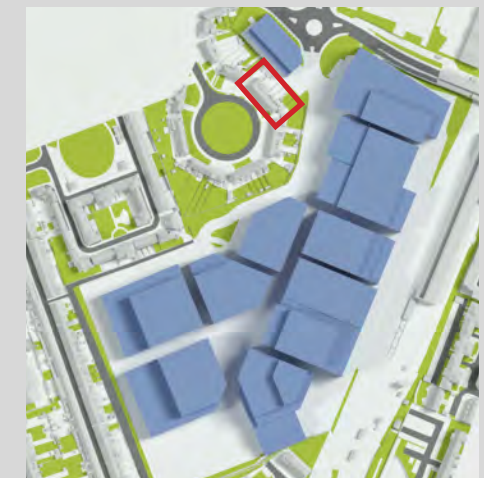
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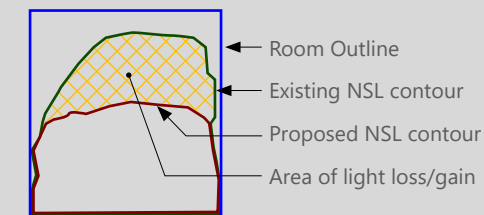
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Received 06/03/2021

Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



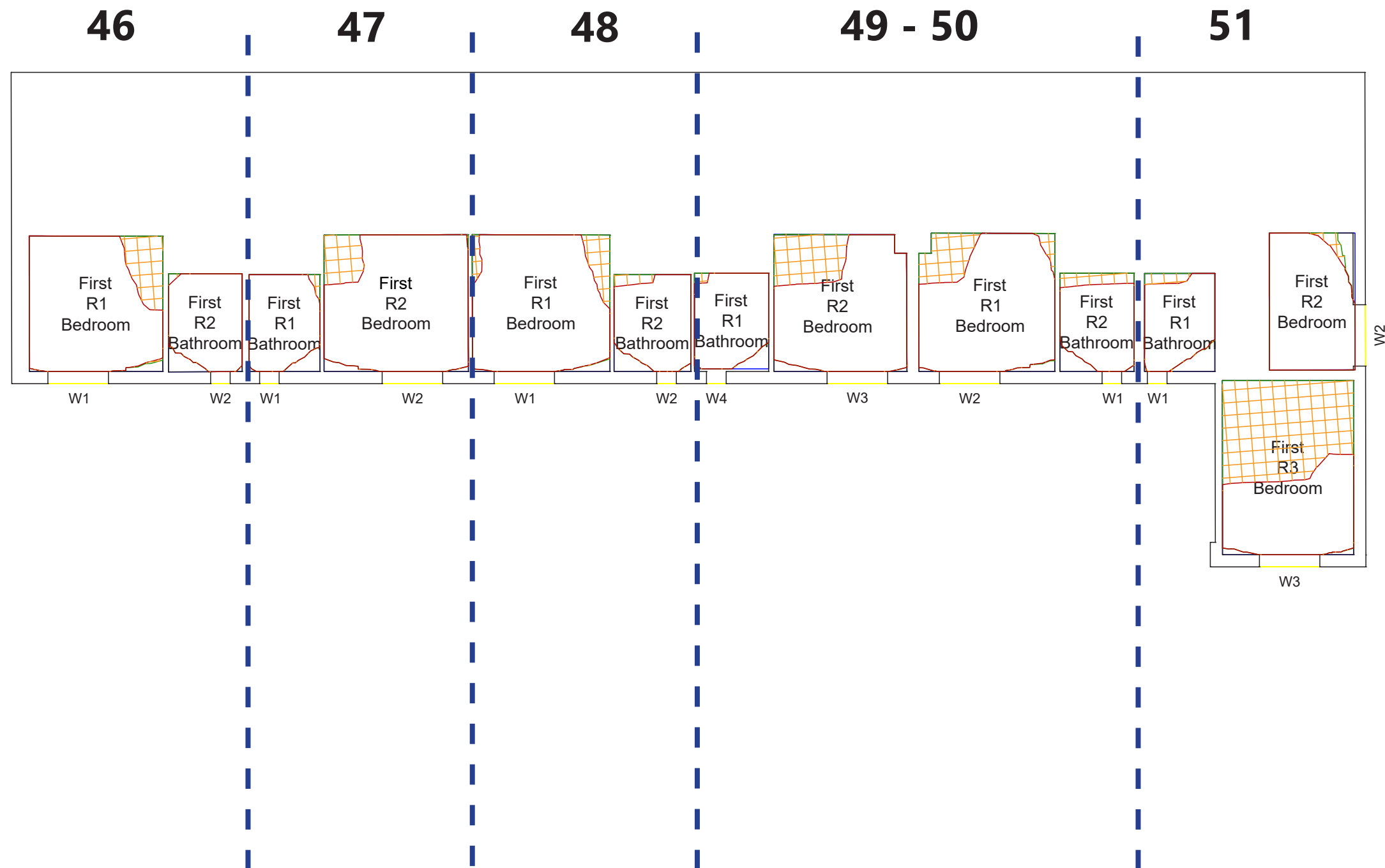
Project Project Otter
Cambridge
Max Parameter Scheme

Title 46-51 Silverwood Close
First Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS02 Page no. 100 CP02



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

NORTH


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Received 01/03/2021

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Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Room Outline
Existing NSL contour
Proposed NSL contour
Area of light loss/gain

Project	Project Otter Cambridge Max Parameter Scheme		
Title	52-55 Silverwood Close Ground Floor No-Sky Line Contour plot		
Drawn	DC	Checked	--
Date	24/02/2025	Project	4802
Rel no.	07	Prefix	DS02
		Page no.	101 CP01

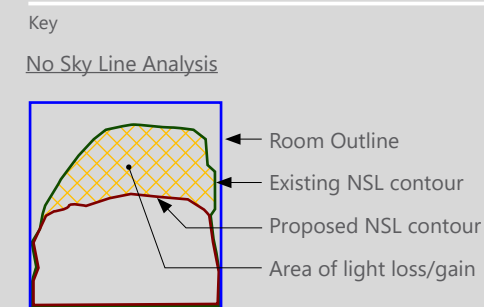
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Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

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Received 17/07/2024



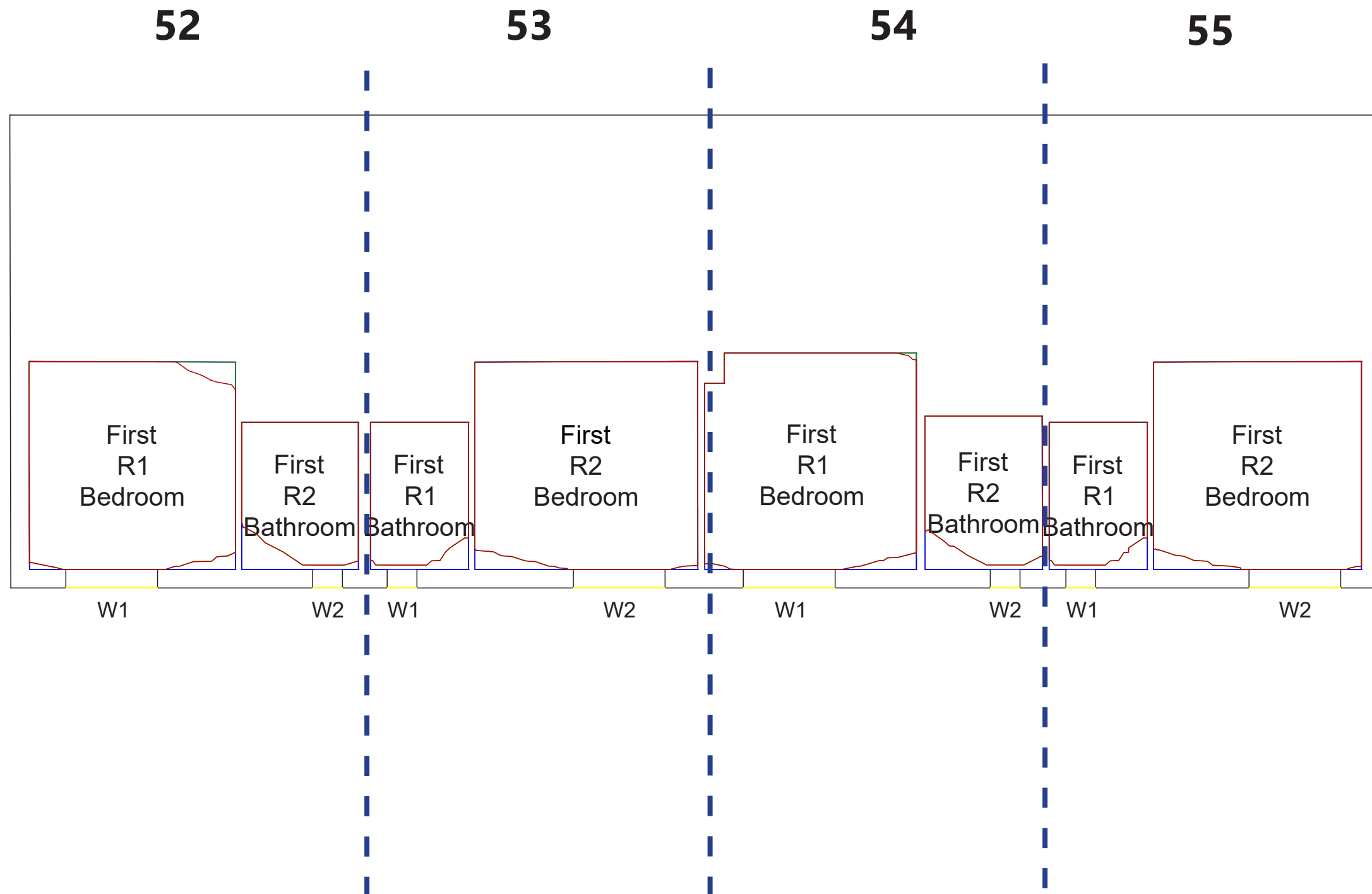
Project Project Otter
Cambridge
Max Parameter Scheme

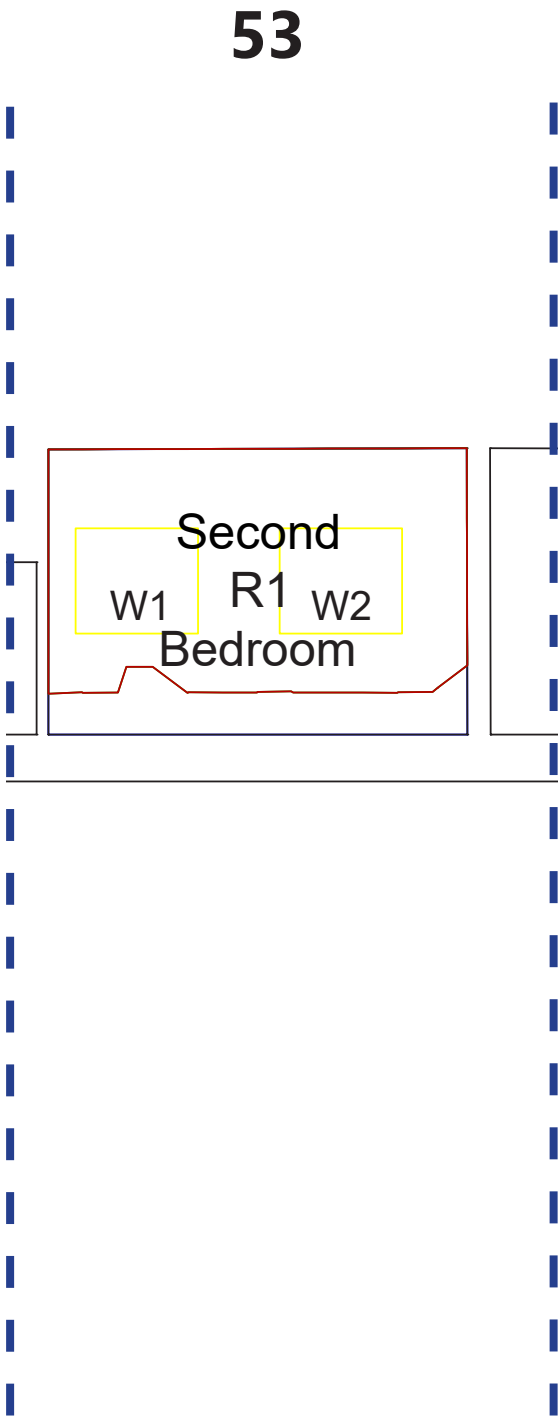
Title 52-55 Silverwood Close
First Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS02 Page no. 102 CP02





Sources of information

Greenhatch Group
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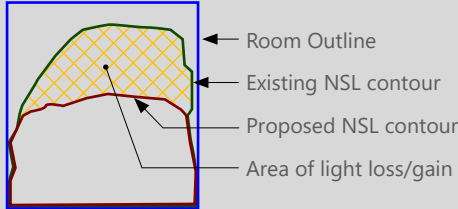
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Max Parameter Scheme

Title 52-55 Silverwood Close
Second Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS02 Page no. 103 CP03

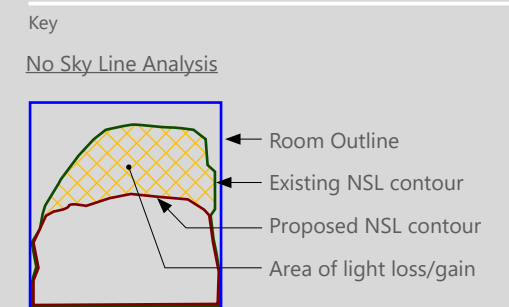
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Zmap
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects
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Received 17/07/2024



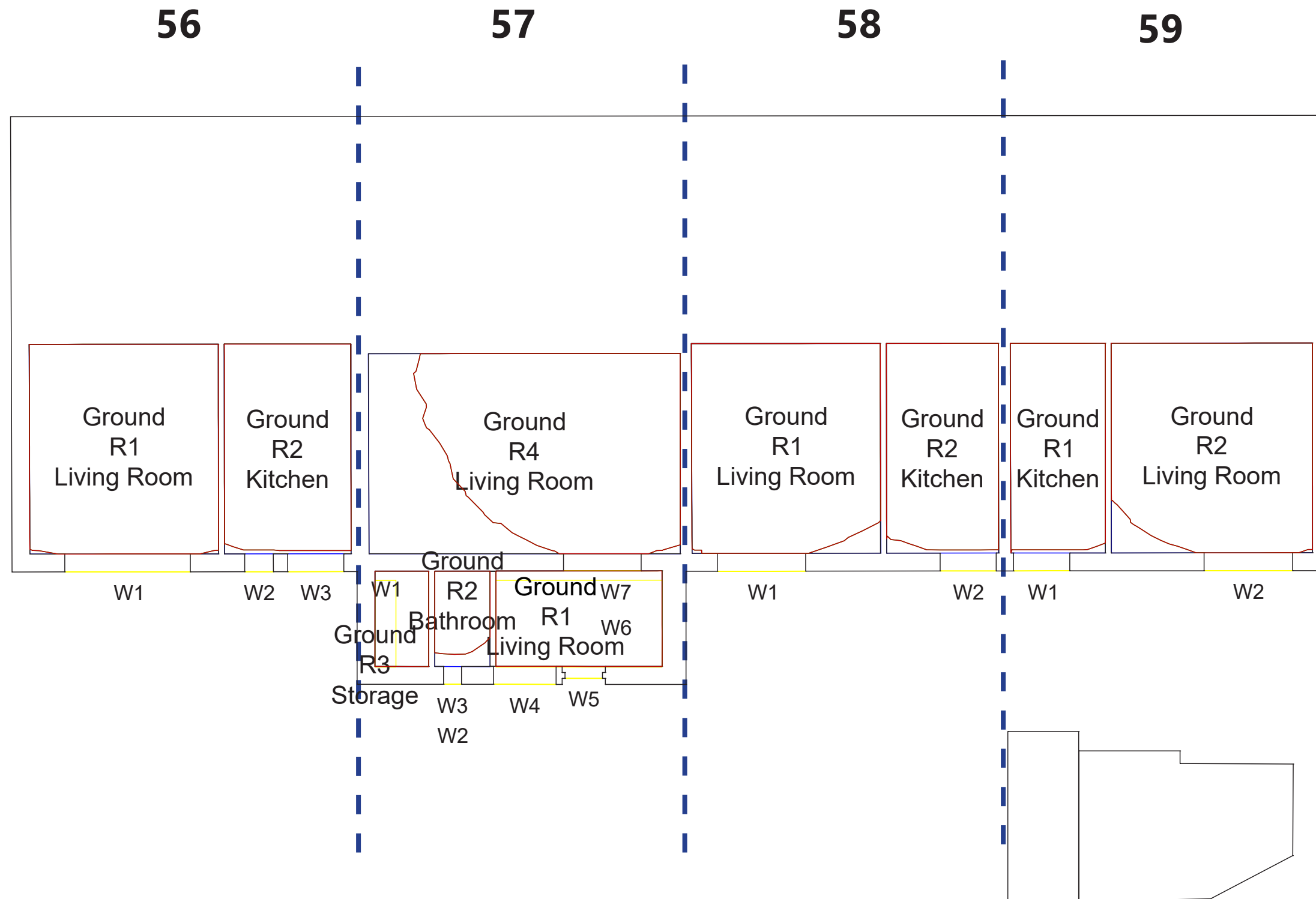
Project Project Otter
Cambridge
Max Parameter Scheme

Title 56-59 Silverwood Close
Ground Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS02 Page no. 104 CP01



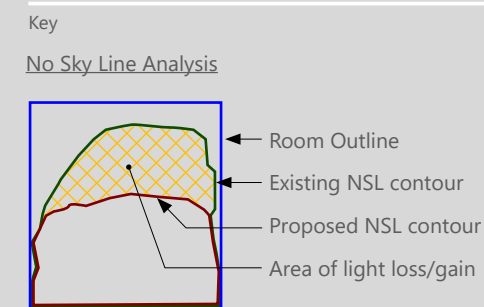
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- Greenhatch Group

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- Zmap

Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021
- Leonard Design Architects

2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Project	Project Otter Cambridge Max Parameter Scheme		
Title	56-59 Silverwood Close First Floor No-Sky Line Contour plot		
Drawn	DC	Checked	--
Date	24/02/2025	Project	4802
Rel no.	07	Prefix	DS02
		Page no.	105 CP02

Sources of information

Greenhatch Group
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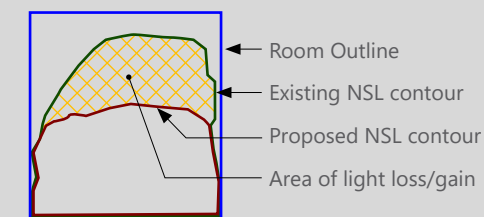
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Received 17/07/2024



Key

No Sky Line Analysis



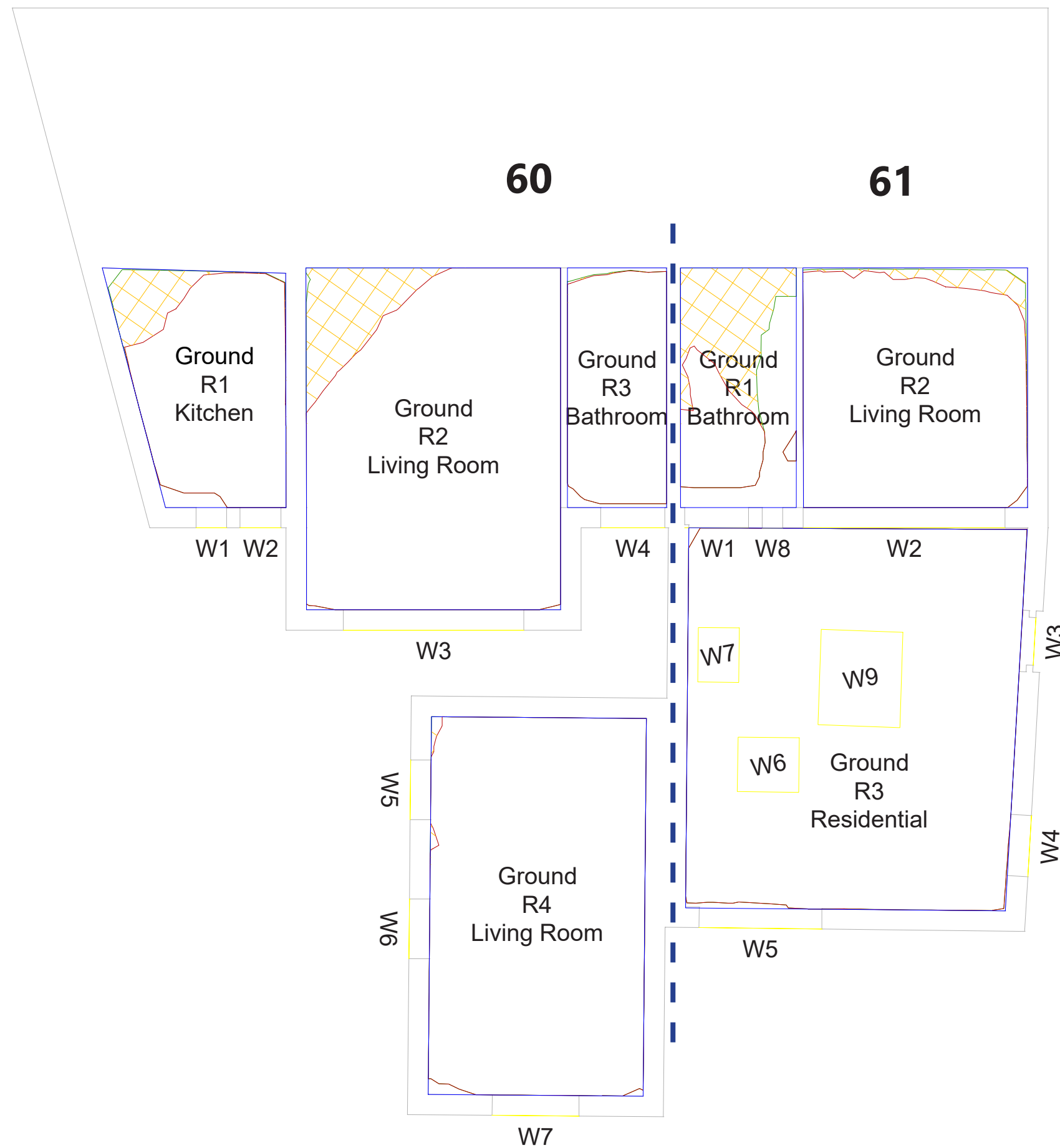
Project Project Otter
Cambridge
Max Parameter Scheme

Title 60-61 Silverwood Close
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

Rel no. 08 Prefix DS02 Page no. 106 CP01



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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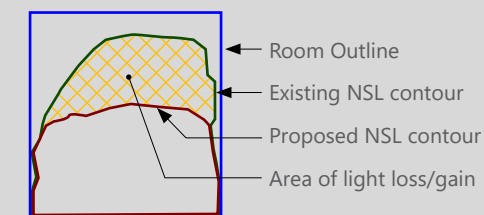
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Max Parameter Scheme

Title 60-61 Silverwood Close
First Floor
No-Sky Line Contour plot

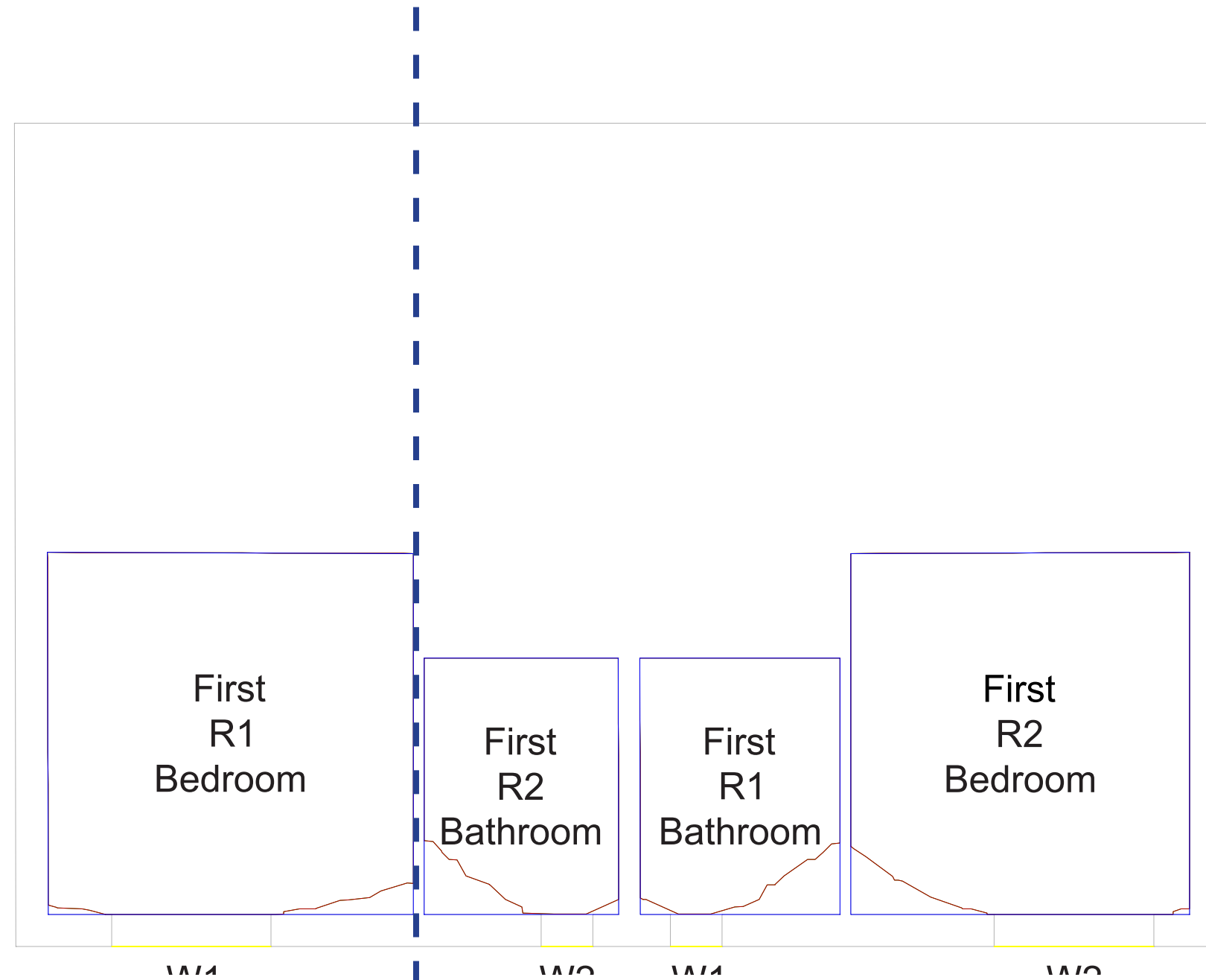
Drawn TR Checked --

Date 16/05/2025 Project 4802

Rel no. 08 Prefix DS02 Page no. 107 CP02

60

61



Sources of information

Greenhatch Group
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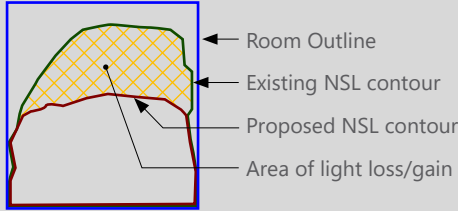
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Max Parameter Scheme

Title 60-61 Silverwood Close
Second Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

Rel no. 08 Prefix DS02 Page no. 108 CP03

61



Sources of information

Greenhatch Group
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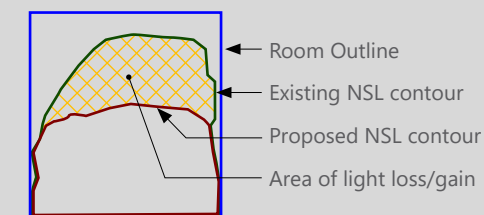
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Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Max Parameter Scheme

Title 62-65a Silverwood Close
Ground Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

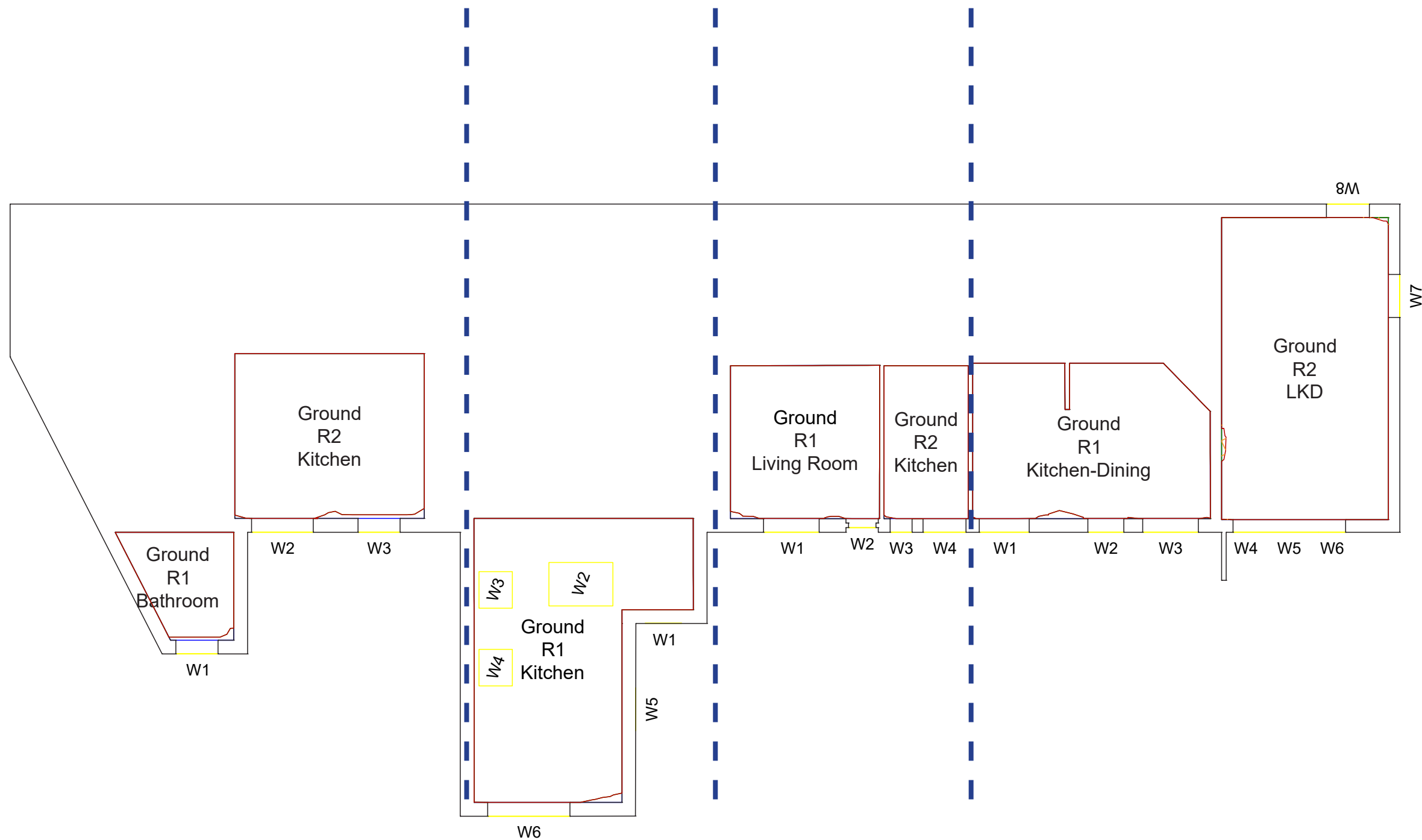
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62

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65-65a



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
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Received 01/03/2021

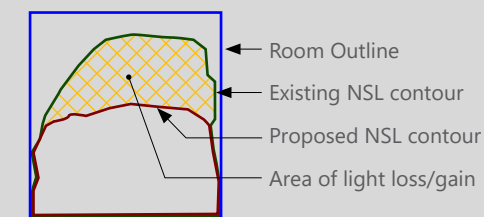
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Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Project **Project Otter
Cambridge
Max Parameter Scheme**

Title **62-65a Silverwood Close
First Floor
No-Sky Line Contour plot**

Drawn **DC** Checked **--**

Date **24/02/2025** Project **4802**

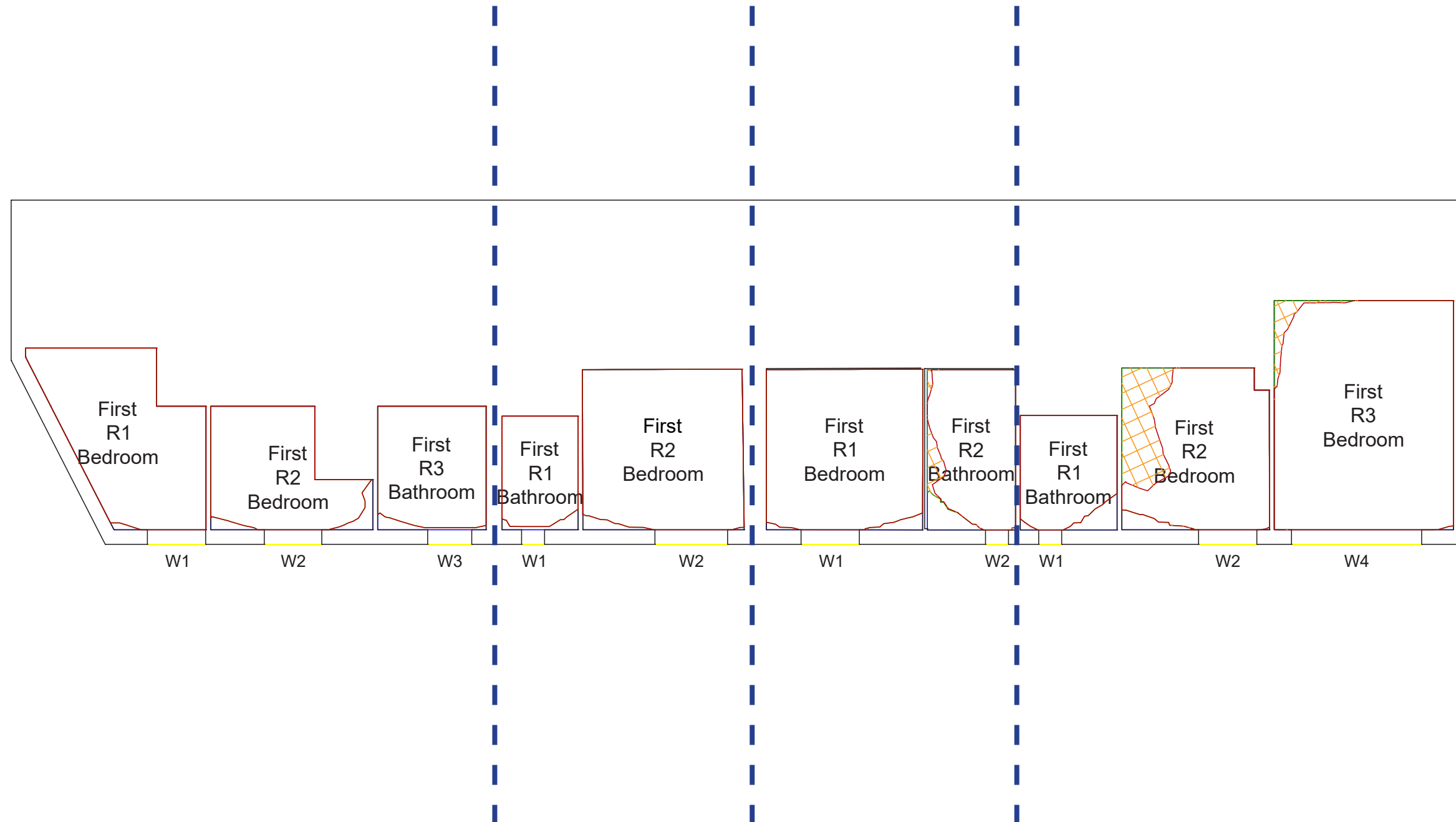
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62

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65-65a



Sources of information

Greenhatch Group
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Received 27/07/2021

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35829A_T_REV1.dwg
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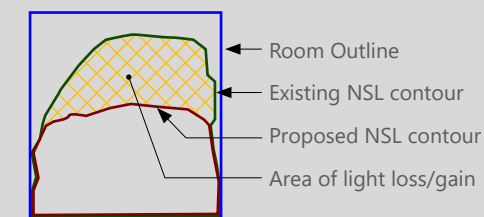
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Leonard Design Architects
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Max Parameter Scheme

Title 62-65a Silverwood Close
Second Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

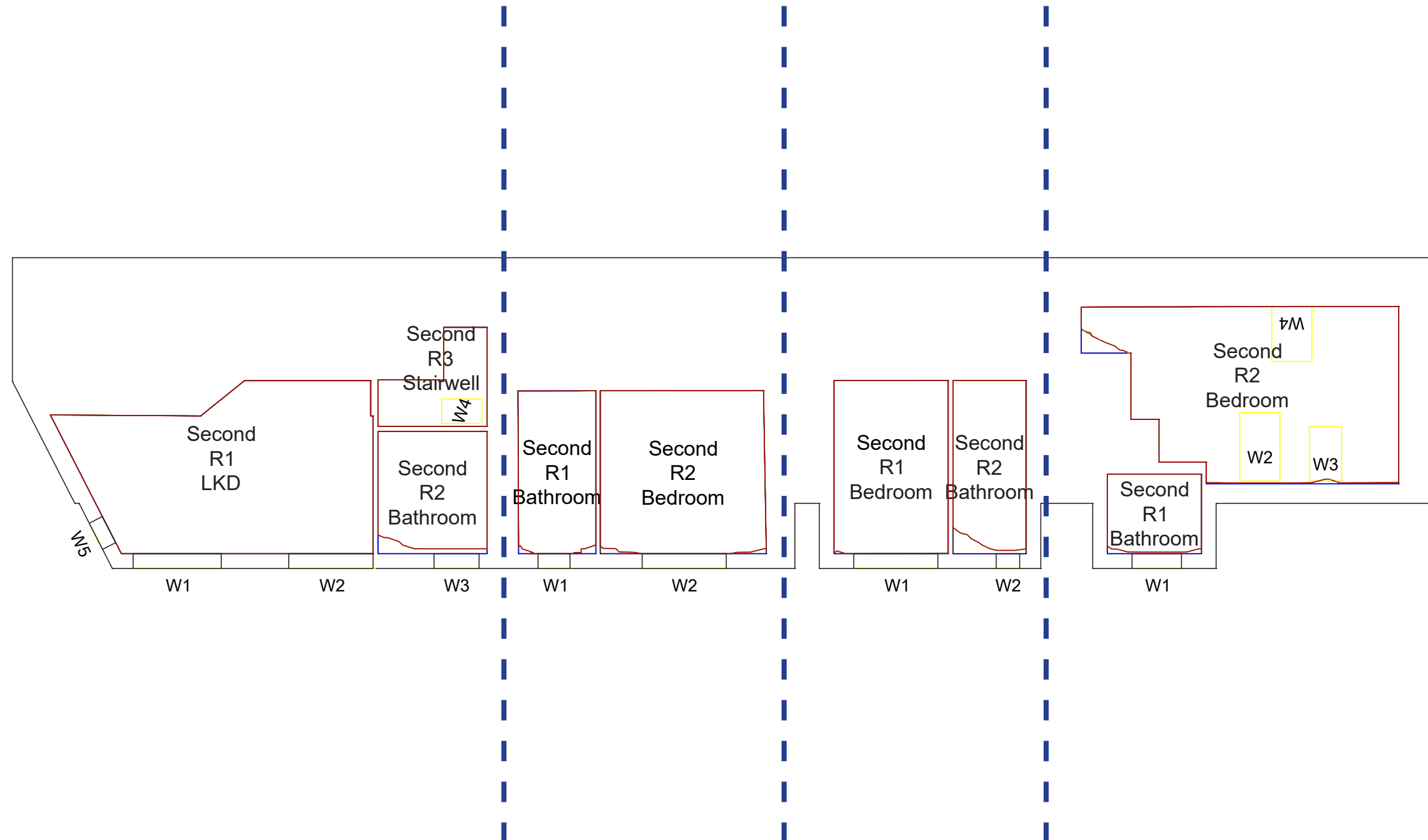
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65-65a



Appendix 3b

Illustrative Scheme Results – VSC, NSL, APSH

				Vertical Sky Component (VSC)												
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)			
28 Silverwood Close																
Ground	R1	W1	Kitchen	34.3	31.4	3.0	8.6%	0.91	Yes	Negligible						
		W2		23.0	20.2	2.8	12.2%	0.88	Yes							
Ground	R3	W4	Living Room	31.9	31.0	0.9	2.7%	0.97	Yes	Negligible						
		W5		35.9	35.2	0.6	1.8%	0.98	Yes							
		W6		26.7	26.6	0.2	0.6%	0.99	Yes							
		W7		0.8	0.8	0.0	1.3%	0.99	Yes							
First	R1	W1	Bedroom	36.1	33.2	2.9	8.0%	0.92	Yes	Negligible						
29 Silverwood Close																
Ground	R2	W2	Kitchen	35.1	31.7	3.4	9.7%	0.90	Yes	Negligible						
		W3		33.7	30.4	3.3	9.8%	0.90	Yes							
		W4		22.2	22.2	0.0	0.0%	1.00	Yes							
Ground	R3	W5	Living Room	31.0	30.3	0.7	2.3%	0.98	Yes	Negligible						
		W6		37.1	36.4	0.6	1.7%	0.98	Yes							
		W7		30.1	29.9	0.2	0.7%	0.99	Yes							
		W8		1.1	0.9	0.2	13.8%	0.86	Yes							
First	R2	W2	Bedroom	36.7	33.2	3.5	9.5%	0.91	Yes	Negligible						
30 Silverwood Close																
Ground	R2	W6	Bedroom	22.8	20.9	1.9	8.3%	0.92	Yes	Negligible						
Ground	R3	W1	LKD	35.9	32.0	3.8	10.6%	0.89	Yes	Negligible						
		W2		35.0	31.8	3.2	9.2%	0.91	Yes							
		W3		35.9	32.0	3.9	10.8%	0.89	Yes							
		W4		26.2	22.4	3.8	14.4%	0.86	Yes							
First	R1	W1	Bedroom	36.9	33.2	3.7	10.0%	0.90	Yes	Negligible						
31 Silverwood Close																
Ground	R1	W1	Kitchen	30.8	27.5	3.3	10.6%	0.89	Yes	Negligible						
Ground	R2	W3	Dining Room	28.0	27.4	0.6	2.2%	0.98	Yes	Negligible						
First	R2	W2	Bedroom	37.3	32.9	4.4	11.8%	0.88	Yes	Negligible						
Second	R2	W2	Bedroom	84.0	82.3	1.7	2.0%	0.98	Yes	Negligible						
32 Silverwood Close																
Ground	R1	W1	Dining Room	30.8	28.9	1.9	6.0%	0.94	Yes	Negligible						
Ground	R3	W5	Kitchen	26.3	25.5	0.8	3.1%	0.97	Yes	Negligible						
First	R1	W1	Bedroom	37.4	32.7	4.6	12.4%	0.88	Yes	Negligible						
Second	R1	W1	Bedroom	38.6	34.4	4.3	11.0%	0.89	Yes	Negligible						
33 Silverwood Close																
Ground	R3	W3	Kitchen	86.1	83.5	2.6	3.0%	0.97	Yes	Negligible						
		W5		34.6	29.2	5.4	15.6%	0.84	Yes							
		W6		36.6	30.9	5.7	15.6%	0.84	Yes							
First	R2	W2	Bedroom	37.6	32.2	5.4	14.5%	0.86	Yes	Negligible						
34 Silverwood Close																
Ground	R1	W1	Living Room	33.3	31.3	2.0	6.0%	0.94	Yes	Negligible	49.6	43.5	0.88			
		W2		35.6	24.1	11.5	32.3%	0.68	No							
		W3		35.1	23.9	11.2	31.9%	0.68	No							
		W4		36.3	24.2	12.1	33.4%	0.67	No							
		W5		23.0	19.5	3.4	14.9%	0.85	Yes							
		W6		80.1	73.4	6.7	8.3%	0.92	Yes							
Ground	R2	W8	Kitchen	33.2	22.9	10.3	31.0%	0.69	No	Moderate						
First	R1	W1	Bedroom	38.3	26.6	11.8	30.7%	0.69	No	Moderate						
35 Silverwood Close																
Ground	R1	W1	Kitchen	34.7	24.0	10.7	30.8%	0.69	No	Minor	29.7	21.1	0.71			
		W8		27.6	19.8	7.7	28.0%	0.72	No							
Ground	R2	W2	Living Room	25.0	22.4	2.6	10.3%	0.90	Yes	Negligible	32.0	25.7	0.80			
		W3		32.6	22.9	9.8	29.9%	0.70	No							
		W4		31.5	21.9	9.6	30.6%	0.69	No							
		W5		25.1	17.7	7.4	29.4%	0.71	No							
		W6		2.5	2.3	0.2	7.3%	0.93	Yes							
		W7		84.2	76.4	7.9	9.3%	0.91	Yes							
		W8		27.6	19.8	7.7	28.0%	0.72	No							

				Vertical Sky Component (VSC)												
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)			
First	R2	W2	Bedroom	38.3	26.3	12.0	31.3%	0.69	No	Moderate						
36 Silverwood Close																
Ground	R1	W1	Dining Room	37.6	23.1	14.5	38.6%	0.61	No	Moderate	37.6	23.1	0.61			
		W2		37.8	23.2	14.7	38.8%	0.61	No							
Ground	R2	W3	Kitchen	26.4	18.7	7.7	29.1%	0.71	No	Minor						
First	R1	W1	Bedroom	38.3	26.2	12.1	31.5%	0.69	No	Moderate						
37 Silverwood Close																
Ground	R1	W1	Kitchen-Dinin	33.5	23.5	10.0	29.9%	0.70	No	Moderate	33.6	23.1	0.69			
		W2		33.7	22.9	10.8	32.0%	0.68	No							
First	R2	W2	Bedroom	38.3	26.2	12.1	31.6%	0.68	No	Moderate						
38 Silverwood Close																
Ground	R1	W1	Kitchen-Dinin	32.9	21.1	11.8	36.0%	0.64	No	Negligible	47.9	38.5	0.80			
		W2		71.6	66.9	4.7	6.5%	0.94	Yes							
		W3		84.4	79.2	5.2	6.1%	0.94	Yes							
		W4		80.6	75.3	5.3	6.6%	0.93	Yes							
		W5		67.5	62.9	4.6	6.8%	0.93	Yes							
First	R1	W1	Bedroom	38.2	26.3	12.0	31.3%	0.69	No	Moderate						
39 Silverwood Close																
Ground	R1	W1	LKD	36.3	22.5	13.7	37.9%	0.62	No	Negligible	43.1	33.3	0.77			
		W2		31.7	18.0	13.7	43.2%	0.57	No							
		W3		35.6	30.4	5.3	14.7%	0.85	Yes							
		W4		68.2	63.7	4.5	6.5%	0.94	Yes							
		W5		70.2	65.7	4.4	6.3%	0.94	Yes							
		W7		28.5	28.5	0.0	0.0%	1.00	Yes							
		W8		35.8	35.7	0.1	0.1%	1.00	Yes							
		W9		25.2	25.1	0.1	0.5%	1.00	Yes							
First	R2	W2	Bedroom	38.3	26.5	11.8	30.9%	0.69	No	Moderate						
Second	R2	W2	Bedroom	39.1	28.7	10.4	26.7%	0.73	Yes	Negligible						
		W3		39.2	35.5	3.8	9.7%	0.90	Yes							
		W4		86.2	85.9	0.3	0.4%	1.00	Yes							
		W5		86.2	85.9	0.3	0.4%	1.00	Yes							
		W6		86.2	85.9	0.3	0.4%	1.00	Yes							
40 Silverwood Close																
Ground	R1	W1	Kitchen-Dinin	29.4	21.5	7.9	27.0%	0.73	No	Negligible	50.1	42.7	0.85			
		W2		73.6	67.6	6.1	8.3%	0.92	Yes							
		W3		85.0	78.7	6.3	7.4%	0.93	Yes							
		W4		38.0	29.0	9.0	23.8%	0.76	Yes							
Ground	R2	W5	Living Room	38.0	29.1	8.9	23.4%	0.77	Yes	Negligible						
First	R1	W1	Bedroom	38.6	30.9	7.7	20.0%	0.80	Yes	Negligible						
Second	R1	W1	Bedroom	39.2	32.5	6.6	16.9%	0.83	Yes	Negligible						
41 Silverwood Close																
Ground	R1	W1	Kitchen	28.2	24.5	3.7	13.1%	0.87	Yes	Negligible						
Ground	R2	W2	Conservatory	16.9	15.9	1.0	5.8%	0.94	Yes	Negligible	48.7	44.5	0.91			
		W3		36.7	29.6	7.1	19.5%	0.81	Yes							
		W4		21.8	20.1	1.7	7.7%	0.92	Yes							
		W5		76.2	72.7	3.5	4.6%	0.95	Yes							
Ground	R3	W7	Dining Room	29.8	24.9	4.9	16.5%	0.84	Yes	Negligible						
First	R2	W2	Bedroom	38.6	31.4	7.2	18.7%	0.81	Yes	Negligible						
42 Silverwood Close																
Ground	R1	W4	Dining Room	24.4	21.7	2.7	10.9%	0.89	Yes	Negligible	26.5	23.8	0.90			
		W5		27.2	24.5	2.7	9.7%	0.90	Yes							
Ground	R2	W1	Conservatory	18.7	17.1	1.6	8.6%	0.91	Yes	Negligible	57.8	50.6	0.88			
		W2		78.7	74.4	4.3	5.5%	0.95	Yes							
		W3		36.6	29.4	7.2	19.7%	0.80	Yes							
Ground	R3	W6	Kitchen	31.5	26.8	4.6	14.7%	0.85	Yes	Negligible						
First	R1	W1	Bedroom	38.7	31.6	7.1	18.4%	0.82	Yes	Negligible						
43 Silverwood Close																

Address	Room	Window	Room use	Vertical Sky Component (VSC)							Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction			
Ground	R1	W8	Dining Room	28.1	23.4	4.7	16.9%	0.83	Yes	Negligible			
Ground	R2	W2	Conservatory	25.7	20.7	4.9	19.3%	0.81	Yes	Negligible	52.1	47.7	0.92
		W3		38.1	30.0	8.2	21.4%	0.79	Yes				
		W4		38.0	29.9	8.2	21.5%	0.79	Yes				
		W5		38.1	30.0	8.1	21.2%	0.79	Yes				
		W6		78.6	75.6	3.0	3.8%	0.96	Yes				
		W7		28.9	26.6	2.3	8.1%	0.92	Yes				
Ground	R3	W1	Kitchen	33.4	27.7	5.6	16.8%	0.83	Yes	Negligible			
First	R2	W2	Bedroom	38.7	31.9	6.9	17.7%	0.82	Yes	Negligible			
Second	R2	W2	Bedroom	39.2	33.3	5.9	15.1%	0.85	Yes	Negligible			
44 Silverwood Close													
Ground	R1	W1	Dining Room	34.1	28.7	5.4	15.8%	0.84	Yes	Negligible			
Ground	R2	W2	Kitchen	35.1	29.0	6.0	17.2%	0.83	Yes	Negligible			
First	R1	W1	Bedroom	38.7	31.9	6.8	17.5%	0.83	Yes	Negligible			
45 Silverwood Close													
Ground	R1	W1	Residential	28.9	24.2	4.7	16.1%	0.84	Yes	Negligible			
Ground	R2	W2	LKD	25.5	21.3	4.2	16.3%	0.84	Yes	Negligible	30.5	26.3	0.86
		W3		38.1	30.2	7.9	20.7%	0.79	Yes				
		W4		37.9	29.9	8.0	21.1%	0.79	Yes				
		W5		38.0	30.1	7.9	20.8%	0.79	Yes				
		W6		32.3	30.7	1.6	5.0%	0.95	Yes				
		W7		31.1	29.2	1.9	6.1%	0.94	Yes				
Ground	R3	W8	Living Room	24.0	21.6	2.4	10.0%	0.90	Yes	Negligible	32.9	27.0	0.82
		W9		31.3	26.4	4.9	15.6%	0.84	Yes				
		W10		37.5	29.6	7.9	21.1%	0.79	Yes				
First	R2	W2	Bedroom	38.8	32.1	6.7	17.2%	0.83	Yes	Negligible			
46 Silverwood Close													
Ground	R1	W1	LKD	38.4	32.4	6.0	15.6%	0.84	Yes	Negligible			
		W2		38.4	32.4	6.0	15.6%	0.84	Yes				
		W4		91.6	88.7	2.9	3.1%	0.97	Yes				
		W5		90.9	88.1	2.8	3.1%	0.97	Yes				
		W7		25.2	24.2	1.0	4.1%	0.96	Yes				
First	R1	W1	Bedroom	38.9	33.9	5.0	12.9%	0.87	Yes	Negligible			
47 Silverwood Close													
Ground	R1	W1	Conservatory	37.4	31.8	5.6	15.0%	0.85	Yes	Negligible			
First	R2	W2	Bedroom	38.8	33.8	5.0	12.9%	0.87	Yes	Negligible			
48 Silverwood Close													
Ground	R1	W1	Conservatory	37.4	31.9	5.5	14.7%	0.85	Yes	Negligible			
		W2		37.8	31.7	6.0	16.0%	0.84	Yes				
		W3		37.7	31.6	6.1	16.2%	0.84	Yes				
Ground	R2	W4	Kitchen	25.6	24.3	1.3	4.9%	0.95	Yes	Negligible			
First	R1	W1	Bedroom	38.7	33.7	5.0	13.0%	0.87	Yes	Negligible			
49-50 Silverwood Close													
Ground	R1	W9	Dining Room	0.9	0.5	0.4	47.2%	0.53	No	Major	0.5	0.2	0.50
		W10		0.1	0.0	0.1	100.0%	0.00	No				
Ground	R2	W1	LKD	21.4	18.5	3.0	13.8%	0.86	Yes	Negligible	32.2	26.4	0.82
		W2		14.5	13.3	1.2	8.2%	0.92	Yes				
		W3		21.0	19.3	1.7	8.1%	0.92	Yes				
		W4		37.3	29.3	8.0	21.4%	0.79	Yes				
		W5		37.3	30.4	6.9	18.5%	0.82	Yes				
		W6		31.5	28.3	3.2	10.2%	0.90	Yes				
		W7		25.6	22.8	2.7	10.6%	0.89	Yes				
First	R1	W2	Bedroom	37.8	32.3	5.5	14.6%	0.85	Yes	Negligible			
First	R2	W3	Bedroom	38.3	32.9	5.4	14.0%	0.86	Yes	Negligible			
51 Silverwood Close													
Ground	R1	W3	Kitchen	29.6	28.6	1.1	3.6%	0.96	Yes	Negligible			
Ground	R2	W2	Dining Room	37.0	28.6	8.5	22.9%	0.77	Yes	Negligible			

				Vertical Sky Component (VSC)											
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)		
First	R2	W2	Bedroom	34.6	33.6	1.0	3.0%	0.97	Yes	Negligible					
First	R3	W3	Bedroom	38.3	30.9	7.4	19.4%	0.81	Yes	Negligible					
52 Silverwood Close															
Ground	R1	W1	Living Room	36.2	31.5	4.7	13.0%	0.87	Yes	Negligible					
		W2		34.1	29.8	4.4	12.8%	0.87	Yes						
Ground	R2	W3	Kitchen	36.0	31.7	4.3	12.0%	0.88	Yes	Negligible					
		W4		31.8	27.6	4.2	13.1%	0.87	Yes						
First	R1	W1	Bedroom	37.8	33.5	4.2	11.2%	0.89	Yes	Negligible					
53 Silverwood Close															
Ground	R1	W1	Kitchen	30.9	28.4	2.5	8.1%	0.92	Yes	Negligible					
Ground	R2	W2	Living Room	23.0	20.2	2.7	11.8%	0.88	Yes	Negligible					
		W3		35.9	32.1	3.7	10.4%	0.90	Yes						
		W4		31.4	28.6	2.8	8.8%	0.91	Yes						
First	R2	W2	Bedroom	37.7	34.6	3.1	8.3%	0.92	Yes	Negligible					
Second	R1	W1	Bedroom	85.3	83.5	1.8	2.1%	0.98	Yes	Negligible					
		W2		84.3	82.6	1.7	2.1%	0.98	Yes						
54 Silverwood Close															
Ground	R1	W1	Kitchen-Dinin	76.8	75.7	1.1	1.4%	0.99	Yes	Negligible					
		W2		76.7	75.7	1.0	1.3%	0.99	Yes						
		W3		32.8	31.2	1.5	4.6%	0.95	Yes						
		W4		36.0	33.2	2.8	7.6%	0.92	Yes						
First	R1	W1	Bedroom	37.7	34.9	2.8	7.4%	0.93	Yes	Negligible					
55 Silverwood Close															
Ground	R1	W1	Kitchen	25.4	25.1	0.3	1.2%	0.99	Yes	Negligible					
Ground	R2	W5	Living Room	30.3	29.7	0.6	2.1%	0.98	Yes	Negligible					
		W7		25.4	24.3	1.1	4.3%	0.96	Yes						
		W8		24.4	22.9	1.5	5.9%	0.94	Yes						
First	R2	W2	Bedroom	37.5	35.5	1.9	5.2%	0.95	Yes	Negligible					
56 Silverwood Close															
Ground	R1	W1	Living Room	35.2	32.9	2.3	6.6%	0.93	Yes	Negligible					
Ground	R2	W2	Kitchen	34.3	31.8	2.5	7.2%	0.93	Yes	Negligible					
		W3		27.9	25.4	2.4	8.8%	0.91	Yes						
First	R1	W1	Bedroom	37.9	35.4	2.5	6.5%	0.94	Yes	Negligible					
57 Silverwood Close															
Ground	R4	W7	Kitchen-Dinin	16.9	15.4	1.5	8.8%	0.91	Yes	Negligible					
First	R2	W2	Bedroom	37.9	35.7	2.1	5.6%	0.94	Yes	Negligible					
58 Silverwood Close															
Ground	R1	W1	Living Room	30.6	29.7	0.9	3.0%	0.97	Yes	Negligible					
Ground	R2	W2	Kitchen	33.8	32.1	1.7	5.0%	0.95	Yes	Negligible					
First	R1	W1	Bedroom	37.8	35.8	2.0	5.3%	0.95	Yes	Negligible					
59 Silverwood Close															
Ground	R1	W1	Kitchen	32.8	32.0	0.8	2.4%	0.98	Yes	Negligible					
Ground	R2	W2	Living Room	33.9	32.3	1.6	4.7%	0.95	Yes	Negligible					
First	R2	W2	Bedroom	36.9	35.2	1.7	4.5%	0.96	Yes	Negligible					
60 Silverwood Close															
Ground	R1	W1	Kitchen	33.0	31.4	1.6	4.8%	0.95	Yes	Negligible					
		W2		22.0	21.3	0.7	3.2%	0.97	Yes						
Ground	R2	W3	Living Room	16.7	16.7	0.0	0.0%	1.00	Yes	Negligible					
Ground	R4	W5	Living Room	26.5	26.5	0.1	0.2%	1.00	Yes	Negligible					
		W6		27.0	26.9	0.1	0.3%	1.00	Yes						
		W7		33.1	31.3	1.8	5.4%	0.95	Yes						
First	R1	W1	Bedroom	37.4	35.4	2.0	5.4%	0.95	Yes	Negligible					

				Vertical Sky Component (VSC)											
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)		
61 Silverwood Close															
Ground	R2	W2	Living Room	2.1	2.0	0.2	8.0%	0.92	Yes	Negligible					
Ground	R3	W3	Residential	13.7	13.6	0.0	0.3%	1.00	Yes	Negligible					
		W4		17.2	17.1	0.2	0.9%	0.99	Yes						
		W5		31.8	30.0	1.8	5.5%	0.95	Yes						
		W6		79.3	79.0	0.3	0.4%	1.00	Yes						
		W7		55.8	55.5	0.3	0.5%	1.00	Yes						
		W9		61.2	60.9	0.3	0.5%	1.00	Yes						
First	R2	W2	Bedroom	36.0	34.1	2.0	5.4%	0.95	Yes	Negligible					
Second	R2	W2	Bedroom	38.8	36.8	2.0	5.1%	0.95	Yes	Negligible					
		W3		33.7	33.6	0.1	0.2%	1.00	Yes						
62 Silverwood Close															
Ground	R2	W2	Kitchen	22.8	22.5	0.2	1.1%	0.99	Yes	Negligible					
		W3		29.1	28.9	0.2	0.7%	0.99	Yes						
First	R1	W1	Bedroom	26.6	25.1	1.5	5.8%	0.94	Yes	Negligible					
First	R2	W2	Bedroom	33.2	31.6	1.7	5.0%	0.95	Yes	Negligible					
Second	R1	W1	LKD	35.4	33.8	1.6	4.5%	0.96	Yes	Negligible					
		W2		38.3	36.2	2.0	5.3%	0.95	Yes						
		W5		34.2	34.2	0.0	0.0%	1.00	Yes						
63 Silverwood Close															
Ground	R1	W1	Kitchen	19.1	18.9	0.2	1.2%	0.99	Yes	Negligible					
		W2		57.4	57.0	0.4	0.7%	0.99	Yes						
		W3		54.9	54.5	0.4	0.7%	0.99	Yes						
		W4		69.2	68.8	0.4	0.5%	1.00	Yes						
		W5		27.6	26.0	1.7	6.0%	0.94	Yes						
		W6		34.9	33.1	1.8	5.0%	0.95	Yes						
First	R2	W2	Bedroom	37.0	34.9	2.1	5.6%	0.94	Yes	Negligible					
Second	R2	W2	Bedroom	39.0	36.7	2.3	5.8%	0.94	Yes	Negligible					
64 Silverwood Close															
Ground	R1	W1	Living Room	34.5	32.8	1.7	4.9%	0.95	Yes	Negligible					
		W2		33.6	32.1	1.5	4.6%	0.95	Yes						
Ground	R2	W3	Kitchen	35.9	34.0	1.9	5.2%	0.95	Yes	Negligible					
		W4		35.8	33.9	1.8	5.1%	0.95	Yes						
First	R1	W1	Bedroom	37.2	35.0	2.2	6.0%	0.94	Yes	Negligible					
Second	R1	W1	Bedroom	39.0	36.6	2.5	6.3%	0.94	Yes	Negligible					
65 and 65A Silverwood Close															
Ground	R1	W1	Kitchen-Dinin	35.7	33.8	1.9	5.2%	0.95	Yes	Negligible					
		W2		35.2	33.3	2.0	5.5%	0.95	Yes						
		W3		33.0	31.4	1.6	4.9%	0.95	Yes						
Ground	R2	W4	LKD	4.4	3.2	1.2	26.3%	0.74	No	Negligible	20.2	18.7	0.93		
		W5		15.3	13.1	2.2	14.4%	0.86	Yes						
		W6		6.8	5.3	1.5	22.0%	0.78	No						
		W7		36.5	35.4	1.1	2.9%	0.97	Yes						
		W8		35.9	35.9	0.0	0.0%	1.00	Yes						
First	R2	W2	Bedroom	37.3	34.6	2.7	7.1%	0.93	Yes	Negligible					
First	R3	W4	Bedroom	37.2	34.3	2.9	7.8%	0.92	Yes	Negligible					
Second	R2	W2	Bedroom	76.9	75.3	1.6	2.1%	0.98	Yes	Negligible					
		W3		83.6	81.7	1.9	2.3%	0.98	Yes						
		W4		85.2	85.2	0.0	0.0%	1.00	Yes						

No-Sky Line

				No-Sky Line (NSL)									
Address	Room	Window	Room use	Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction
					m²	%	m²	%					
28 Silverwood Close													
Ground	R1	W1 W2	Kitchen	11.5	11.4	99%	11.4	99%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W4 W5 W6 W7	Living Room	21.8	21.5	99%	21.5	99%	0.0	0.1%	1.00	Yes	Negligible
First	R1	W1	Bedroom	10.2	10.1	99%	10.1	99%	0.0	0.0%	1.00	Yes	Negligible
29 Silverwood Close													
Ground	R2	W2 W3 W4	Kitchen	11.0	11.0	100%	11.0	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W5 W6 W7 W8	Living Room	21.7	21.6	99%	21.5	99%	0.1	0.4%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.8	11.5	98%	11.5	98%	0.0	0.1%	1.00	Yes	Negligible
30 Silverwood Close													
Ground	R2	W6	Bedroom	5.9	5.8	98%	5.8	98%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W1 W2 W3 W4	LKD	20.9	17.5	84%	16.5	79%	1.0	5.6%	0.94	Yes	Negligible
First	R1	W1	Bedroom	10.8	10.6	98%	10.6	98%	0.0	0.0%	1.00	Yes	Negligible
31 Silverwood Close													
Ground	R1	W1	Kitchen	7.2	7.0	97%	7.0	97%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W3	Dining Room	11.1	11.0	99%	11.0	99%	0.0	0.1%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.9	11.6	98%	11.3	95%	0.4	3.1%	0.97	Yes	Negligible
Second	R2	W2	Bedroom	9.3	6.7	72%	6.7	72%	0.0	0.0%	1.00	Yes	Negligible
32 Silverwood Close													
Ground	R1	W1	Dining Room	12.2	12.0	98%	12.0	98%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W5	Kitchen	5.6	5.6	100%	5.6	100%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	11.3	11.1	98%	11.1	98%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Bedroom	12.2	11.9	98%	11.9	98%	0.0	0.0%	1.00	Yes	Negligible
33 Silverwood Close													
Ground	R3	W3 W5 W6	Kitchen	15.0	15.0	100%	15.0	100%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.3	11.0	98%	11.0	98%	0.0	0.3%	1.00	Yes	Negligible
34 Silverwood Close													
Ground	R1	W1 W2 W3 W4 W5 W6	Living Room	6.9	6.9	100%	6.9	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W8	Kitchen	6.7	6.6	99%	4.5	66%	2.2	32.7%	0.67	No	Moderate
First	R1	W1	Bedroom	9.7	9.6	99%	6.2	64%	3.4	35.7%	0.64	No	Moderate
35 Silverwood Close													
Ground	R1	W1 W8	Kitchen	17.4	17.0	98%	13.4	77%	3.6	21.0%	0.79	No	Minor

No-Sky Line

				No-Sky Line (NSL)									
Address	Room	Window	Room use	Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction
					m²	%	m²	%					
Ground	R2	W2	Living Room	10.3	10.3	100%	10.3	100%	0.0	0.0%	1.00	Yes	Negligible
		W3											
		W4											
		W5											
		W6											
		W7											
W8													
First	R2	W2	Bedroom	11.7	11.5	98%	7.5	64%	4.0	34.7%	0.65	No	Moderate
36 Silverwood Close													
Ground	R1	W1 W2	Dining Room	13.7	13.6	99%	8.4	61%	5.1	37.8%	0.62	No	Moderate
Ground	R2	W3	Kitchen	8.9	8.5	95%	5.0	56%	3.4	40.7%	0.59	No	Major
First	R1	W1	Bedroom	11.3	11.1	98%	7.0	61%	4.2	37.5%	0.63	No	Moderate
37 Silverwood Close													
Ground	R1	W1 W2	Kitchen-Dining	17.3	16.9	98%	12.3	71%	4.7	27.7%	0.72	No	Minor
First	R2	W2	Bedroom	11.7	11.5	98%	7.7	66%	3.8	33.2%	0.67	No	Moderate
38 Silverwood Close													
Ground	R1	W1	Kitchen-Dining	32.4	32.3	100%	29.8	92%	2.5	7.8%	0.92	Yes	Negligible
		W2											
		W3											
		W4											
		W5											
First	R1	W1	Bedroom	10.9	10.7	98%	7.1	66%	3.5	33.1%	0.67	No	Moderate
39 Silverwood Close													
Ground	R1	W1	LKD	42.6	42.5	100%	42.3	99%	0.2	0.5%	1.00	Yes	Negligible
		W2											
		W3											
		W4											
		W5											
		W7											
		W8											
		W9											
		First											
Second	R2	W2	Bedroom	19.3	19.3	100%	19.3	100%	0.0	0.0%	1.00	Yes	Negligible
		W3											
		W4											
		W5											
		W6											
40 Silverwood Close													
Ground	R1	W1 W2 W3 W4	Kitchen-Dining	24.9	24.7	99%	24.7	99%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W5	Living Room	7.4	7.1	96%	7.1	96%	0.0	0.1%	1.00	Yes	Negligible
First	R1	W1	Bedroom	11.3	11.1	98%	10.2	90%	0.9	8.4%	0.92	Yes	Negligible
Second	R1	W1	Bedroom	11.9	11.6	98%	11.6	98%	0.0	0.1%	1.00	Yes	Negligible
41 Silverwood Close													
Ground	R1	W1	Kitchen	6.1	6.0	98%	5.5	89%	0.5	8.5%	0.92	Yes	Negligible
Ground	R2	W2	Conservatory	8.9	8.9	100%	8.9	100%	0.0	0.0%	1.00	Yes	Negligible
		W3											
		W4											
		W5											
Ground	R3	W7	Dining Room	10.2	10.0	98%	10.0	98%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	12.3	12.1	98%	11.4	92%	0.7	5.8%	0.94	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)								Numerical Reduction	
				Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Proportion Retained		Meets BRE Targets
					m²	%	m²	%					
42 Silverwood Close													
Ground	R1	W4 W5	Dining Room	9.9	9.9	100%	9.9	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W1 W2 W3	Conservatory	7.1	7.1	100%	7.1	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W6	Kitchen	5.5	5.5	99%	5.0	91%	0.5	8.6%	0.91	Yes	Negligible
First	R1	W1	Bedroom	11.3	11.1	98%	10.0	89%	1.0	9.3%	0.91	Yes	Negligible
43 Silverwood Close													
Ground	R1	W8	Dining Room	12.3	11.7	95%	10.2	83%	1.4	12.4%	0.88	Yes	Negligible
Ground	R2	W2 W3 W4 W5 W6 W7	Conservatory	10.7	10.7	100%	10.7	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W1	Kitchen	5.5	5.5	99%	5.1	93%	0.3	5.9%	0.94	Yes	Negligible
First	R2	W2	Bedroom	11.8	11.6	98%	11.0	94%	0.6	4.8%	0.95	Yes	Negligible
Second	R2	W2	Bedroom	9.7	9.7	100%	9.7	100%	0.0	0.0%	1.00	Yes	Negligible
44 Silverwood Close													
Ground	R1	W1	Dining Room	10.9	10.6	98%	9.9	92%	0.6	6.1%	0.94	Yes	Negligible
Ground	R2	W2	Kitchen	5.7	5.6	99%	5.3	92%	0.4	6.7%	0.93	Yes	Negligible
First	R1	W1	Bedroom	9.8	9.7	98%	9.4	96%	0.3	3.0%	0.97	Yes	Negligible
45 Silverwood Close													
Ground	R1	W1	Residential	6.4	6.4	100%	5.8	91%	0.6	9.2%	0.91	Yes	Negligible
Ground	R2	W2 W3 W4 W5 W6 W7	LKD	19.7	19.7	100%	19.7	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W8 W9 W10	Living Room	14.9	14.9	100%	14.7	99%	0.2	1.1%	0.99	Yes	Negligible
First	R2	W2	Bedroom	11.8	11.5	98%	10.4	88%	1.2	10.1%	0.90	Yes	Negligible
46 Silverwood Close													
Ground	R1	W1 W2 W4 W5 W7	LKD	34.2	34.1	100%	34.1	100%	0.0	0.1%	1.00	Yes	Negligible
First	R1	W1	Bedroom	10.8	10.7	98%	10.0	93%	0.6	5.9%	0.94	Yes	Negligible
47 Silverwood Close													
Ground	R1	W1	Conservatory	11.6	11.5	100%	11.5	100%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.8	11.6	98%	11.2	95%	0.4	3.2%	0.97	Yes	Negligible
48 Silverwood Close													
Ground	R1	W1 W2 W3	Conservatory	8.9	8.9	100%	8.9	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W4	Kitchen	4.3	4.2	98%	4.2	98%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	11.3	11.1	98%	10.9	96%	0.2	1.9%	0.98	Yes	Negligible

No-Sky Line

				No-Sky Line (NSL)									
Address	Room	Window	Room use	Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction
					m²	%	m²	%					
49-50 Silverwood Close													
Ground	R1	W9 W10	Dining Room	11.3	10.9	97%	8.3	74%	2.6	23.8%	0.76	No	Minor
Ground	R2	W1 W2 W3 W4 W5 W6 W7	LKD	45.3	44.5	98%	36.3	80%	8.2	18.5%	0.82	Yes	Negligible
First	R1	W2	Bedroom	11.1	10.9	98%	10.5	94%	0.4	4.0%	0.96	Yes	Negligible
First	R2	W3	Bedroom	10.8	10.6	98%	9.6	89%	1.0	9.3%	0.91	Yes	Negligible
51 Silverwood Close													
Ground	R1	W3	Kitchen	10.2	9.9	97%	9.9	97%	0.0	0.1%	1.00	Yes	Negligible
Ground	R2	W2	Dining Room	9.9	9.8	99%	7.8	79%	2.0	20.3%	0.80	No	Minor
First	R2	W2	Bedroom	7.0	6.7	95%	6.6	93%	0.1	1.3%	0.99	Yes	Negligible
First	R3	W3	Bedroom	13.7	13.5	99%	8.5	62%	5.1	37.4%	0.63	No	Moderate
52 Silverwood Close													
Ground	R1	W1 W2	Living Room	12.0	12.0	100%	12.0	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W3 W4	Kitchen	6.2	6.0	97%	6.0	97%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	11.1	10.9	98%	10.9	98%	0.0	0.0%	1.00	Yes	Negligible
53 Silverwood Close													
Ground	R1	W1	Kitchen	5.6	5.4	97%	5.4	97%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2 W3 W4	Living Room	9.0	8.9	99%	8.9	99%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	12.0	11.8	98%	11.8	98%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1 W2	Bedroom	8.8	7.3	83%	7.3	83%	0.0	0.0%	1.00	Yes	Negligible
54 Silverwood Close													
Ground	R1	W1 W2 W3 W4	Kitchen-Dining	21.2	21.2	100%	21.2	100%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	11.7	11.6	98%	11.6	98%	0.0	0.0%	1.00	Yes	Negligible
55 Silverwood Close													
Ground	R1	W1	Kitchen	5.5	5.3	96%	5.3	96%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W5 W7 W8	Living Room	11.8	11.7	100%	11.7	100%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.2	11.0	98%	11.0	98%	0.0	0.0%	1.00	Yes	Negligible
56 Silverwood Close													
Ground	R1	W1	Living Room	11.1	11.1	100%	11.1	100%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2 W3	Kitchen	7.4	7.3	98%	7.3	98%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	10.6	10.4	99%	10.4	99%	0.0	0.0%	1.00	Yes	Negligible
57 Silverwood Close													

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Proportion Retained	Meets BRE Targets	
					m²	%	m²	%					
Ground	R4	W7	Kitchen-Dinin	17.5	12.7	72%	12.7	72%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	10.8	10.7	99%	10.7	99%	0.0	0.0%	1.00	Yes	Negligible
58 Silverwood Close													
Ground	R1	W1	Living Room	11.1	10.8	97%	10.8	97%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2	Kitchen	6.6	6.4	97%	6.4	97%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	10.6	10.4	99%	10.4	99%	0.0	0.0%	1.00	Yes	Negligible
59 Silverwood Close													
Ground	R1	W1	Kitchen	5.6	5.5	98%	5.5	98%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2	Living Room	11.8	11.3	96%	11.3	96%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.2	11.0	98%	11.0	98%	0.0	0.0%	1.00	Yes	Negligible
60 Silverwood Close													
Ground	R1	W1 W2	Kitchen	7.7	7.4	96%	7.0	91%	0.4	5.6%	0.94	Yes	Negligible
Ground	R2	W3	Living Room	18.7	18.6	100%	17.3	93%	1.3	7.0%	0.93	Yes	Negligible
Ground	R4	W5 W6 W7	Living Room	17.5	17.4	99%	17.3	99%	0.1	0.3%	1.00	Yes	Negligible
First	R1	W1	Bedroom	11.3	11.1	98%	11.1	98%	0.0	0.0%	1.00	Yes	Negligible
61 Silverwood Close													
Ground	R2	W2	Living Room	11.5	11.4	98%	10.9	94%	0.5	4.1%	0.96	Yes	Negligible
Ground	R3	W3 W4 W5 W6 W7 W9	Residential	27.0	26.8	100%	26.8	100%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	10.5	10.2	97%	10.2	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R2	W2 W3	Bedroom	11.0	11.0	100%	11.0	100%	0.0	0.0%	1.00	Yes	Negligible
62 Silverwood Close													
Ground	R2	W2 W3	Kitchen	14.9	14.7	98%	14.7	98%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	9.7	9.6	99%	9.6	99%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	6.9	6.4	94%	6.4	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1 W2 W5	LKD	18.7	18.7	100%	18.7	100%	0.0	0.0%	1.00	Yes	Negligible
63 Silverwood Close													
Ground	R1	W1 W2 W3 W4 W5 W6	Kitchen	23.2	23.1	100%	23.1	100%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	11.2	11.0	98%	11.0	98%	0.0	0.0%	1.00	Yes	Negligible
Second	R2	W2	Bedroom	11.2	11.1	99%	11.1	99%	0.0	0.0%	1.00	Yes	Negligible
64 Silverwood Close													
Ground	R1	W1 W2	Living Room	10.9	10.8	99%	10.8	99%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W3	Kitchen										

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)								Numerical Reduction	
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained		Meets BRE Targets
				m ²	%	m ²	%	m ²	%				
		W4		6.1	6.1	100%	6.1	100%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	10.9	10.7	98%	10.7	98%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Bedroom	8.2	8.2	100%	8.2	100%	0.0	0.0%	1.00	Yes	Negligible
65 and 65A Silverwood Close													
Ground	R1	W1 W2 W3	Kitchen-Dining	17.0	16.9	99%	16.9	99%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W4 W5 W6 W7 W8	LKD										
				24.1	24.1	100%	24.1	100%	0.0	0.1%	1.00	Yes	Negligible
First	R2	W2	Bedroom	10.2	9.9	97%	9.0	88%	1.0	9.6%	0.90	Yes	Negligible
First	R3	W4	Bedroom	17.9	17.9	100%	17.9	100%	0.0	0.0%	1.00	Yes	Negligible
Second	R2	W2 W3 W4	Bedroom	19.5	19.2	98%	19.2	98%	0.0	0.0%	1.00	Yes	Negligible

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction					
				Total	Winter	Total	Winter	Total	Winter	Total	Winter				
28 Silverwood Close															
Ground	R1	W1 W2	Kitchen	78	24	75	21	N/A	N/A	N/A	N/A	N/A			
Ground	R3	W4 W5 W6 W7	Living Room	18	2	16	1	0.89	0.50	11.1%	50.0%	Yes	Negligible		
First	R1	W1	Bedroom	77	26	74	23	N/A	N/A	N/A	N/A	N/A			
29 Silverwood Close															
Ground	R2	W2 W3 W4	Kitchen	79	26	76	23	N/A	N/A	N/A	N/A	N/A			
Ground	R3	W5 W6 W7 W8	Living Room	19	3	17	2	0.90	0.67	10.5%	33.3%	Yes	Negligible		
First	R2	W2	Bedroom	78	26	75	23	N/A	N/A	N/A	N/A	N/A			
30 Silverwood Close															
Ground	R2	W6	Bedroom	53	20	51	18	N/A	N/A	N/A	N/A	N/A			
Ground	R3	W1 W2 W3 W4	LKD	86	27	79	21	0.92	0.78	8.1%	22.2%	Yes	Negligible		
First	R1	W1	Bedroom	78	26	75	23	N/A	N/A	N/A	N/A	N/A			
31 Silverwood Close															
Ground	R1	W1	Kitchen	65	25	61	21	N/A	N/A	N/A	N/A	N/A			
Ground	R2	W3	Dining Room	58	13	57	12	N/A	N/A	N/A	N/A	N/A			
First	R2	W2	Bedroom	78	26	74	22	N/A	N/A	N/A	N/A	N/A			
Second	R2	W2	Bedroom	86	27	85	26	N/A	N/A	N/A	N/A	N/A			
32 Silverwood Close															
Ground	R1	W1	Dining Room	57	15	56	14	N/A	N/A	N/A	N/A	N/A			
Ground	R3	W5	Kitchen	49	12	49	12	N/A	N/A	N/A	N/A	N/A			
First	R1	W1	Bedroom	78	26	73	21	N/A	N/A	N/A	N/A	N/A			
Second	R1	W1	Bedroom	82	28	79	25	N/A	N/A	N/A	N/A	N/A			
33 Silverwood Close															
Ground	R3	W3 W5 W6	Kitchen	97	28	86	18	N/A	N/A	N/A	N/A	N/A			
First	R2	W2	Bedroom	79	27	71	19	N/A	N/A	N/A	N/A	N/A			
34 Silverwood Close															
Ground	R1	W1 W2 W3 W4 W5 W6	Living Room	94	29	77	15	0.82	0.52	18.1%	48.3%	Yes	Negligible		
Ground	R2	W8	Kitchen	71	21	56	8	N/A	N/A	N/A	N/A	N/A			
First	R1	W1	Bedroom	82	28	69	16	N/A	N/A	N/A	N/A	N/A			
35 Silverwood Close															
Ground	R1	W1 W8	Kitchen	81	27	63	11	N/A	N/A	N/A	N/A	N/A			
Ground	R2	W2 W3 W4 W5 W6	Living Room												

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room								Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction			
				Total	Winter	Total	Winter	Total	Winter	Total	Winter		
First	R2	W7	Bedroom										
		W8		90	29	72	13	0.80	0.45	20.0%	55.2%	Yes	Negligible
				82	28	67	14	N/A	N/A	N/A	N/A	N/A	
36 Silverwood Close													
Ground	R1	W1 W2	Dining Room										
				83	28	61	11	N/A	N/A	N/A	N/A	N/A	
Ground	R2	W3	Kitchen	50	10	39	1	N/A	N/A	N/A	N/A	N/A	
First	R1	W1	Bedroom	82	28	67	14	N/A	N/A	N/A	N/A	N/A	
37 Silverwood Close													
Ground	R1	W1 W2	Kitchen-Dining										
				80	26	64	11	N/A	N/A	N/A	N/A	N/A	
First	R2	W2	Bedroom	82	28	67	13	N/A	N/A	N/A	N/A	N/A	
38 Silverwood Close													
Ground	R1	W1 W2 W3 W4 W5	Kitchen-Dining										
				94	30	78	15	N/A	N/A	N/A	N/A	N/A	
First	R1	W1	Bedroom	82	28	67	13	N/A	N/A	N/A	N/A	N/A	
39 Silverwood Close													
Ground	R1	W1 W2 W3 W4 W5 W7 W8 W9	LKD										
				98	28	82	13	0.84	0.46	16.3%	53.6%	Yes	Negligible
First	R2	W2	Bedroom	82	28	68	14	N/A	N/A	N/A	N/A	N/A	
Second	R2	W2 W3 W4 W5 W6	Bedroom										
				100	30	89	20	N/A	N/A	N/A	N/A	N/A	
40 Silverwood Close													
Ground	R1	W1 W2 W3 W4	Kitchen-Dining										
				93	27	78	15	N/A	N/A	N/A	N/A	N/A	
Ground	R2	W5	Living Room	58	18	42	7	0.72	0.39	27.6%	61.1%	Yes	Negligible
First	R1	W1	Bedroom	58	18	46	8	N/A	N/A	N/A	N/A	N/A	
Second	R1	W1	Bedroom	58	18	49	10	N/A	N/A	N/A	N/A	N/A	
41 Silverwood Close													
Ground	R1	W1	Kitchen	33	1	30	0	N/A	N/A	N/A	N/A	N/A	
Ground	R2	W2 W3 W4 W5	Conservatory										
				64	20	53	11	0.83	0.55	17.2%	45.0%	Yes	Negligible
Ground	R3	W7	Dining Room	50	12	44	7	N/A	N/A	N/A	N/A	N/A	
First	R2	W2	Bedroom	58	18	49	11	N/A	N/A	N/A	N/A	N/A	
42 Silverwood Close													
Ground	R1	W4 W5	Dining Room										
				44	10	40	7	N/A	N/A	N/A	N/A	N/A	
Ground	R2	W1 W2 W3	Conservatory										
				67	20	57	12	0.85	0.60	14.9%	40.0%	Yes	Negligible
Ground	R3	W6	Kitchen	40	3	36	1	N/A	N/A	N/A	N/A	N/A	

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE Targets		
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
First	R1	W1	Bedroom	58	18	50	12	N/A	N/A	N/A	N/A	N/A		
43 Silverwood Close														
Ground	R1	W8	Dining Room	40	13	33	8	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W2 W3 W4 W5 W6 W7	Conservatory											
				70	22	61	16	0.87	0.73	12.9%	27.3%	Yes	Negligible	
Ground	R3	W1	Kitchen	54	14	49	11	N/A	N/A	N/A	N/A	N/A		
First	R2	W2	Bedroom	58	18	52	14	N/A	N/A	N/A	N/A	N/A		
Second	R2	W2	Bedroom	58	18	53	14	N/A	N/A	N/A	N/A	N/A		
44 Silverwood Close														
Ground	R1	W1	Dining Room	46	7	41	5	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W2	Kitchen											
				58	18	51	14	N/A	N/A	N/A	N/A	N/A		
First	R1	W1	Bedroom	58	18	53	14	N/A	N/A	N/A	N/A	N/A		
45 Silverwood Close														
Ground	R1	W1	Residential	53	18	47	13	0.89	0.72	11.3%	27.8%	Yes	Negligible	
Ground	R2	W2 W3 W4 W5 W6 W7	LKD											
				70	20	60	14	0.86	0.70	14.3%	30.0%	Yes	Negligible	
Ground	R3	W8 W9 W10	Living Room											
				76	20	65	15	0.86	0.75	14.5%	25.0%	Yes	Negligible	
First	R2	W2	Bedroom	58	18	50	13	N/A	N/A	N/A	N/A	N/A		
46 Silverwood Close														
Ground	R1	W1 W2 W4 W5 W7	LKD											
				73	21	67	19	0.92	0.91	8.2%	9.5%	Yes	Negligible	
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
47 Silverwood Close														
Ground	R1	W1	Conservatory	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
48 Silverwood Close														
Ground	R1	W1 W2 W3	Conservatory											
				N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W4	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
49-50 Silverwood Close														
Ground	R1	W9 W10	Dining Room											
				N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W1 W2 W3 W4 W5 W6 W7	LKD											
				61	12	58	10	0.95	0.83	4.9%	16.7%	Yes	Negligible	
First	R1	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction					
				Total	Winter	Total	Winter	Total	Winter	Total	Winter				
51 Silverwood Close															
Ground	R1	W3	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Dining Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R3	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
52 Silverwood Close															
Ground	R1	W1 W2	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W3 W4	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
53 Silverwood Close															
Ground	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2 W3 W4	Living Room	22	0	20	0	0.91	0.00	9.1%	0.0%	Yes	Negligible		
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R1	W1 W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
54 Silverwood Close															
Ground	R1	W1 W2 W3 W4	Kitchen-Dining	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
55 Silverwood Close															
Ground	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W5 W7 W8	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
56 Silverwood Close															
Ground	R1	W1	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2 W3	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
57 Silverwood Close															
Ground	R4	W7	Kitchen-Dining	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
58 Silverwood Close															
Ground	R1	W1	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
59 Silverwood Close															
Ground	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
60 Silverwood Close															
Ground	R1	W1 W2	Kitchen	45	9	43	8	N/A	N/A	N/A	N/A	N/A	N/A		

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room									Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction				
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
Ground	R2	W3	Living Room	34	11	34	11	1.00	1.00	0.0%	0.0%	Yes	Negligible	
Ground	R4	W5 W6 W7	Living Room	79	21	77	19	0.98	0.91	2.5%	9.5%	Yes	Negligible	
First	R1	W1	Bedroom	57	17	56	16	N/A	N/A	N/A	N/A	N/A		
61 Silverwood Close														
Ground	R2	W2	Living Room	6	1	5	0	0.83	0.00	16.7%	100.0%	Yes	Negligible	
Ground	R3	W3 W4 W5 W6 W7 W9	Residential	33	4	31	3	0.94	0.75	6.1%	25.0%	Yes	Negligible	
First	R2	W2	Bedroom	57	18	57	18	N/A	N/A	N/A	N/A	N/A		
Second	R2	W2 W3	Bedroom	61	18	61	18	N/A	N/A	N/A	N/A	N/A		
62 Silverwood Close														
Ground	R2	W2 W3	Kitchen	64	20	64	20	N/A	N/A	N/A	N/A	N/A		
First	R1	W1	Bedroom	57	14	56	13	N/A	N/A	N/A	N/A	N/A		
First	R2	W2	Bedroom	73	20	72	19	N/A	N/A	N/A	N/A	N/A		
Second	R1	W1 W2 W5	LKD	98	29	98	29	1.00	1.00	0.0%	0.0%	Yes	Negligible	
63 Silverwood Close														
Ground	R1	W1 W2 W3 W4 W5 W6	Kitchen	89	27	86	24	N/A	N/A	N/A	N/A	N/A		
First	R2	W2	Bedroom	85	28	82	25	N/A	N/A	N/A	N/A	N/A		
Second	R2	W2	Bedroom	86	29	84	27	N/A	N/A	N/A	N/A	N/A		
64 Silverwood Close														
Ground	R1	W1 W2	Living Room	80	24	78	23	0.98	0.96	2.5%	4.2%	Yes	Negligible	
Ground	R2	W3 W4	Kitchen	82	25	80	24	N/A	N/A	N/A	N/A	N/A		
First	R1	W1	Bedroom	85	28	82	25	N/A	N/A	N/A	N/A	N/A		
Second	R1	W1	Bedroom	86	29	84	27	N/A	N/A	N/A	N/A	N/A		
65 and 65A Silverwood Close														
Ground	R1	W1 W2 W3	Kitchen-Dining	83	26	81	25	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W4 W5 W6 W7 W8	LKD	63	22	61	20	0.97	0.91	3.2%	9.1%	Yes	Negligible	
First	R2	W2	Bedroom	85	28	83	26	N/A	N/A	N/A	N/A	N/A		
First	R3	W4	Bedroom	85	28	82	26	N/A	N/A	N/A	N/A	N/A		
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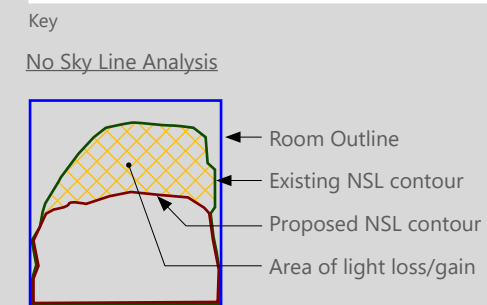
Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

Zmap
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects
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Received 17/07/2024



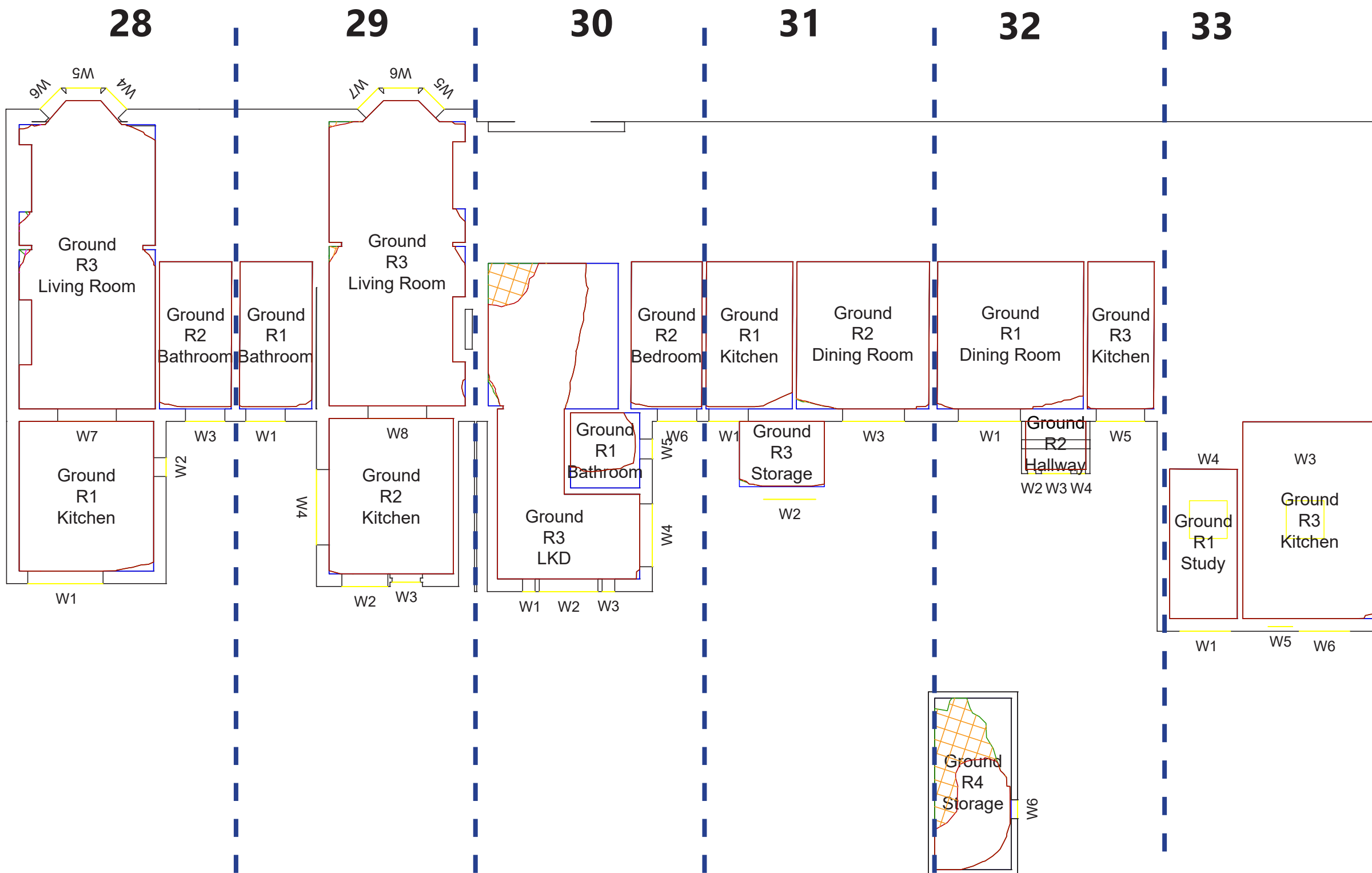
Project **Project Otter
Cambridge
Illustrative Scheme**

Title **28-33 Silverwood Close
Ground Floor
No-Sky Line Contour plot**

Drawn **DC** Checked **--**

Date **24/02/2025** Project **4802**

Rel no. **07** Prefix **DS01** Page no. **129** **CP01**



Sources of information

Greenhatch Group
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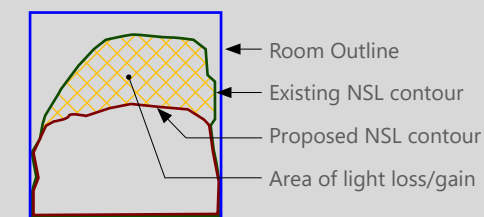
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Leonard Design Architects
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



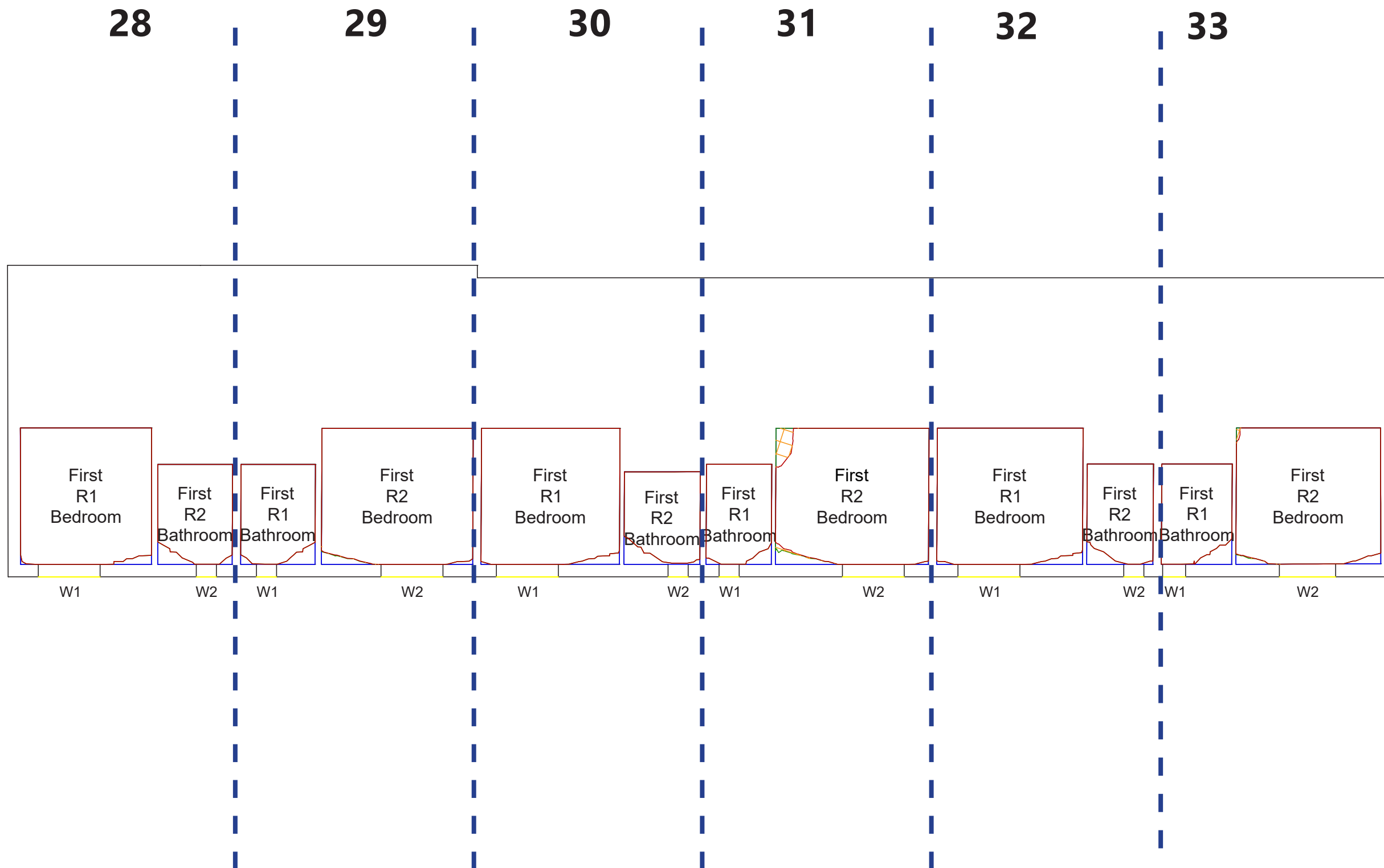
Project Project Otter
Cambridge
Illustrative Scheme

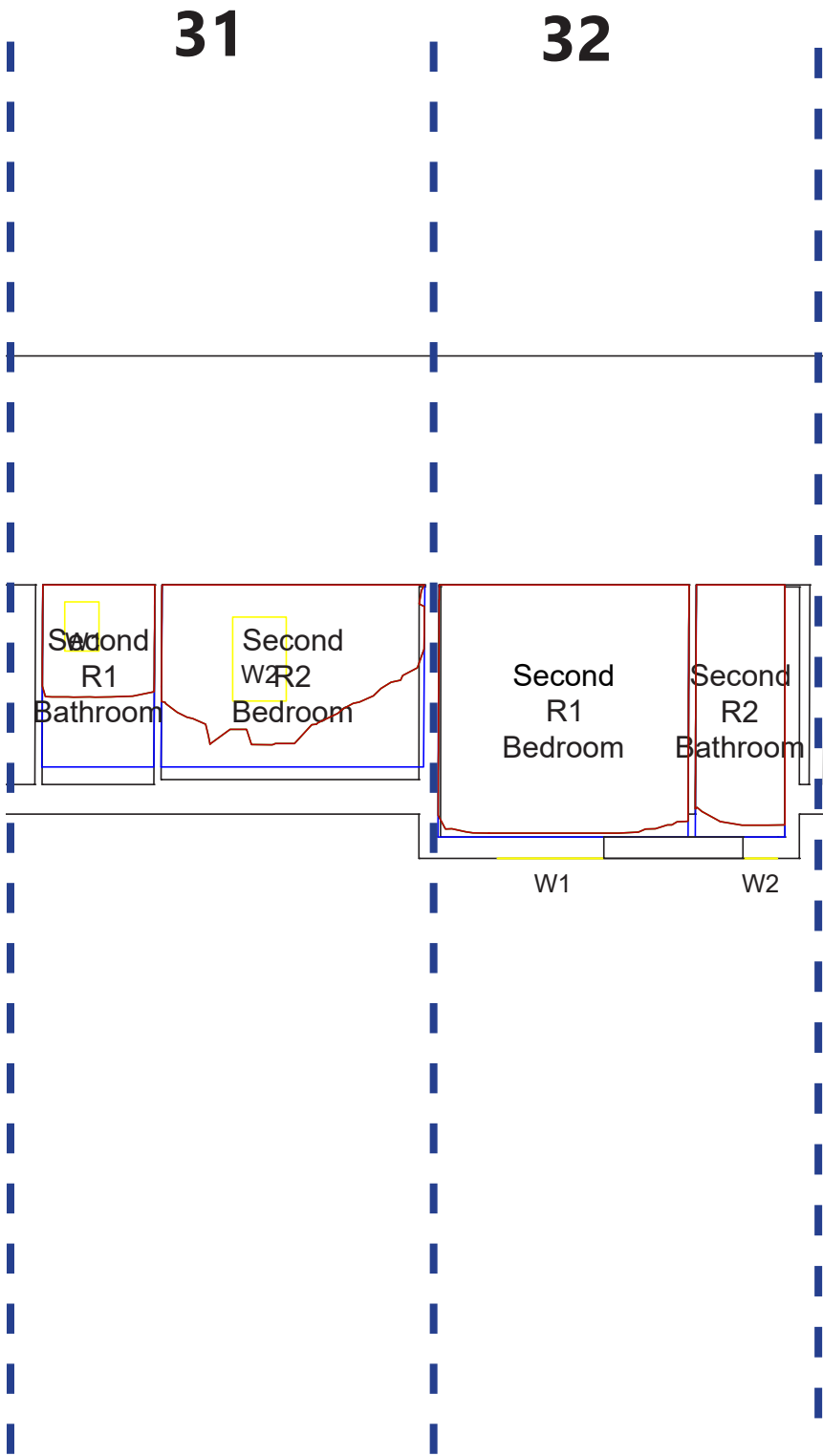
Title 28-33 Silverwood Close
First Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS01 Page no. 130 CP02





Sources of information

Greenhatch Group
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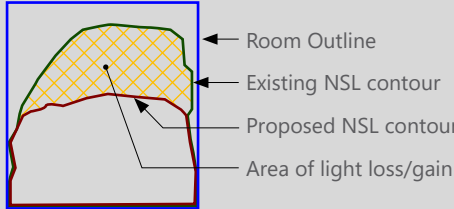
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Leonard Design Architects
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Project **Project Otter
Cambridge
Illustrative Scheme**

Title **28-33 Silverwood Close
Second Floor
No-Sky Line Contour plot**

Drawn **DC** Checked **--**

Date **24/02/2025** Project **4802**

Rel no. **07** Prefix **DS01** Page no. **131** **CP03**

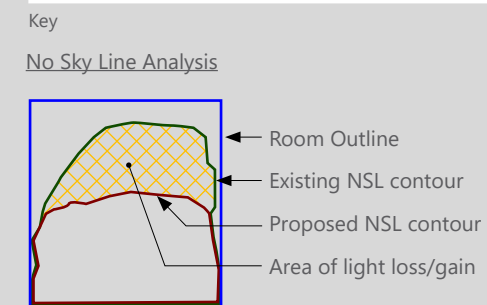
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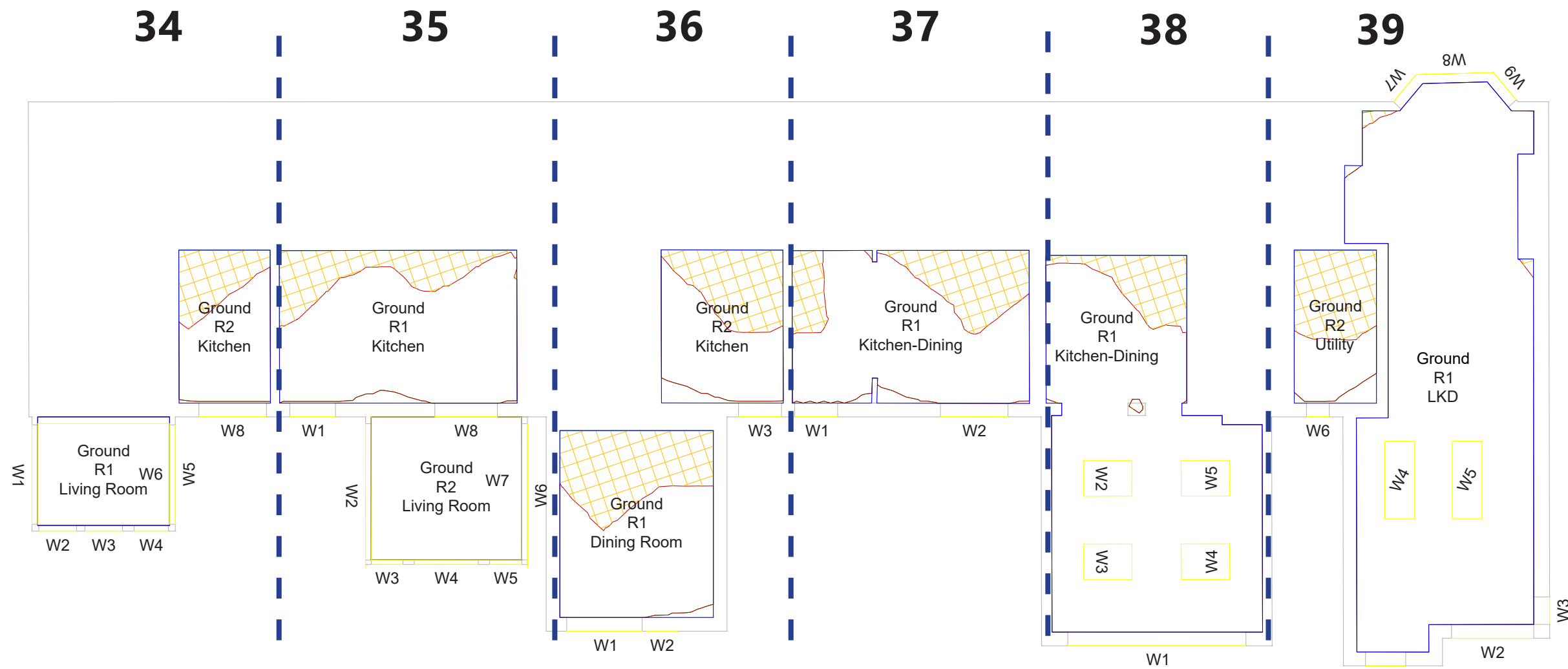
Project **Project Otter
Cambridge
Illustrative Scheme**

Title **34-39 Silverwood Close
Ground Floor
No-Sky Line Contour plot**

Drawn **TR** Checked **--**

Date **16/05/2025** Project **4802**

Rel no. **08** Prefix **DS01** Page no. **132** **CP01**



Sources of information

Greenhatch Group
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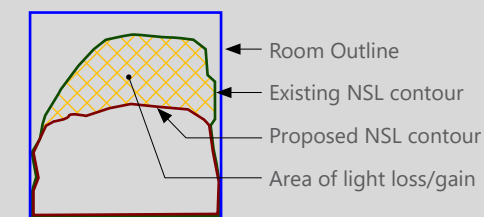
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Key

No Sky Line Analysis



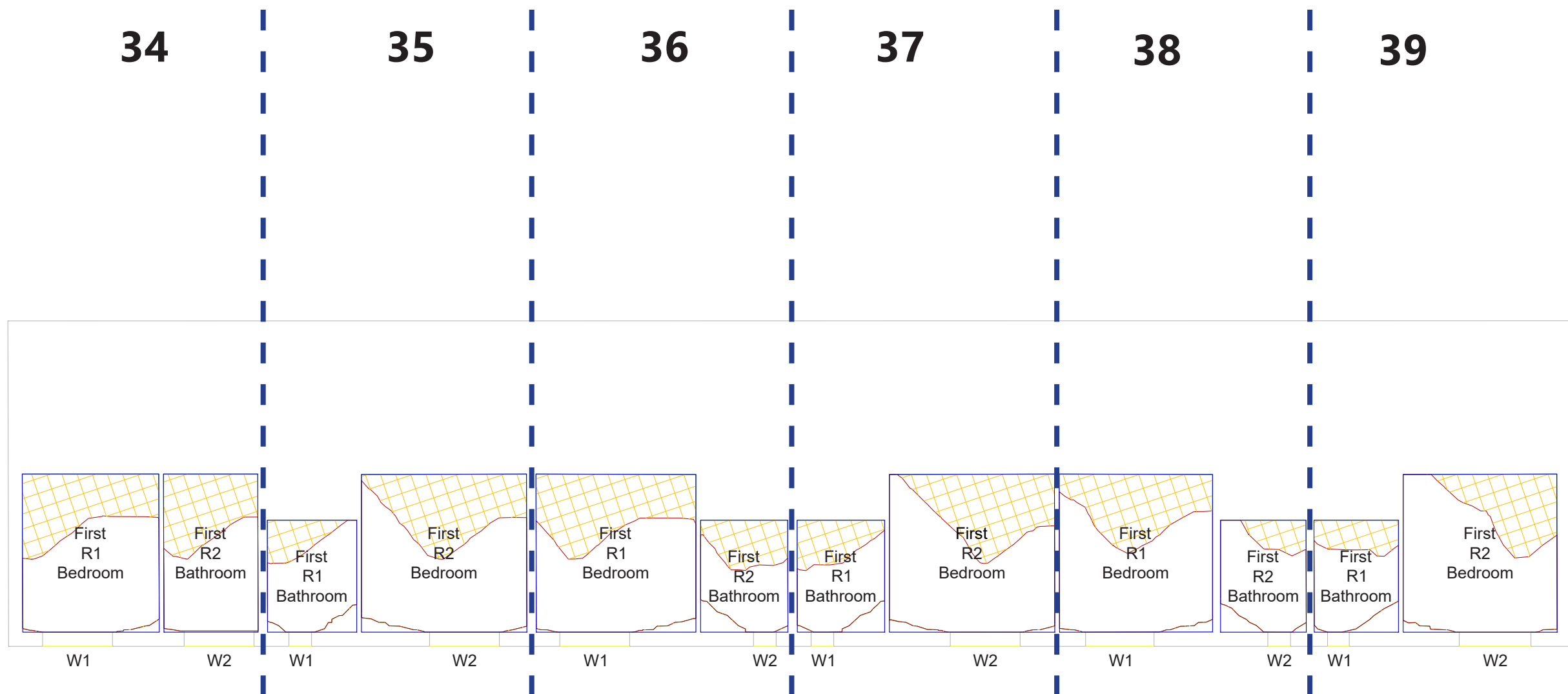
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Cambridge
Illustrative Scheme**

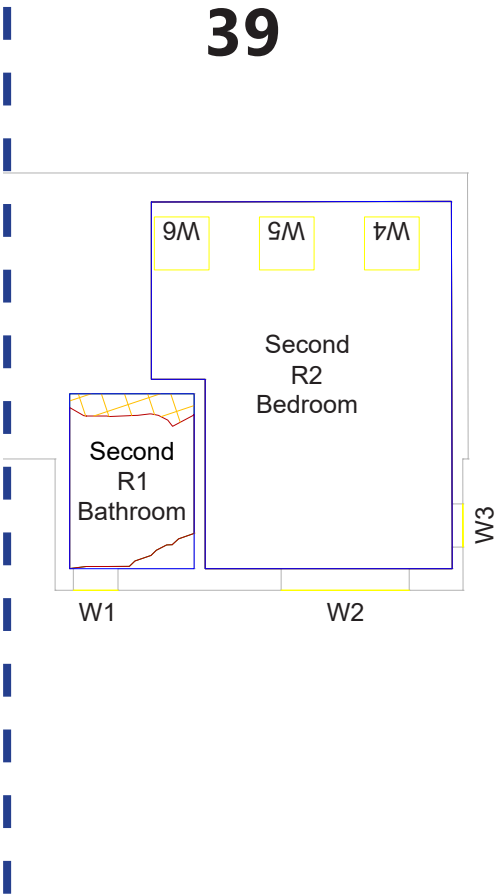
Title **34-39 Silverwood Close
First Floor
No-Sky Line Contour plot**

Drawn **TR** Checked **--**

Date **16/05/2025** Project **4802**

Rel no. **08** Prefix **DS01** Page no. **133** **CP02**





Sources of information

Greenhatch Group
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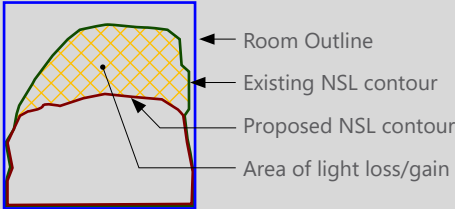
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Illustrative Scheme

Title 34-39 Silverwood Close
Second Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

Rel no. 08 Prefix DS01 Page no. 134 CP03

Sources of information

Greenhatch Group
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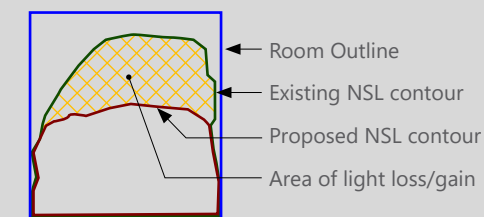
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Key

No Sky Line Analysis



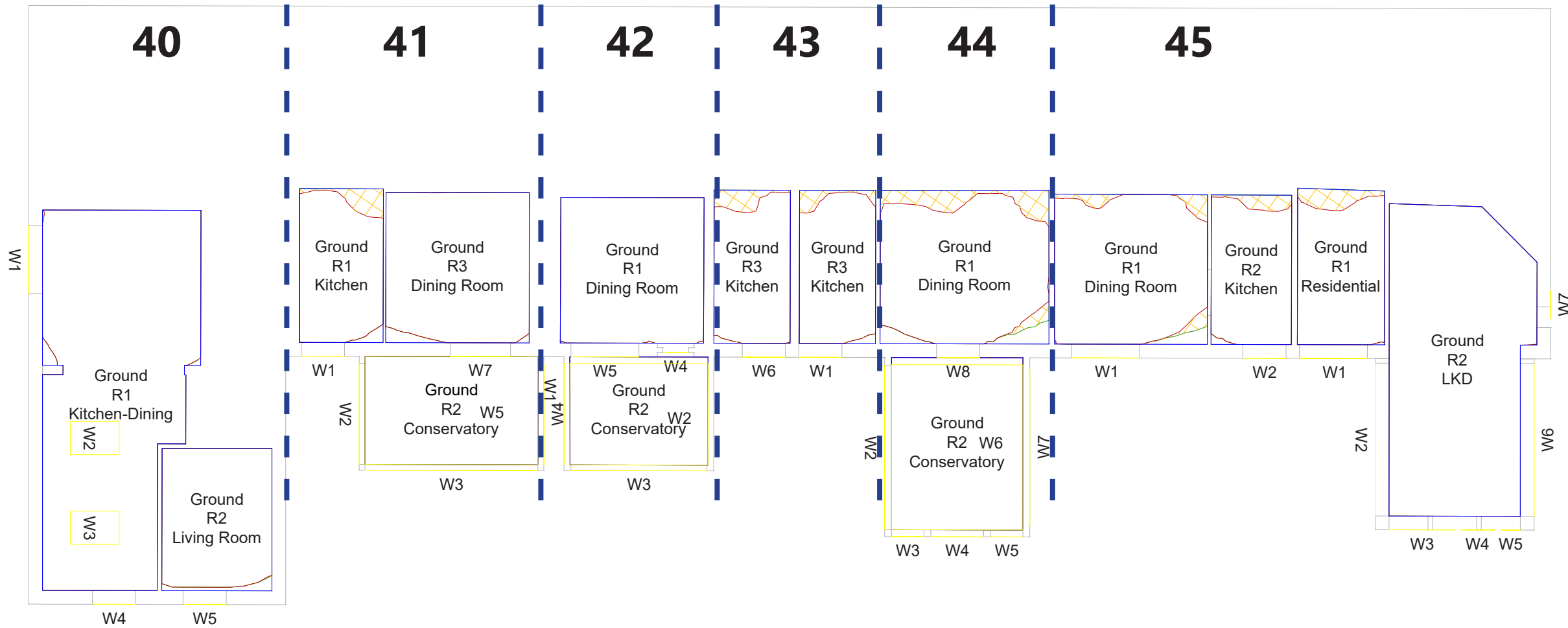
Project **Project Otter
Cambridge
Illustrative Scheme**

Title **40-45 Silverwood Close
Ground Floor
No-Sky Line Contour plot**

Drawn **TR** Checked **--**

Date **16/05/2025** Project **4802**

Rel no. **08** Prefix **DS01** Page no. **135** **CP01**



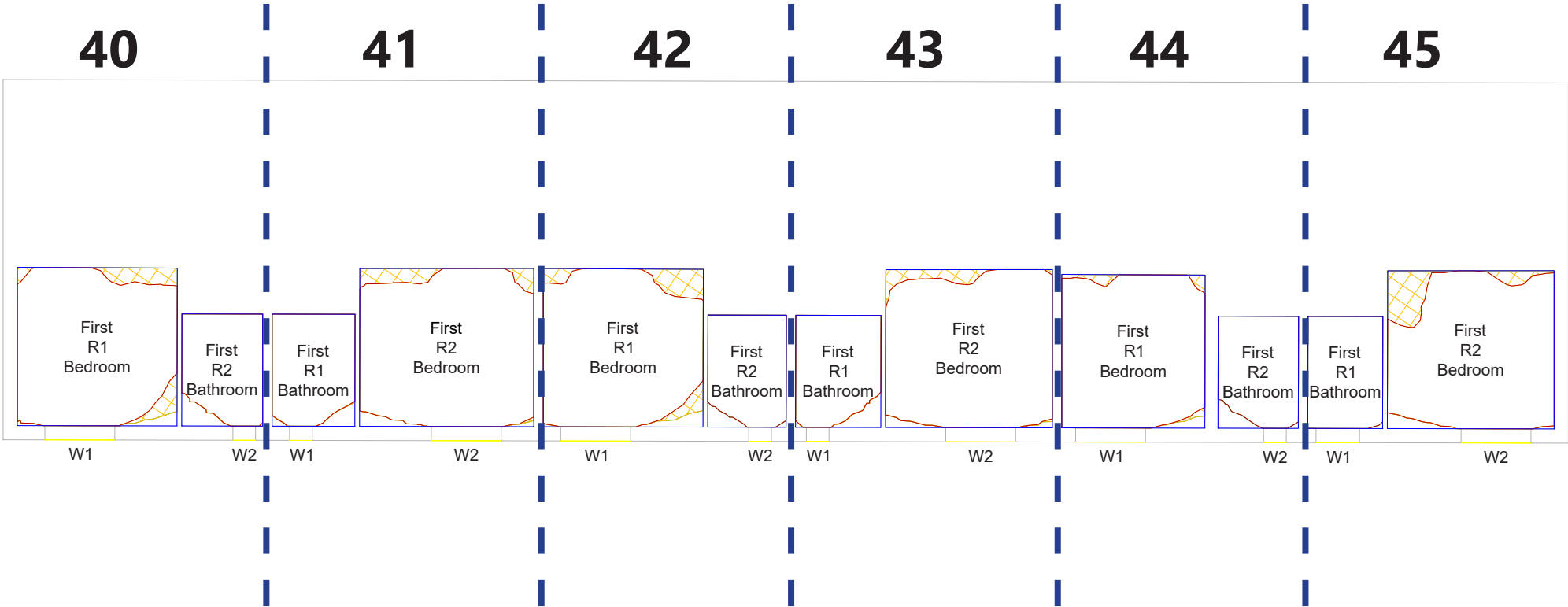
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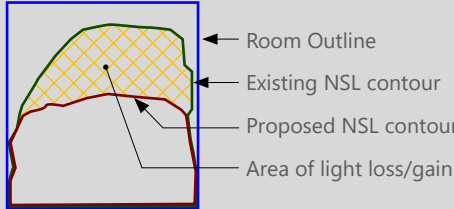
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Key

No Sky Line Analysis



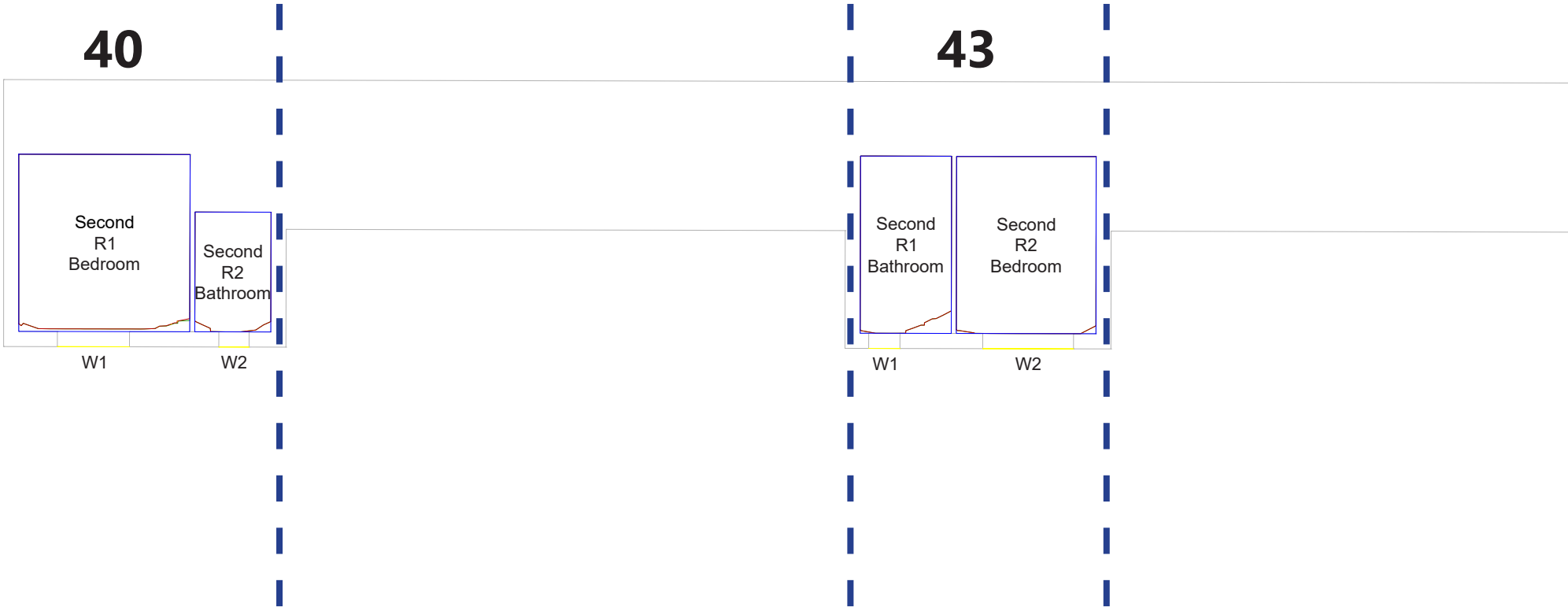
Project **Project Otter
Cambridge
Illustrative Scheme**

Title **40-45 Silverwood Close
First Floor
No-Sky Line Contour plot**

Drawn **TR** Checked **--**

Date **16/05/2025** Project **4802**

Rel no. **08** Prefix **DS01** Page no. **136** **CP02**



Sources of information

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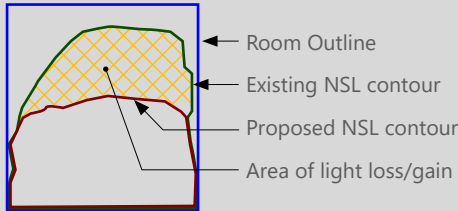
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Received 17/07/2024



Key

No Sky Line Analysis



Project
Project Otter
Cambridge
Illustrative Scheme

Title
40-45 Silverwood Close
Second Floor
No-Sky Line Contour plot

Drawn
TR
Checked
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Date
16/05/2025
Project
4802

Rel no.
08
Prefix
DS01
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137
CP03

Sources of information

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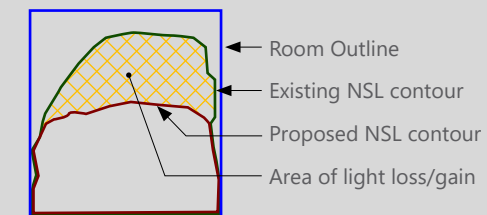
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Received 17/07/2024



Key

No Sky Line Analysis



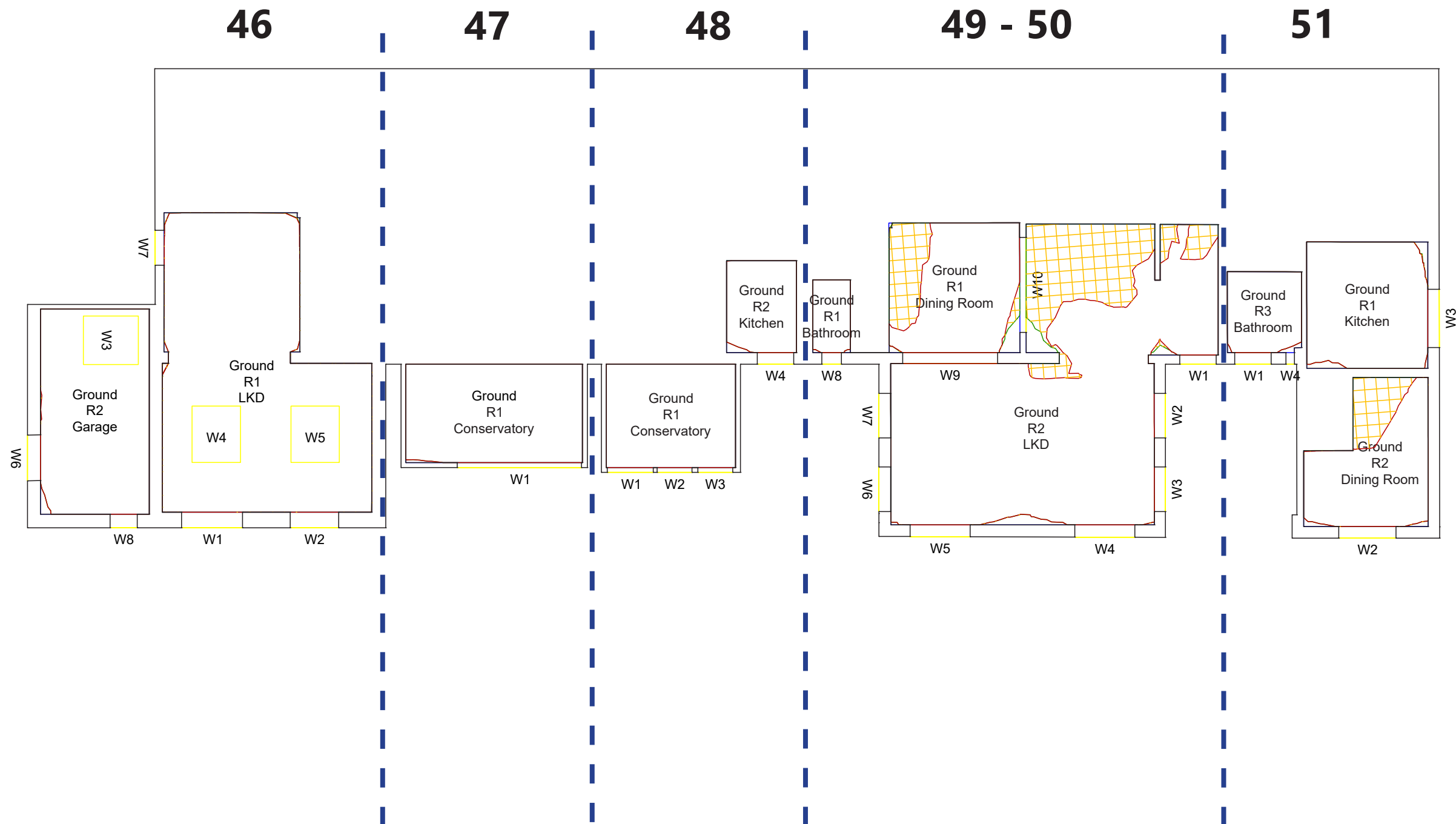
Project Project Otter
Cambridge
Illustrative Scheme

Title 46-51 Silverwood Close
Ground Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS01 Page no. 138 CP01



Sources of information

Greenhatch Group
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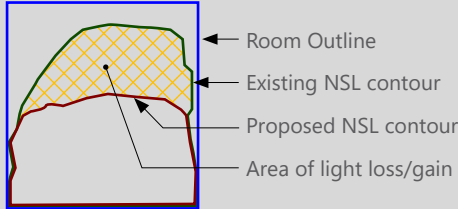
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Key

No Sky Line Analysis



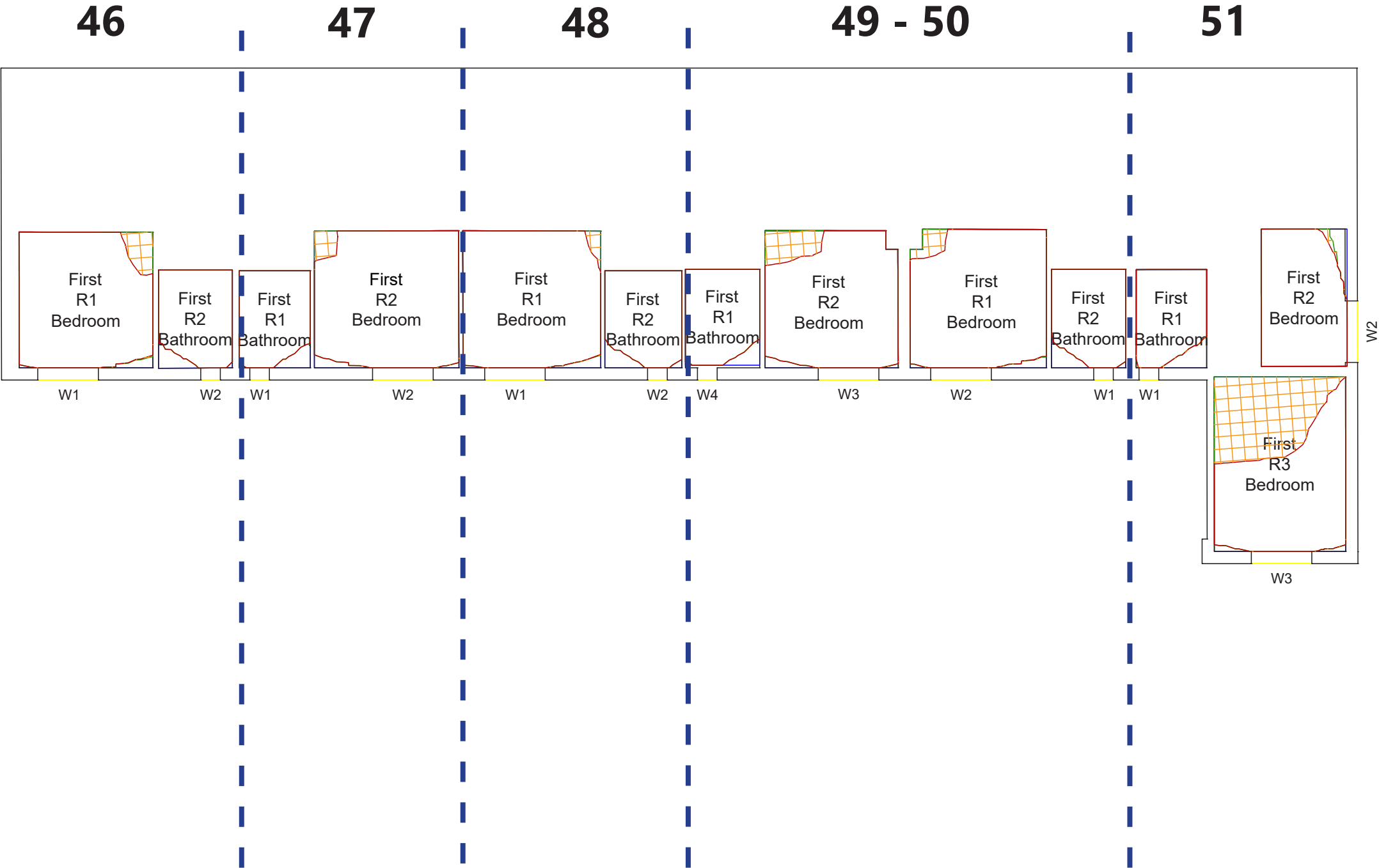
Project
Project Otter
Cambridge
Illustrative Scheme

Title
46-51 Silverwood Close
First Floor
No-Sky Line Contour plot

Drawn
DC
Checked
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Date
24/02/2025
Project
4802

Rel no.
07
Prefix
DS01
Page no.
139
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Sources of information

Greenhatch Group

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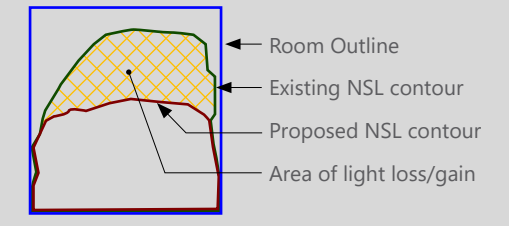
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Received 17/07/2024



Key

No Sky Line Analysis



Project	Project Otter Cambridge Illustrative Scheme		
Title	52-55 Silverwood Close Ground Floor No-Sky Line Contour plot		
Drawn	DC	Checked	--
Date	24/02/2025	Project	4802
Rel no.	07	Prefix	DS01
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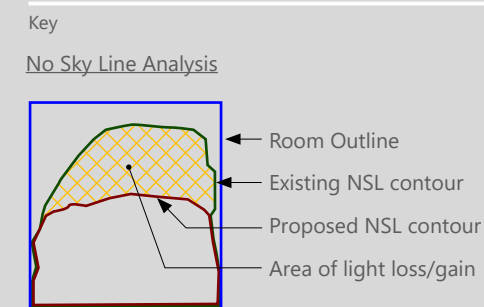
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Received 17/07/2024



Project Project Otter
Cambridge
Illustrative Scheme

Title 52-55 Silverwood Close
First Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

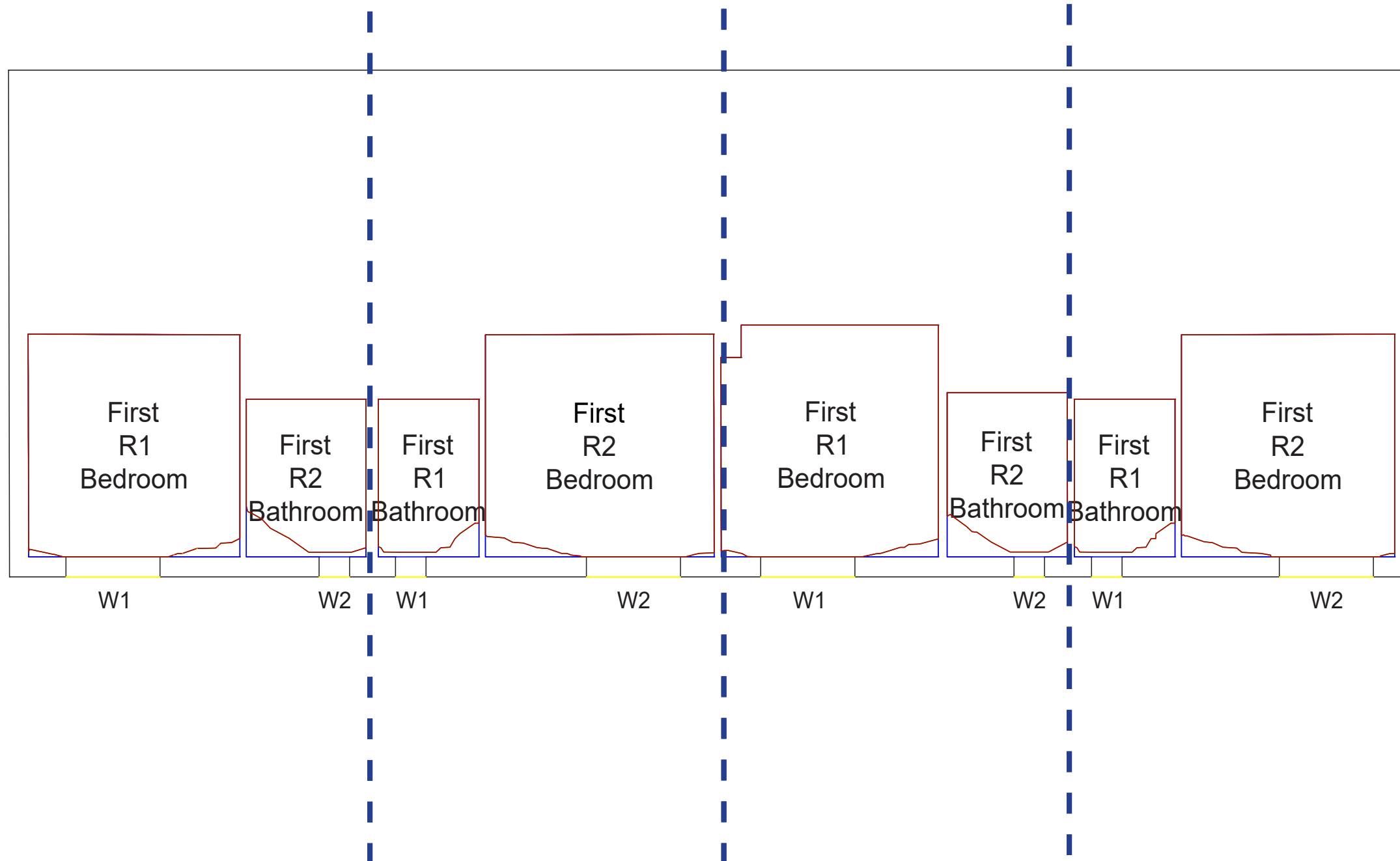
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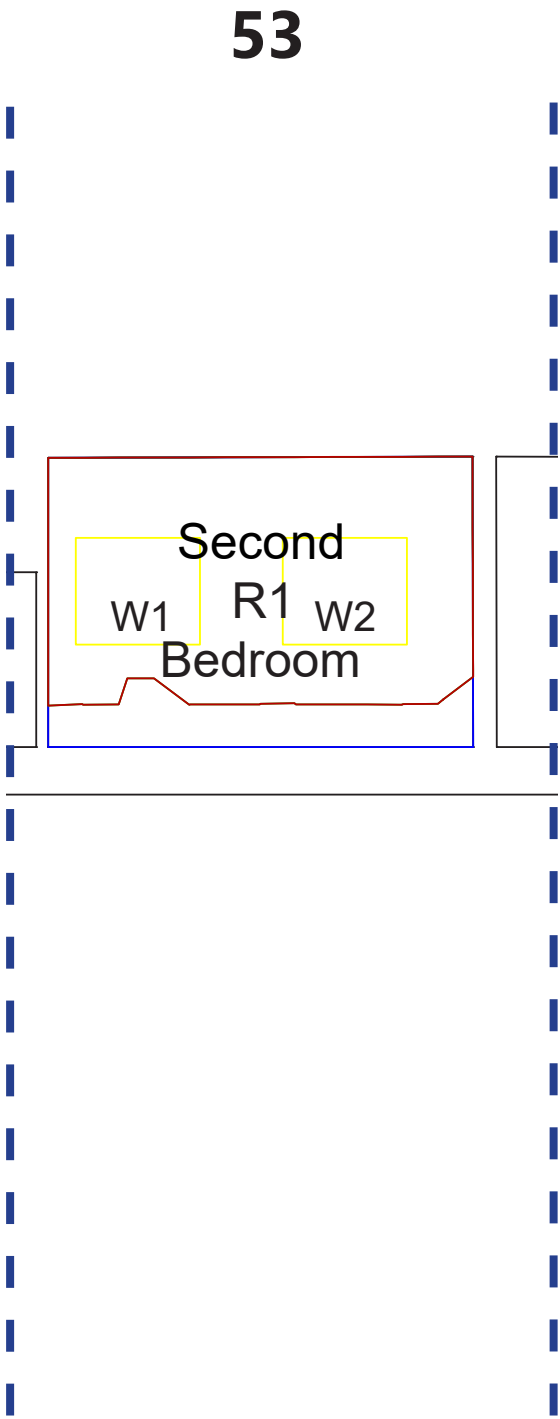
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Sources of information

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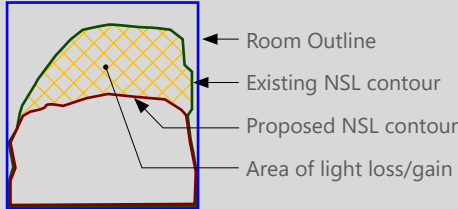
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Received 17/07/2024



Key

No Sky Line Analysis



Project **Project Otter
Cambridge
Illustrative Scheme**

Title **52-55 Silverwood Close
Second Floor
No-Sky Line Contour plot**

Drawn **DC** Checked **--**

Date **24/02/2025** Project **4802**

Rel no. **07** Prefix **DS01** Page no. **142** **CP03**

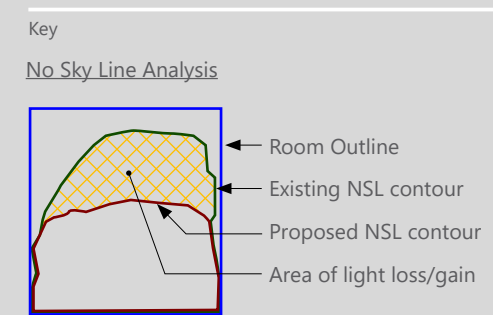
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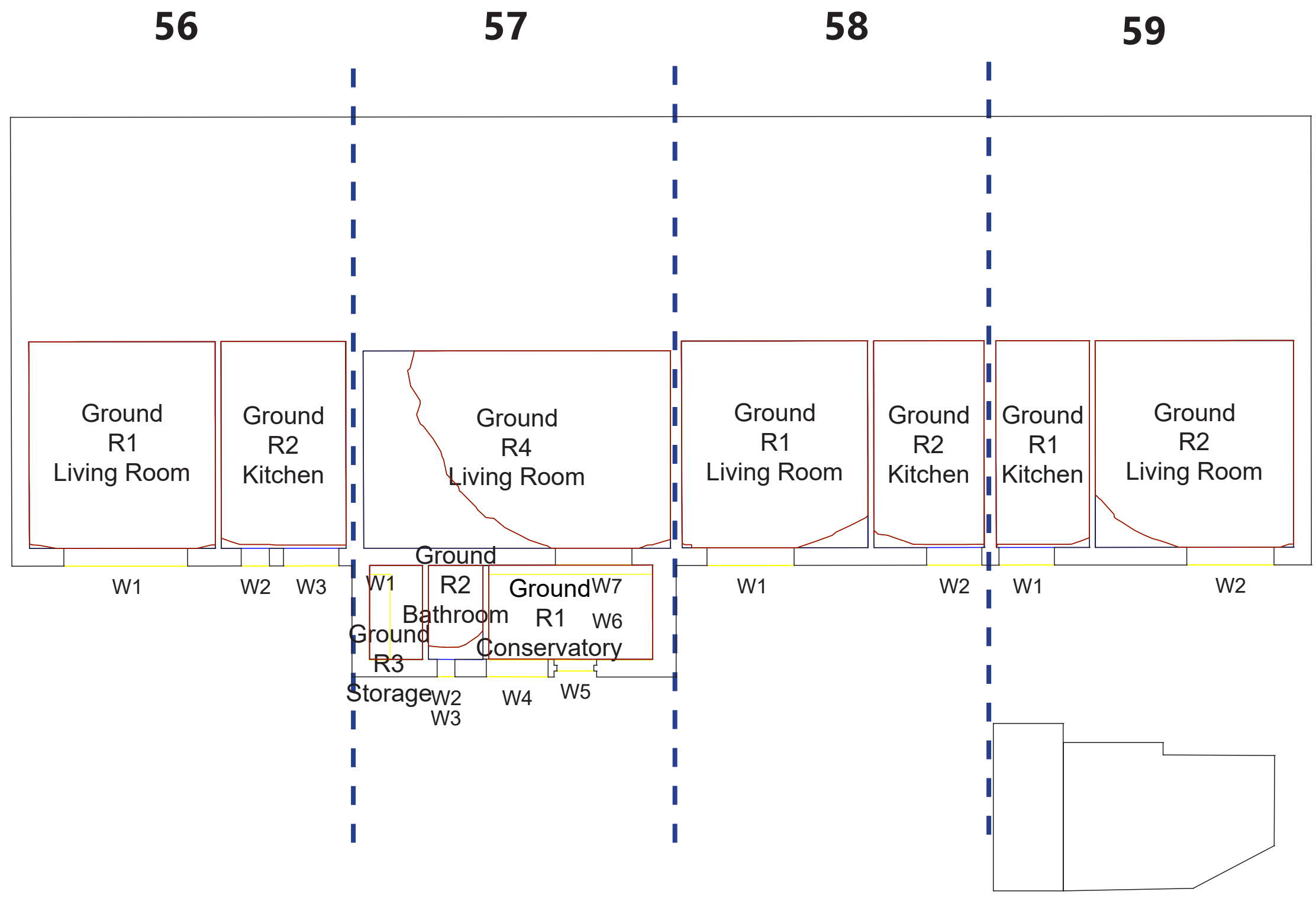
Project **Project Otter
Cambridge
Illustrative Scheme**

Title **56-59 Silverwood Close
Ground Floor
No-Sky Line Contour plot**

Drawn **DC** Checked **--**

Date **24/02/2025** Project **4802**

Rel no. **07** Prefix **DS01** Page no. **143** **CP01**



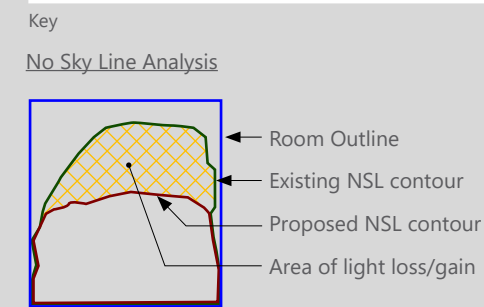
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- Greenhatch Group

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Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021
- Leonard Design Architects

2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
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Received 17/07/2024



Project	Project Otter Cambridge Illustrative Scheme		
Title	56-59 Silverwood Close First Floor No-Sky Line Contour plot		
Drawn	DC	Checked	--
Date	24/02/2025	Project	4802
Rel no.	07	Prefix	DS01
		Page no.	144 CP02

Sources of information

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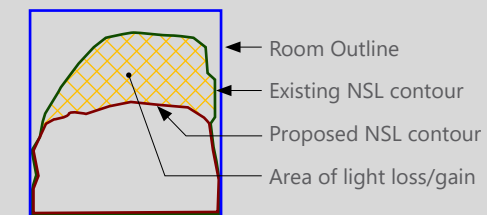
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Key

No Sky Line Analysis



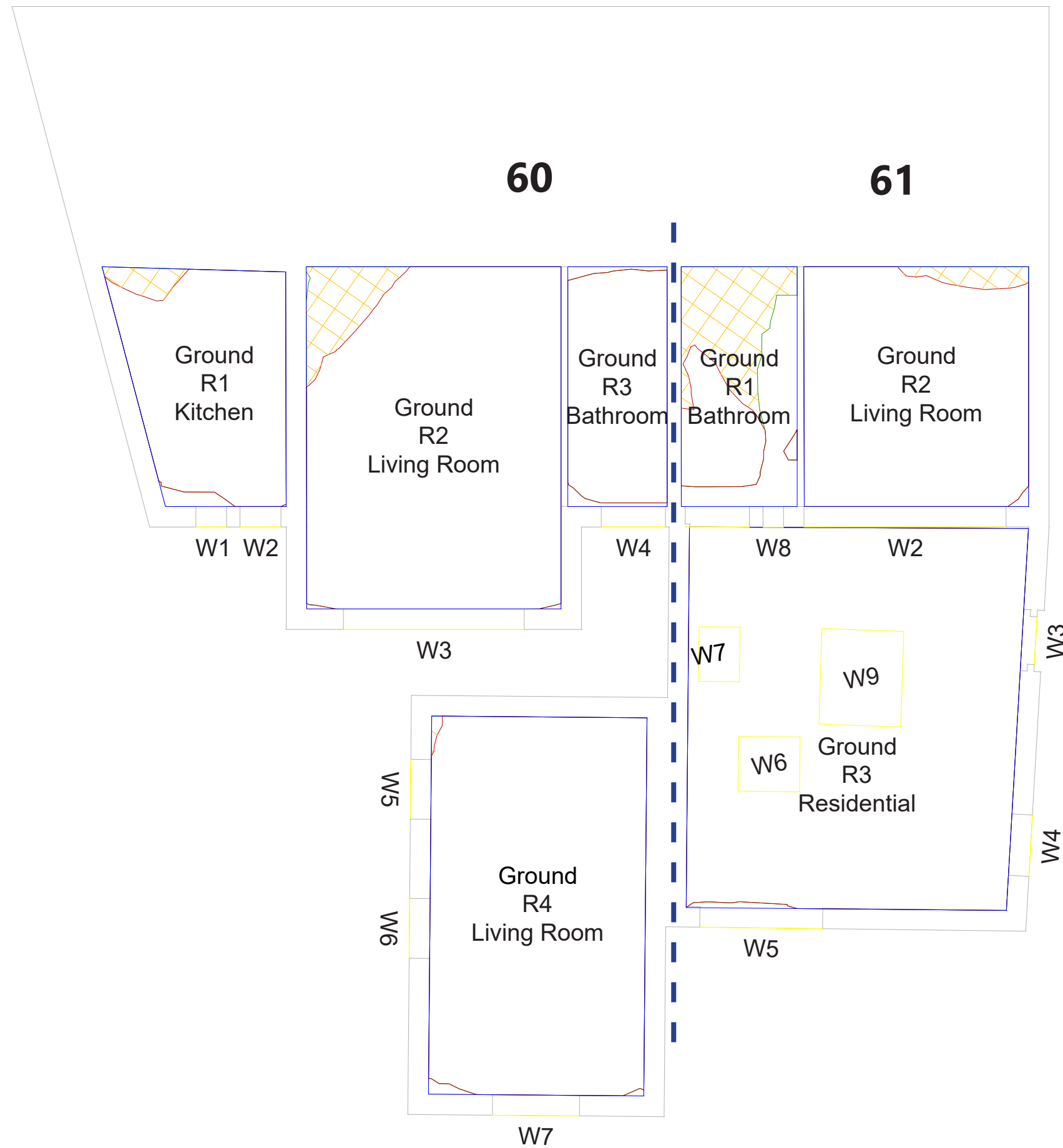
Project Project Otter
Cambridge
Illustrative Scheme

Title 60-61 Silverwood Close
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

Rel no. 08 Prefix DS01 Page no. 145 CP01



Sources of information

Greenhatch Group
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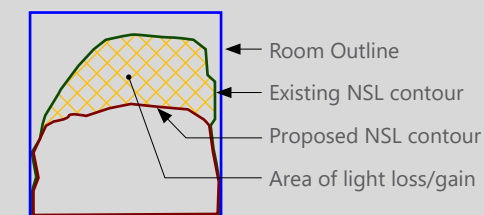
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Key

No Sky Line Analysis



Project Project Otter
Cambridge
Illustrative Scheme

Title 60-61 Silverwood Close
First Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

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60

61



Sources of information

Greenhatch Group
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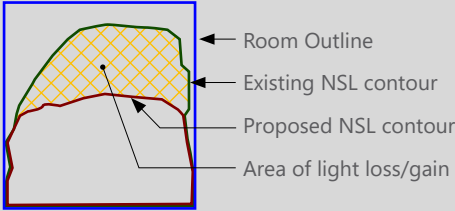
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Illustrative Scheme

Title 60-61 Silverwood Close
Second Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 16/05/2025 Project 4802

Rel no. 08 Prefix DS01 Page no. 147 CP03

61



Sources of information

Greenhatch Group

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Leonard Design Architects

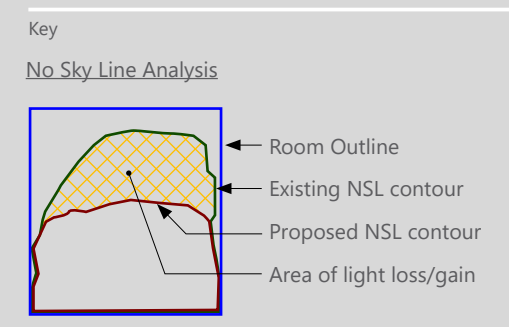
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Received 17/07/2024

NORTH





Project	Project Otter Cambridge Illustrative Scheme		
Title	62-65a Silverwood Close Ground Floor No-Sky Line Contour plot		
Drawn	DC	Checked	--
Date	24/02/2025	Project	4802
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		Page no.	148 CP01

Sources of information

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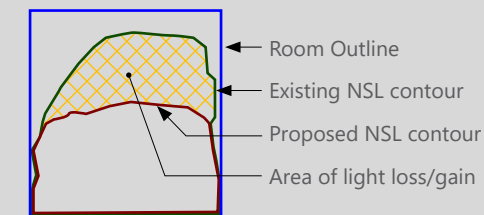
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Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Project **Project Otter
Cambridge
Illustrative Scheme**

Title **62-65a Silverwood Close
First Floor
No-Sky Line Contour plot**

Drawn **DC** Checked **--**

Date **24/02/2025** Project **4802**

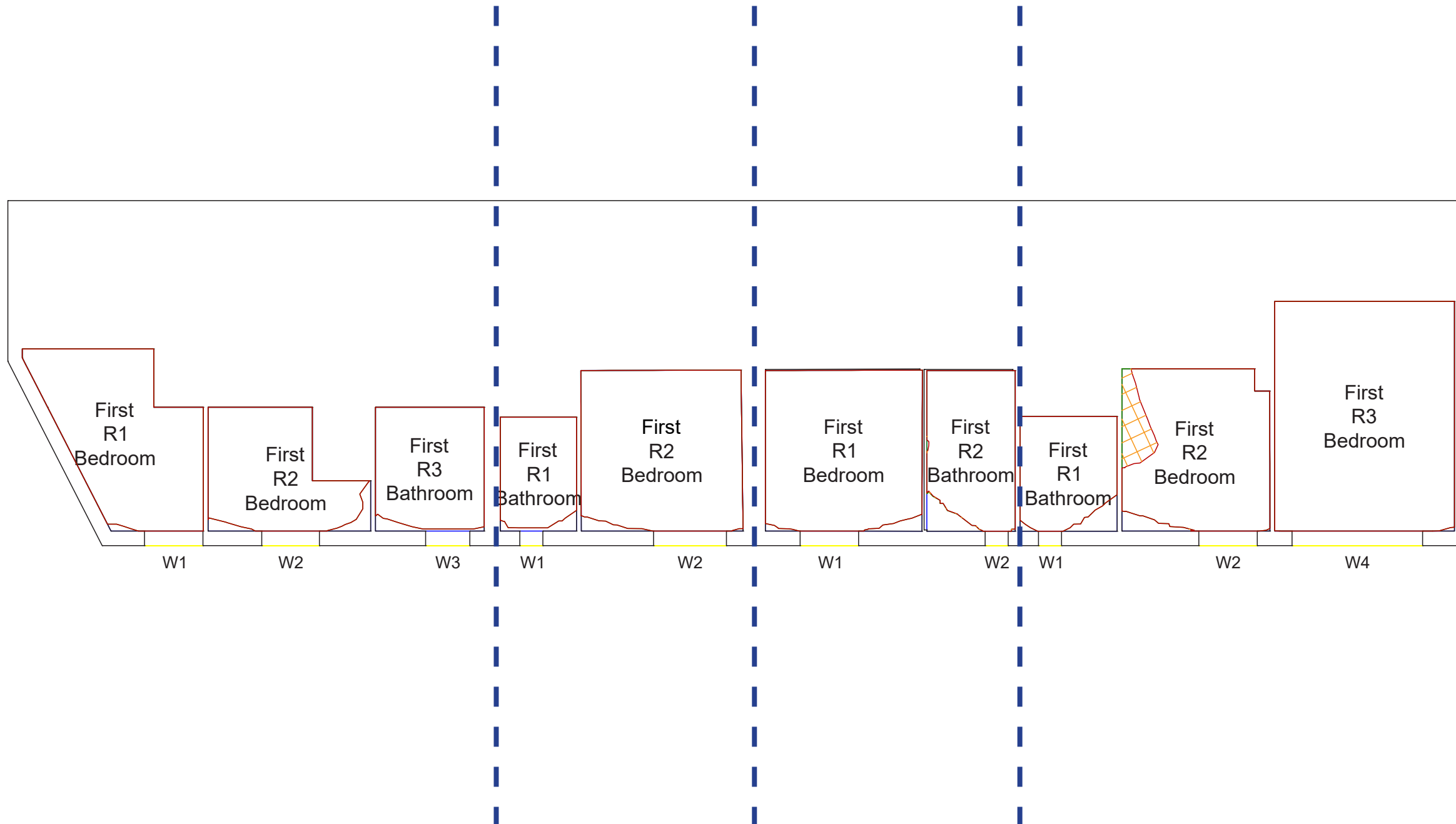
Rel no. **07** Prefix **DS01** Page no. **149** **CP02**

62

63

64

65-65a



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

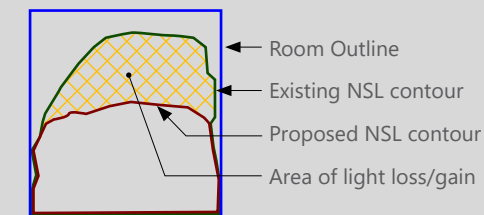
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Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Illustrative Scheme

Title 62-65a Silverwood Close
Second Floor
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

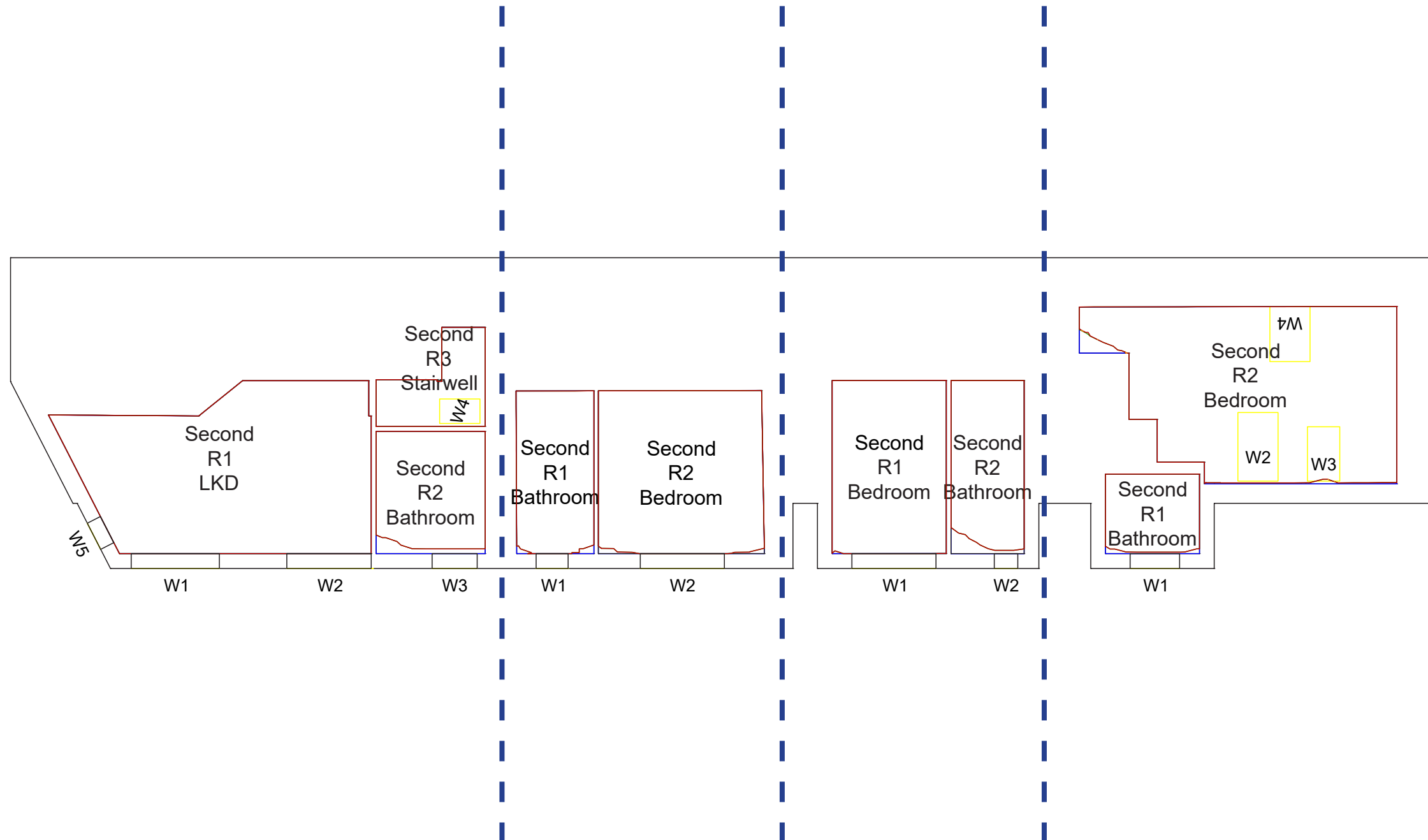
Rel no. 07 Prefix DS01 Page no. 150 CP03

62

63

64

65-65a



Appendix 3c

Window Maps – Silverwood Close

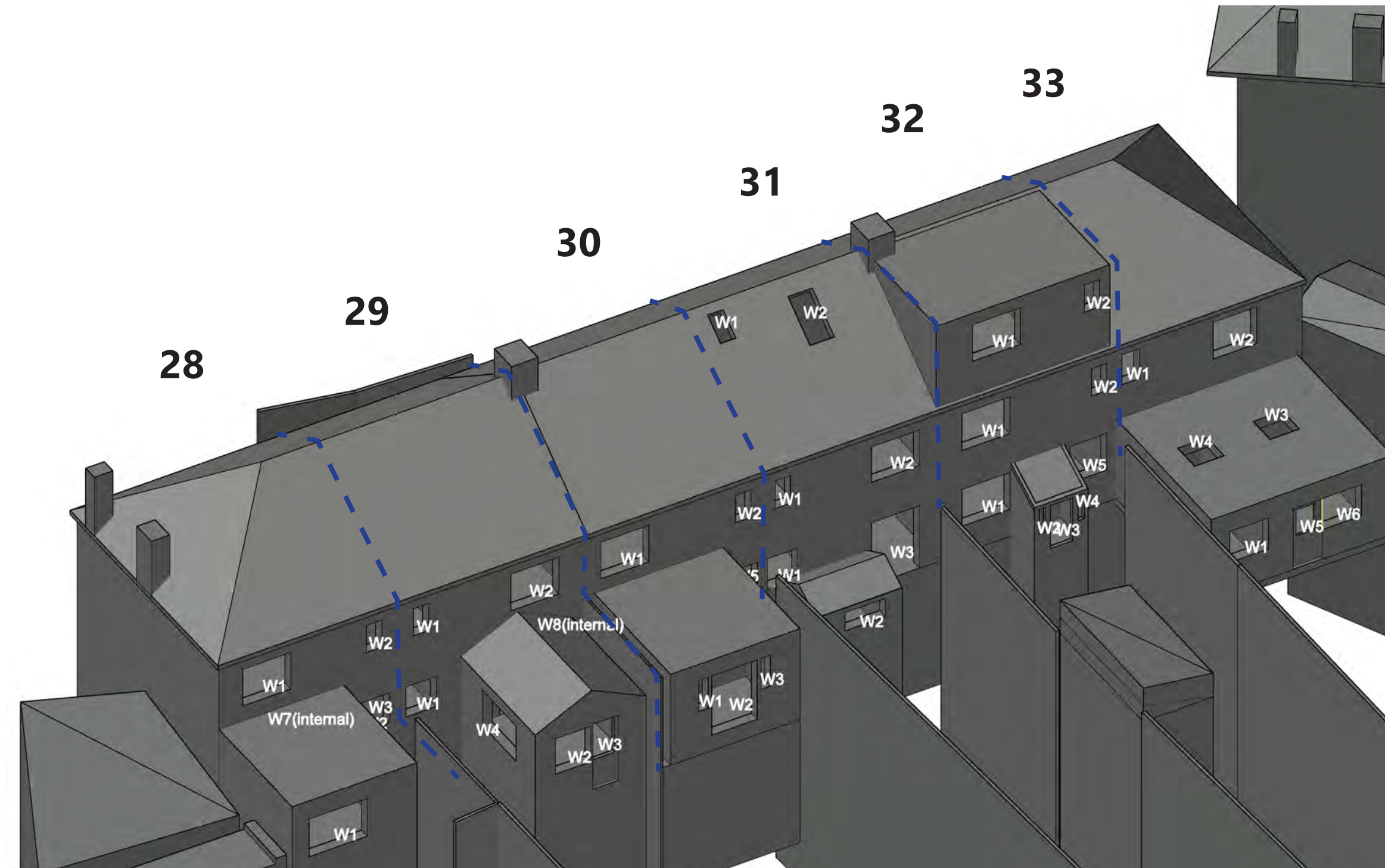


Sources of information

Greenhatch Group
35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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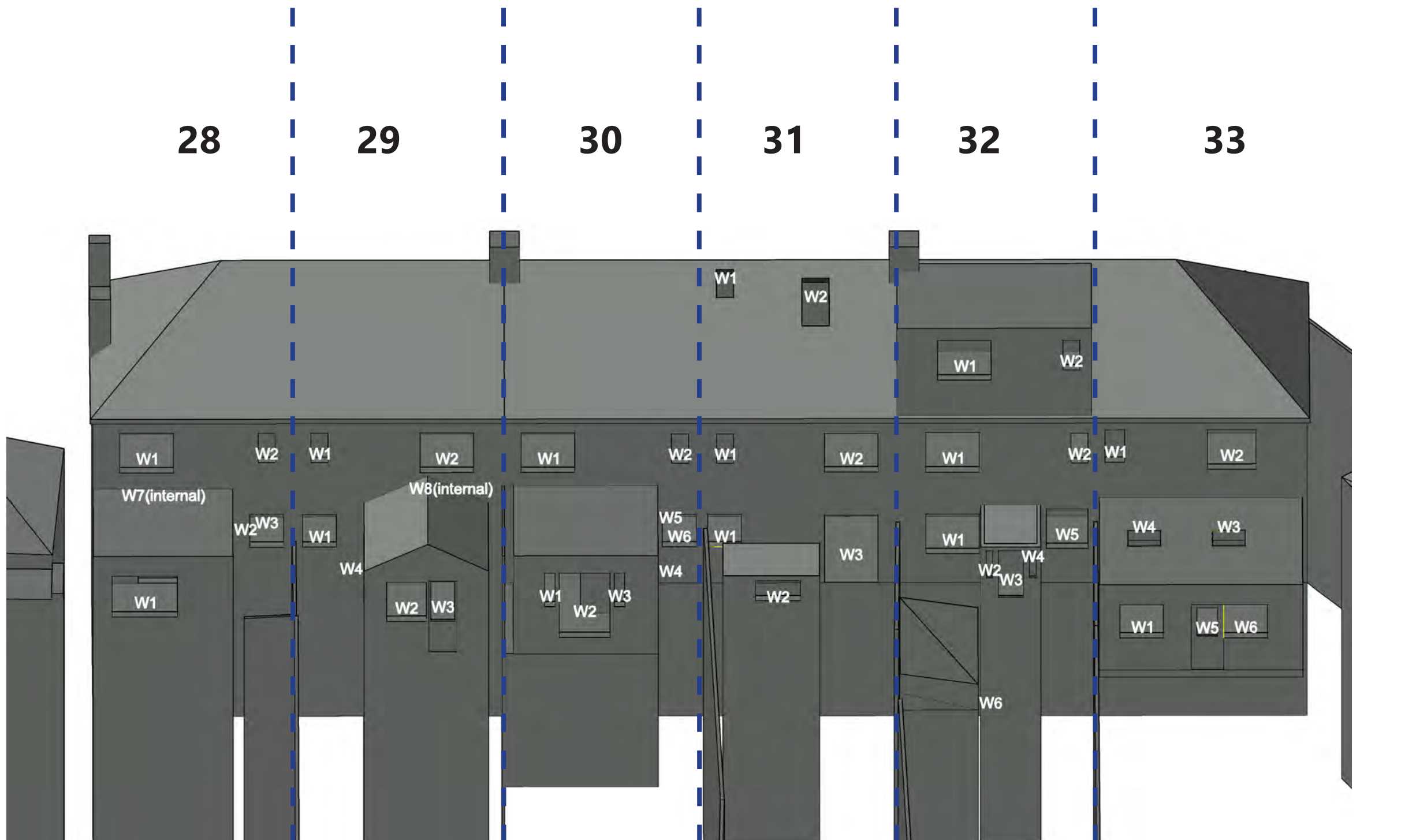
Project Project Otter
Cambridge
CB1 3ET

Title 28-33 Silverwood Close
Window Map

Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	152 35

Sources of information

- Greenhatch Group**
35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021
- ZMapping**
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021
- EB7 Ltd**
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Project	Project Otter Cambridge CB1 3ET		
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Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	153 36

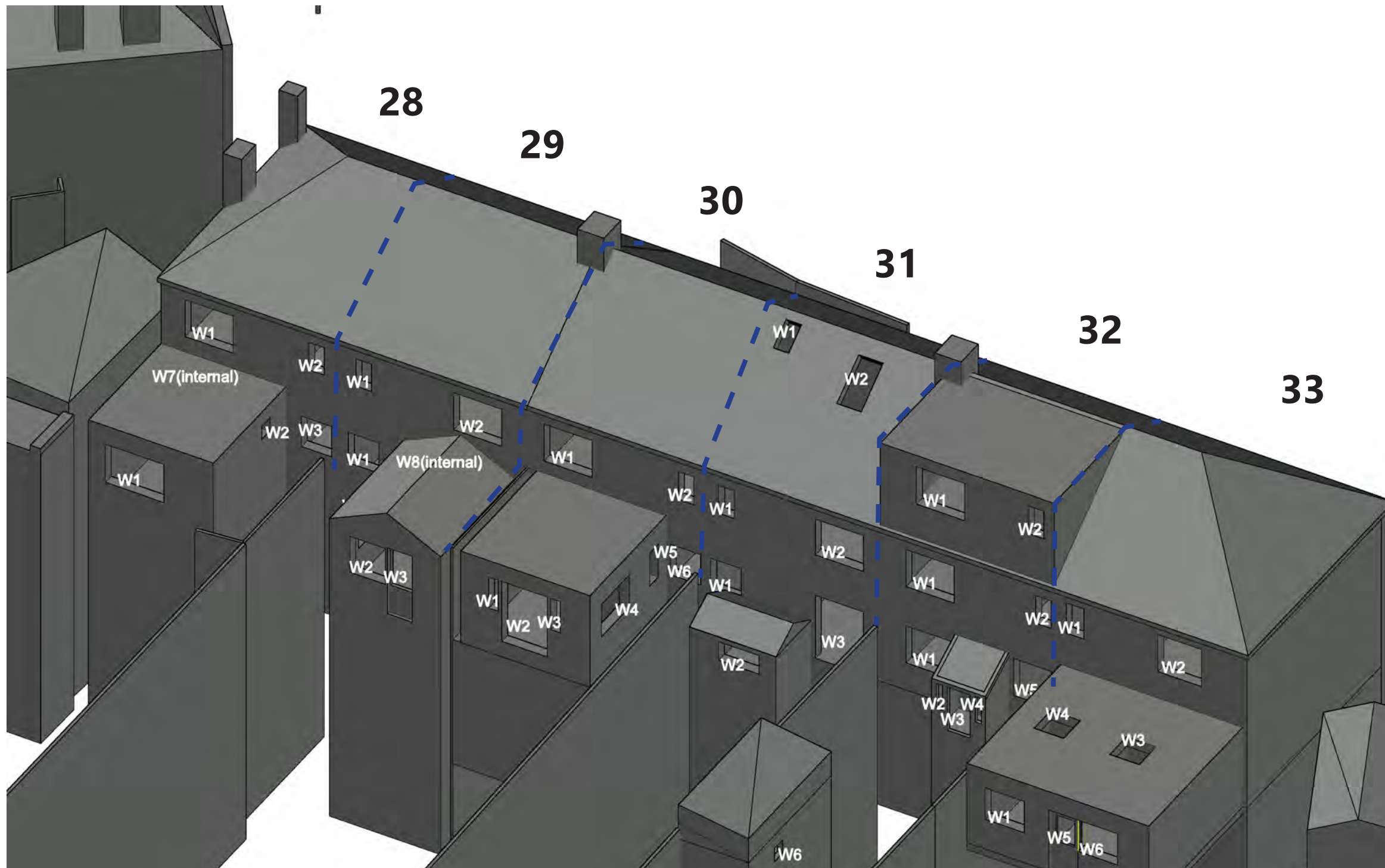


Sources of information

Greenhatch Group
35829A_01-03_E.dwg
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Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project	Project Otter Cambridge CB1 3ET		
Title	28-33 Silverwood Close Window Map		
Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	154 37

Sources of information

Greenhatch Group

35829A_01-03_E.dwg

35829A_T_REV1.dwg

Received 01/03/2021

ZMapping

Beehive Centre_060720_Solids XY@NE.dwg

Received 03/06/2021

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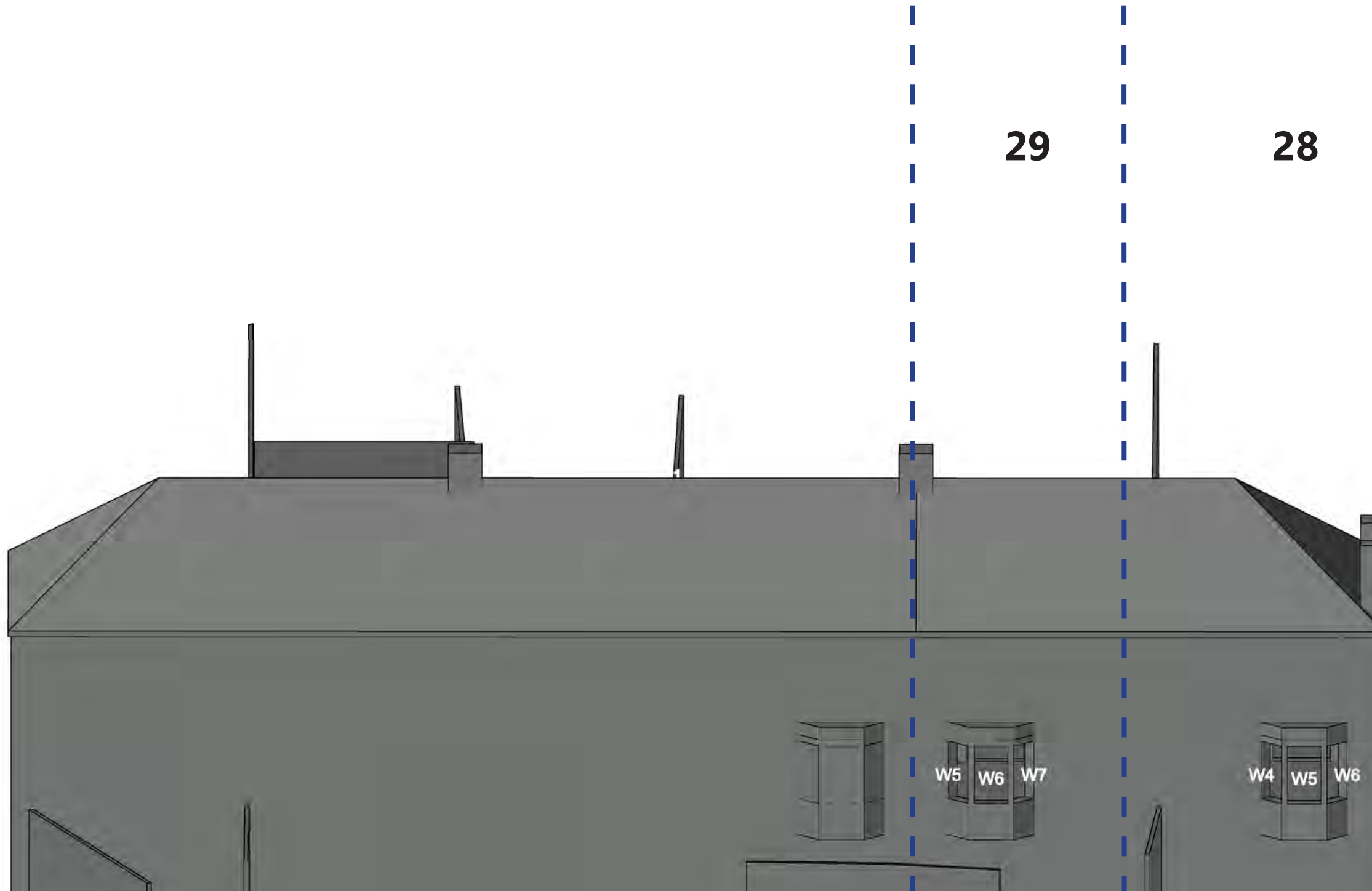
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28



Project Project Otter
Cambridge
CB1 3ET

Title 28-33 Silverwood Close
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 155 38

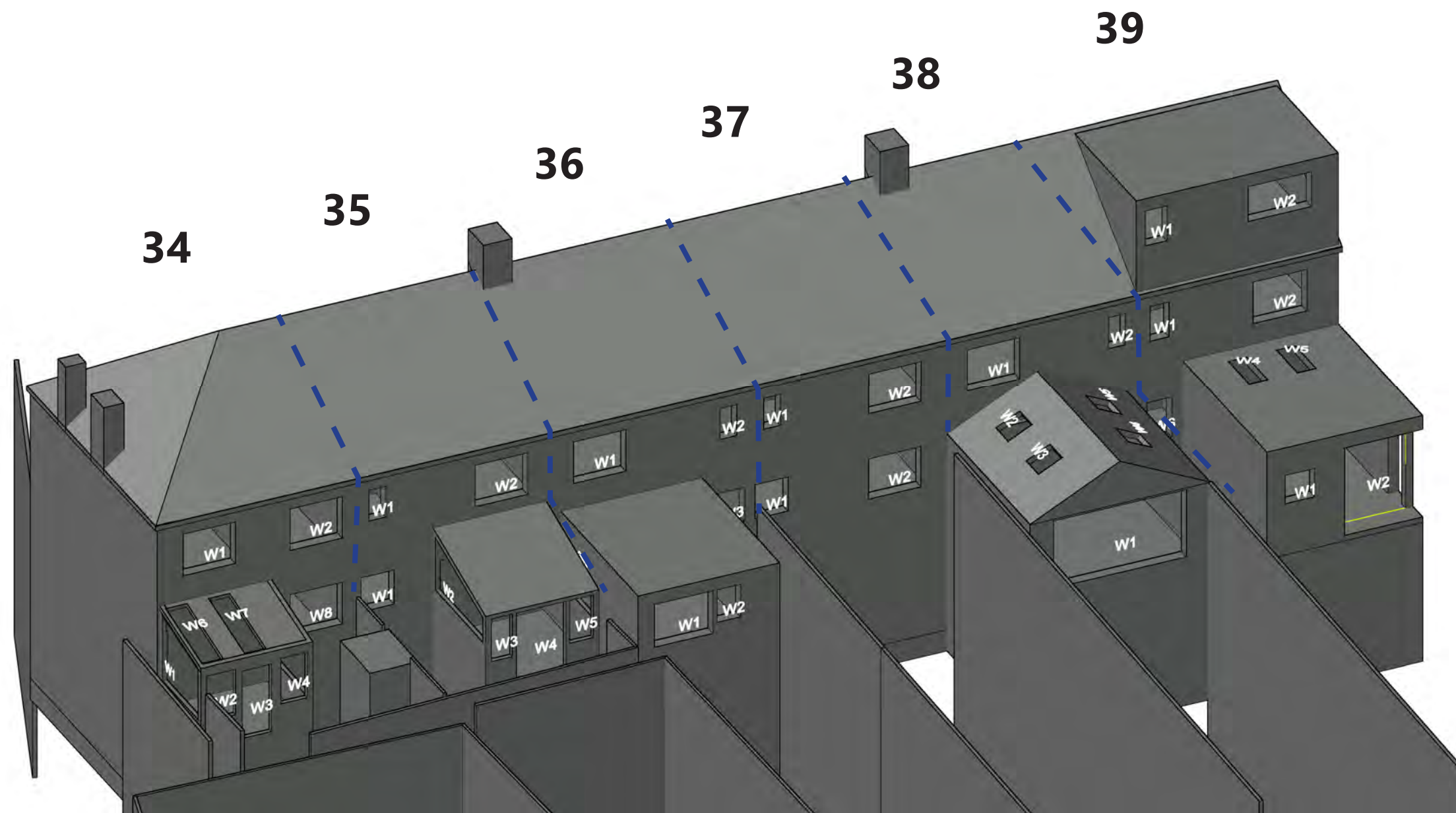


Sources of information

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Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
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Title 34-39 Silverwood Close
Window Map

Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	39
		156	

Sources of information

Greenhatch Group
35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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34

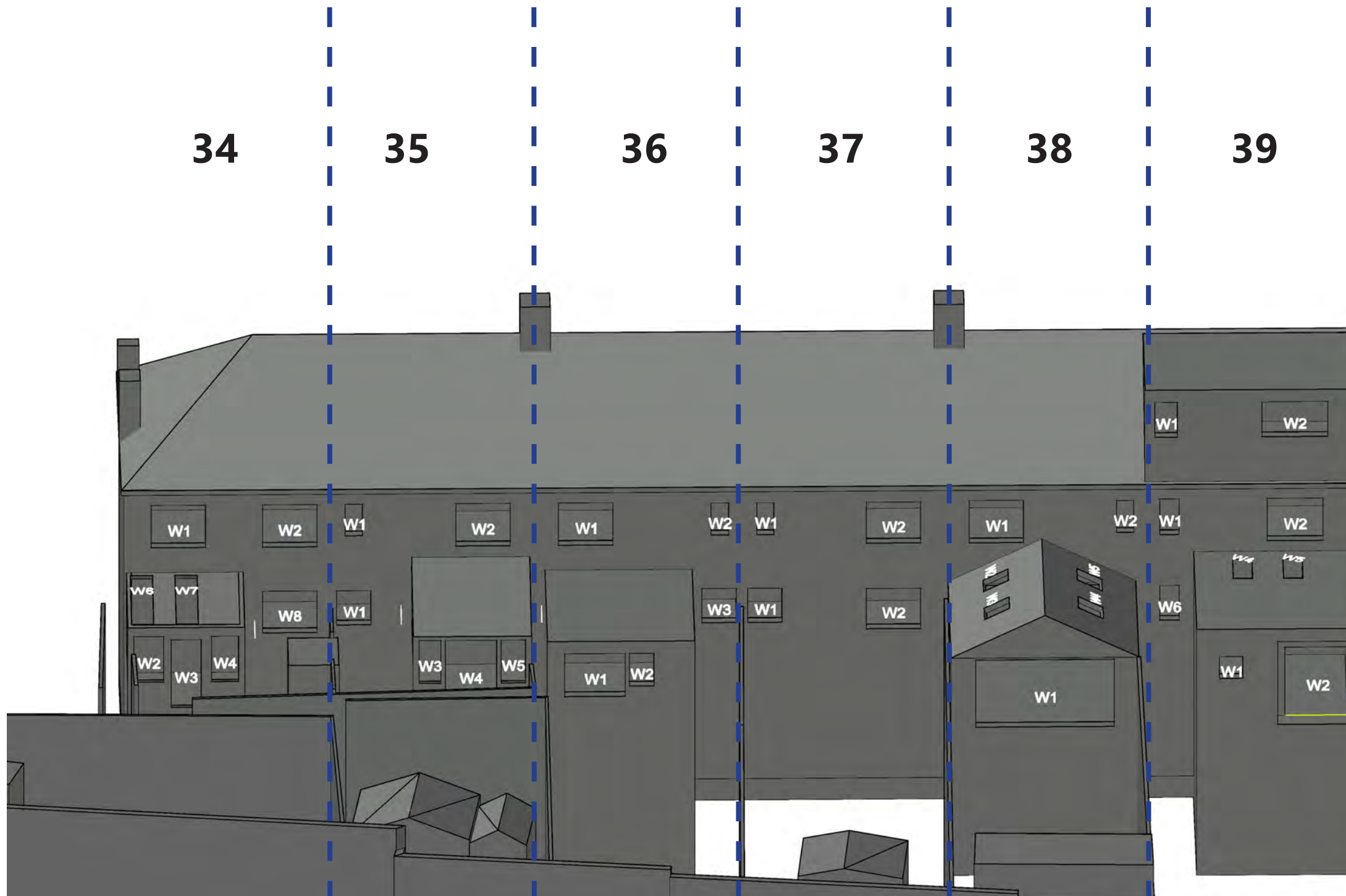
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39



Project Project Otter
Cambridge
CB1 3ET

Title 34-39 Silverwood Close
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 157 40

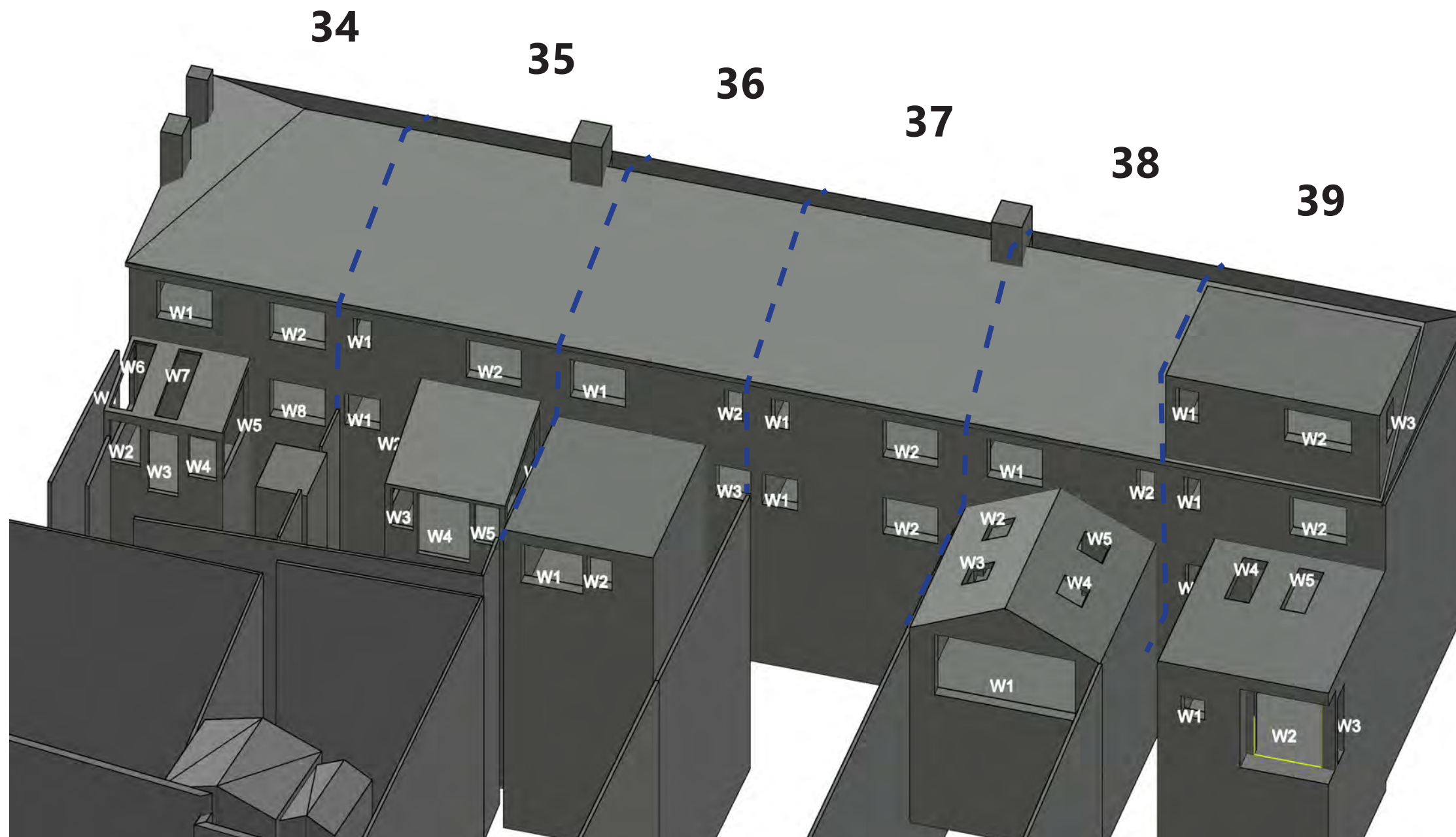


Sources of information

Greenhatch Group
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Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project Project Otter
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Title 34-39 Silverwood Close
Window Map

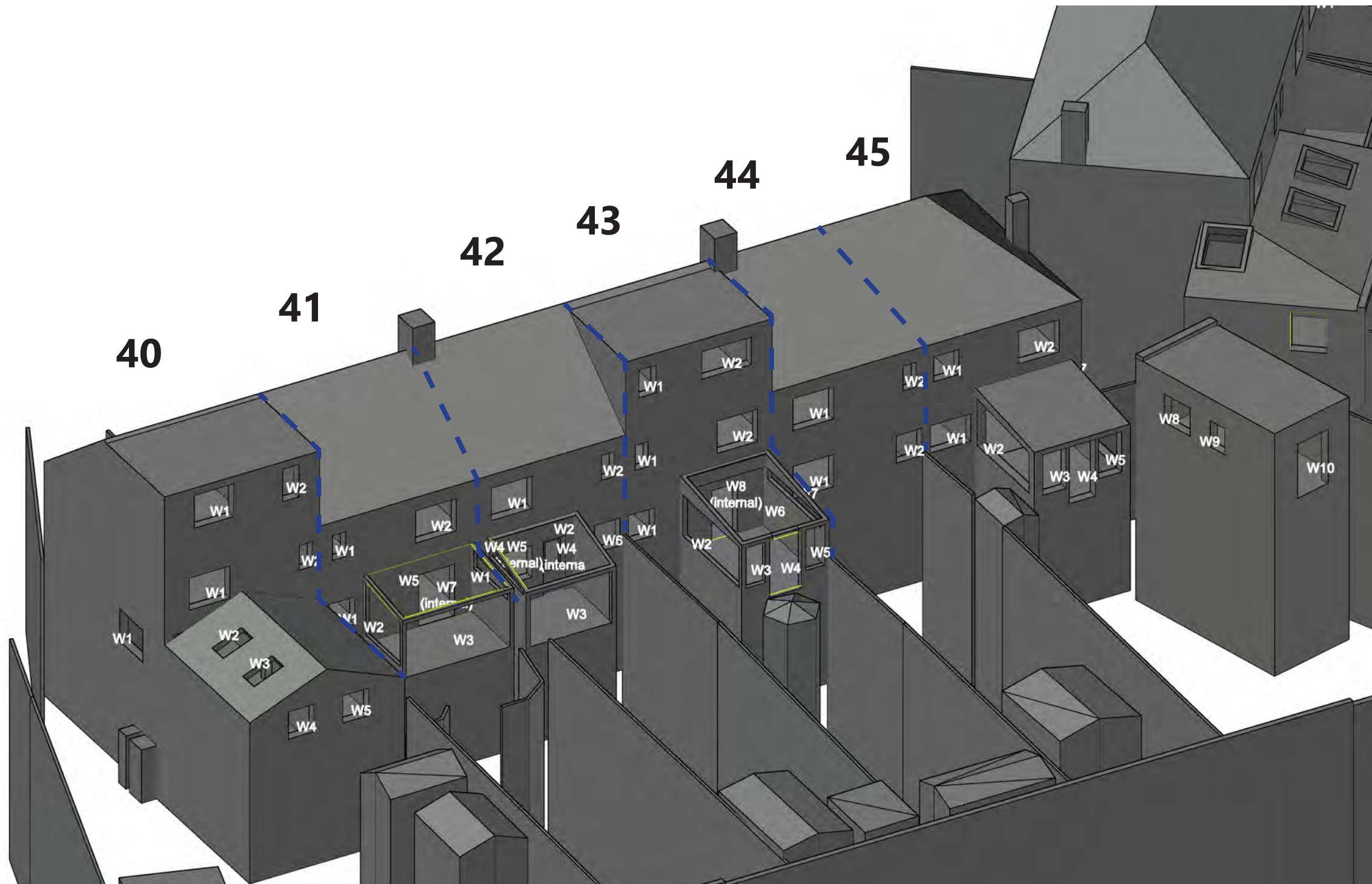
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Sources of information

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35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Title 40-45 Silverwood Close
Window Map

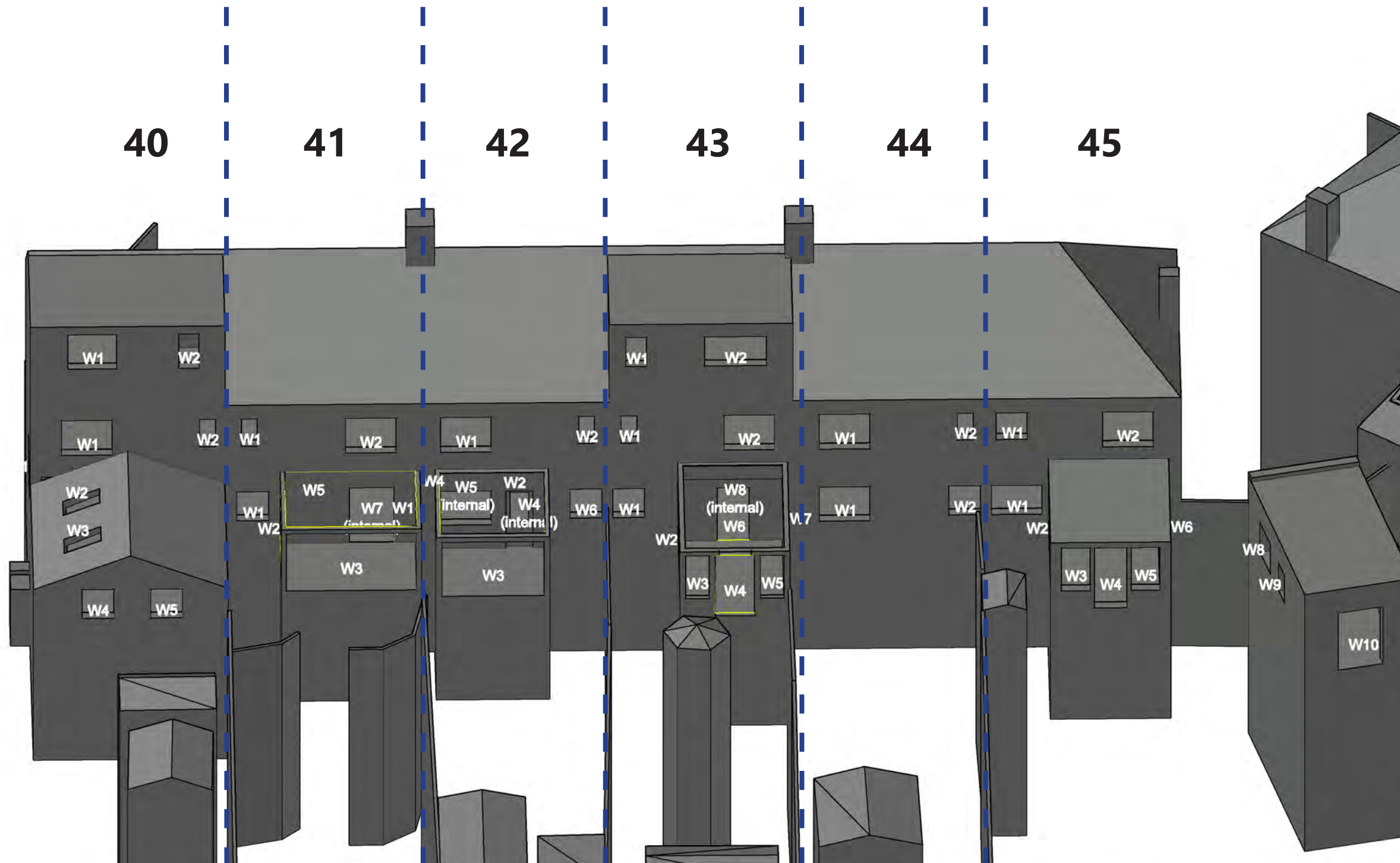
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Sources of information

Greenhatch Group
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35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project Project Otter
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Title 40-45 Silverwood Close
Window Map

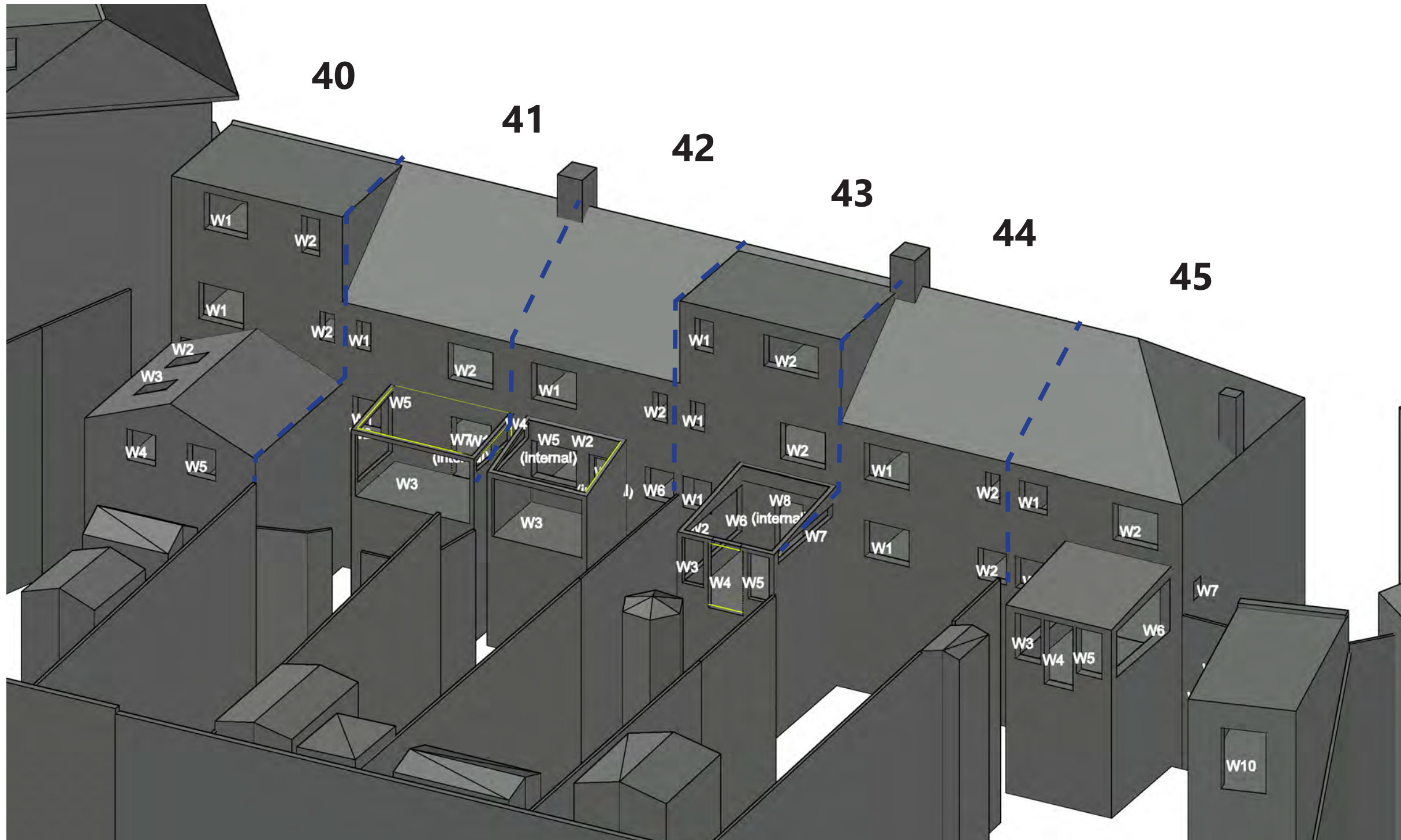
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Sources of information

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Received 01/03/2021

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Received 03/06/2021

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Project Project Otter
Cambridge
CB1 3ET

Title 40-45 Silverwood Close
Window Map

Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	161 44



Sources of information

Greenhatch Group

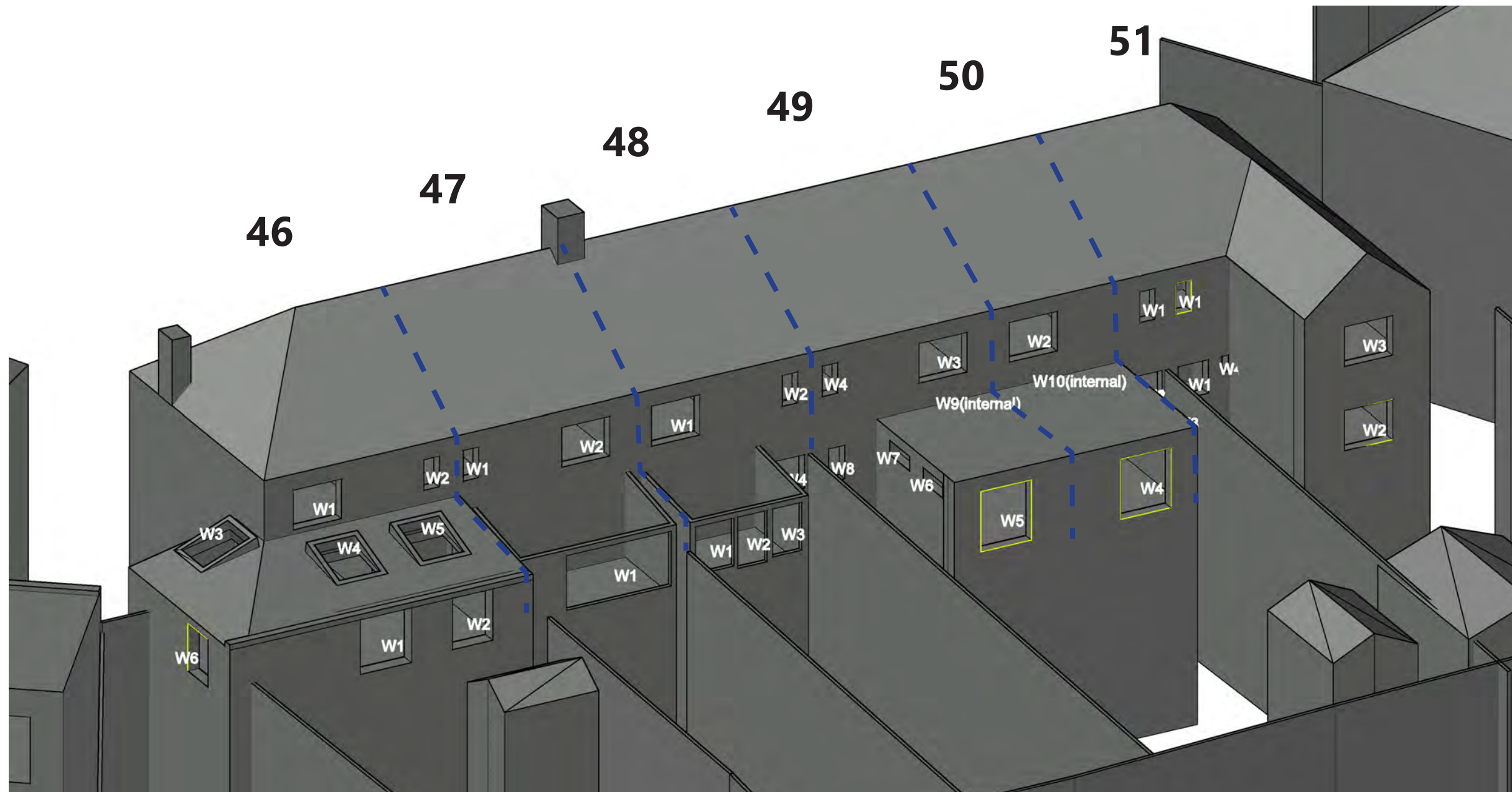
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ZMapping

Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project	Project Otter Cambridge CB1 3ET		
Title	46-51 Silverwood Close Window Map		

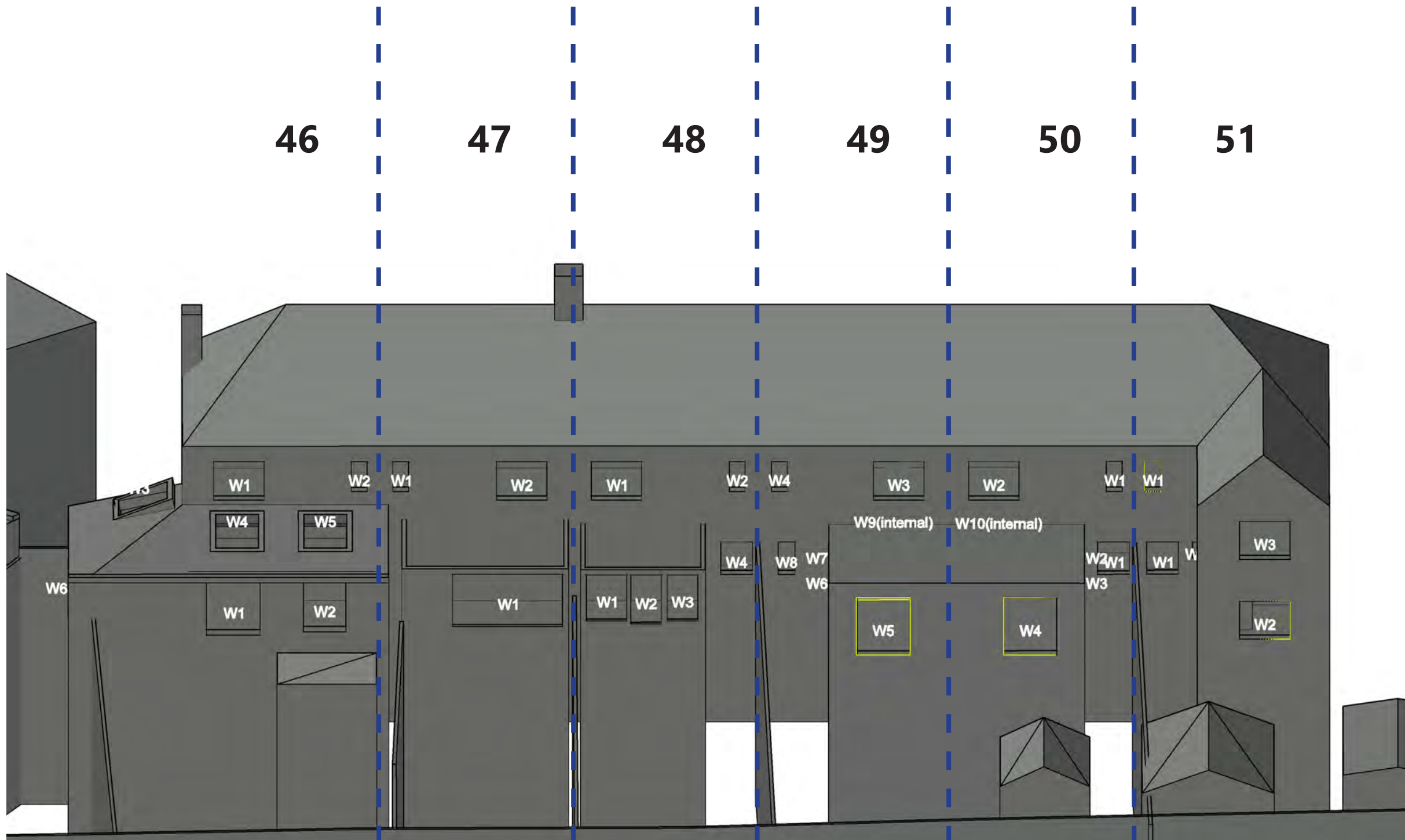
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Sources of information

Greenhatch Group
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Title 46-51 Silverwood Close
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 163 46

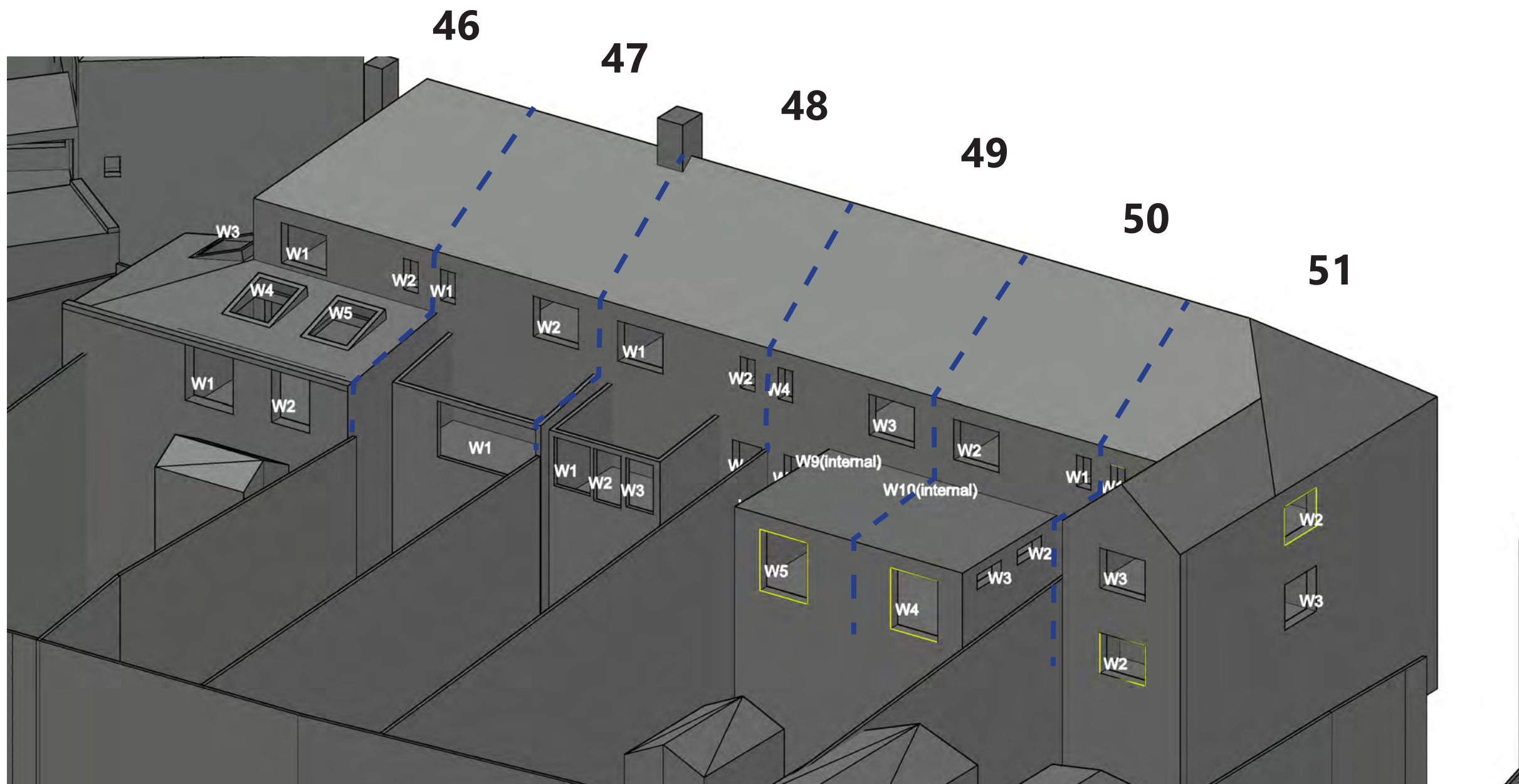


Sources of information

Greenhatch Group
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Received 03/06/2021

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Title 46-51 Silverwood Close
Window Map

Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	164 47

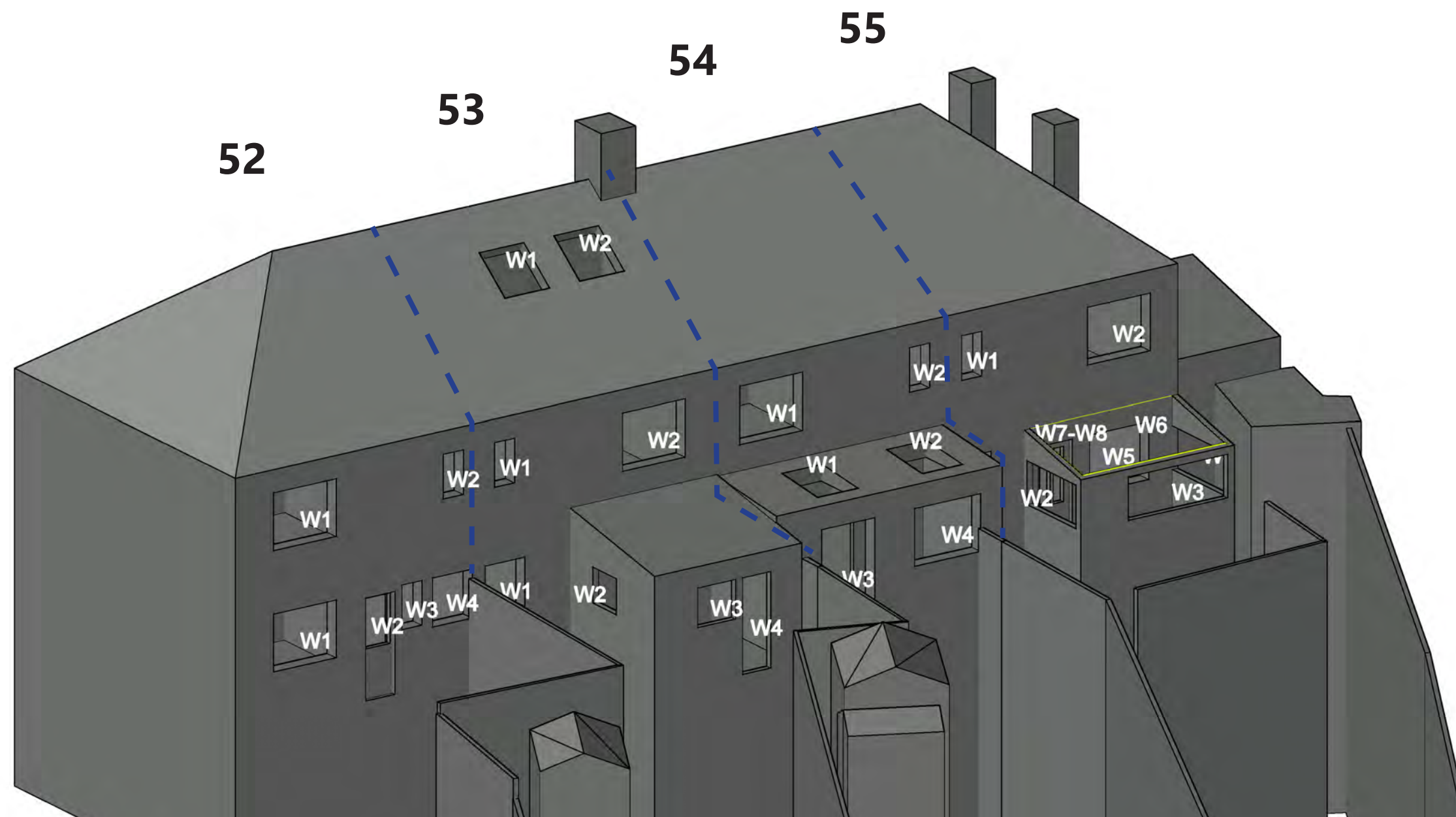


Sources of information

Greenhatch Group
35829A_01-03_E.dwg
35829A_T_REV1.dwg
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ZMapping
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Received 03/06/2021

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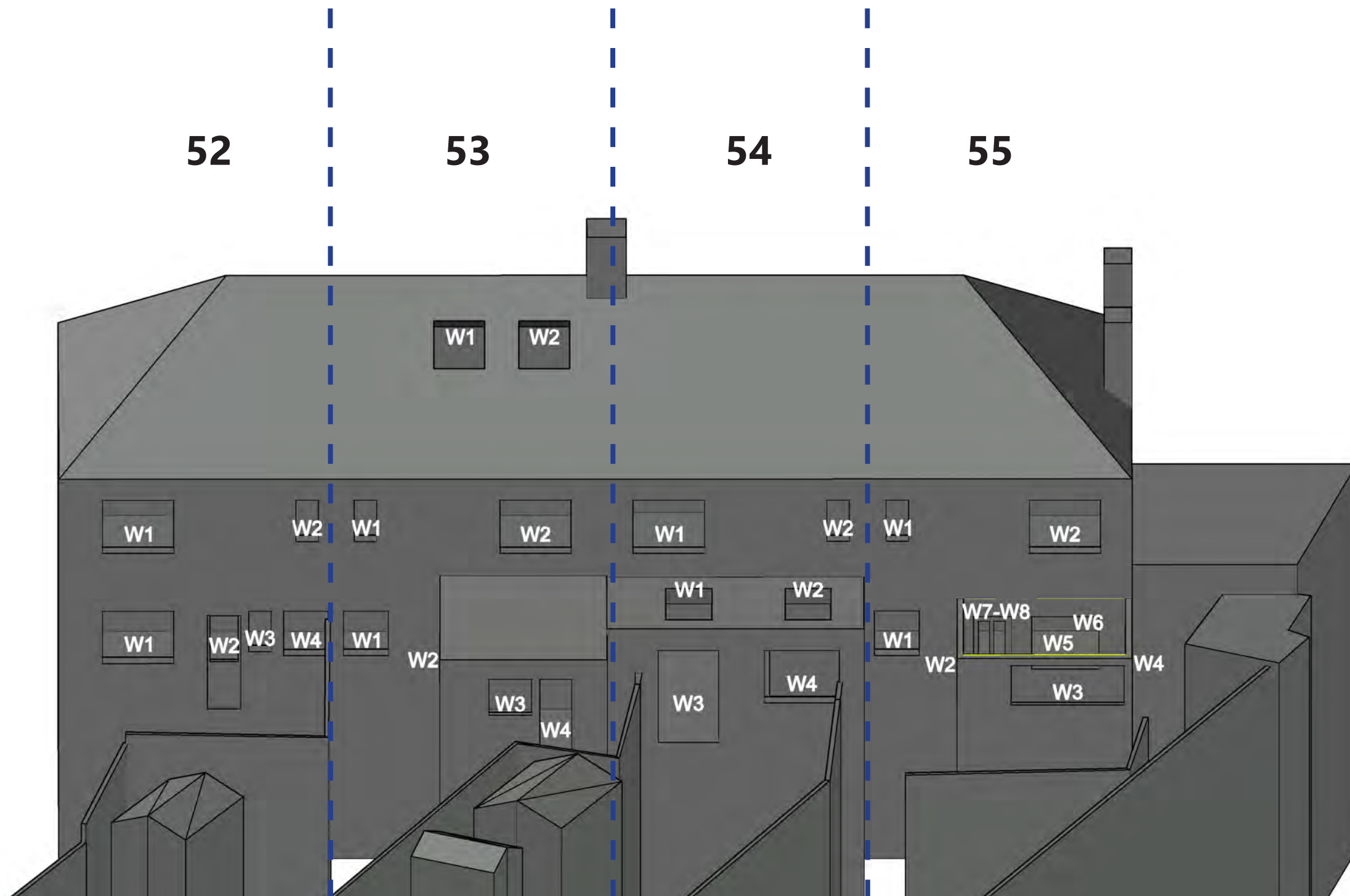


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Title	52-55 Silverwood Close Window Map		

Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	165 48

Sources of information

- Greenhatch Group**
35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021
- ZMapping**
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021
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Project	Project Otter Cambridge CB1 3ET		
Title	52-55 Silverwood Close Window Map		
Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	166 49



Sources of information

Greenhatch Group

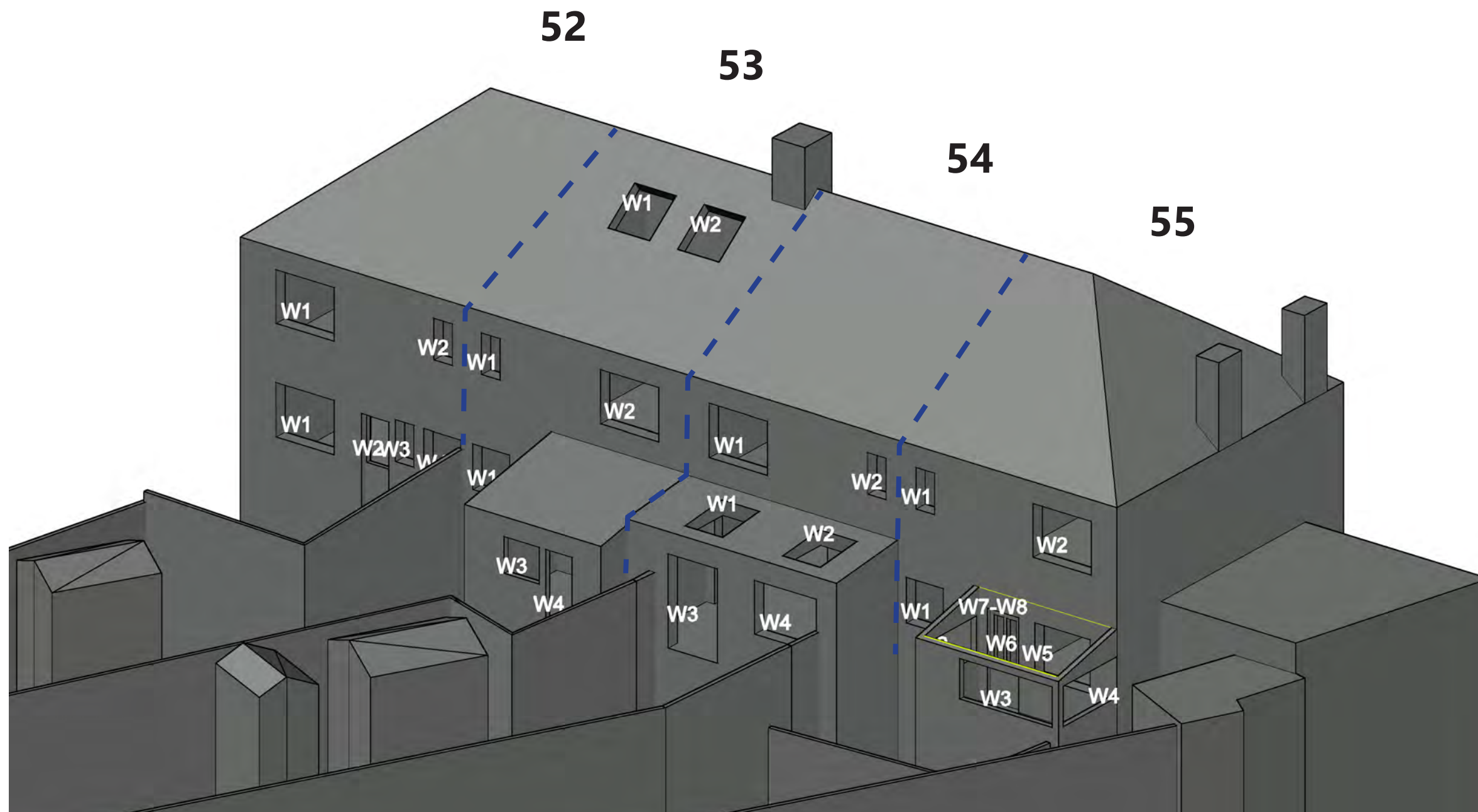
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ZMapping

Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project	Project Otter Cambridge CB1 3ET		
Title	52-55 Silverwood Close Window Map		

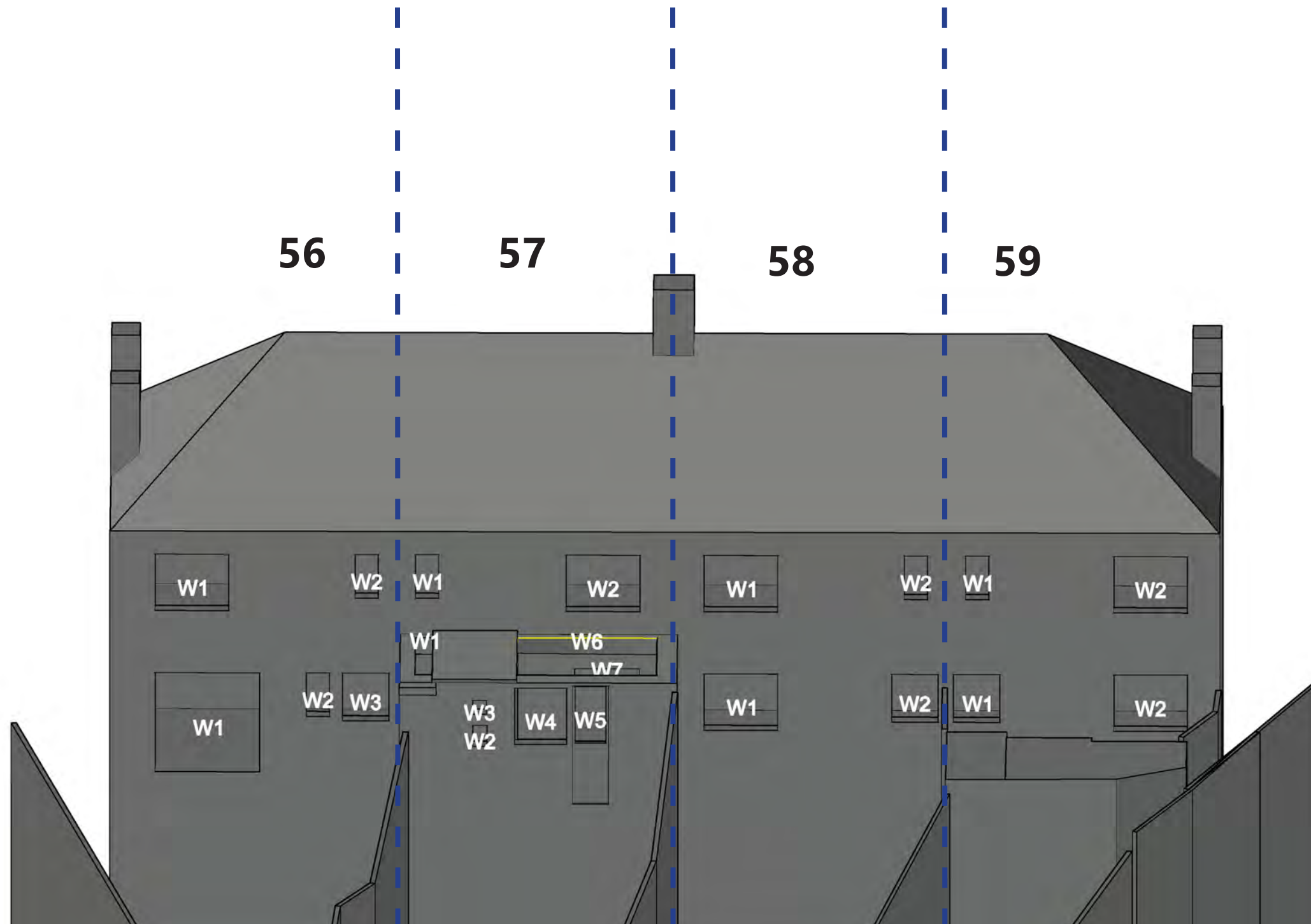
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Sources of information

Greenhatch Group
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35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
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CB1 3ET

Title 56-59 Silverwood Close
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 168 51

Sources of information

Greenhatch Group
35829A_01-03_E.dwg
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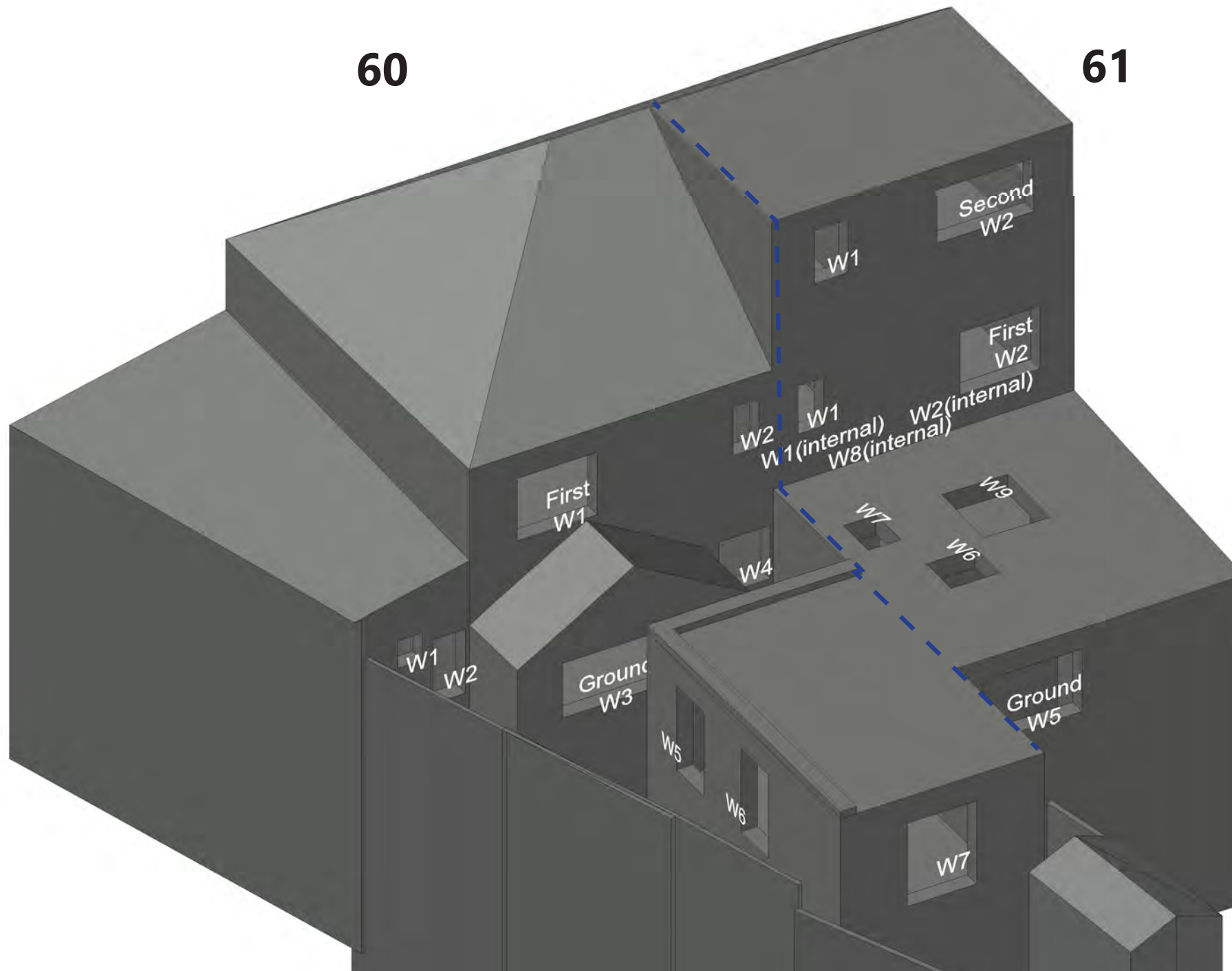
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Received 03/06/2021

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61



Project	Project Otter Cambridge CB1 3ET		
Title	60-61 Silverwood Close Window Map		

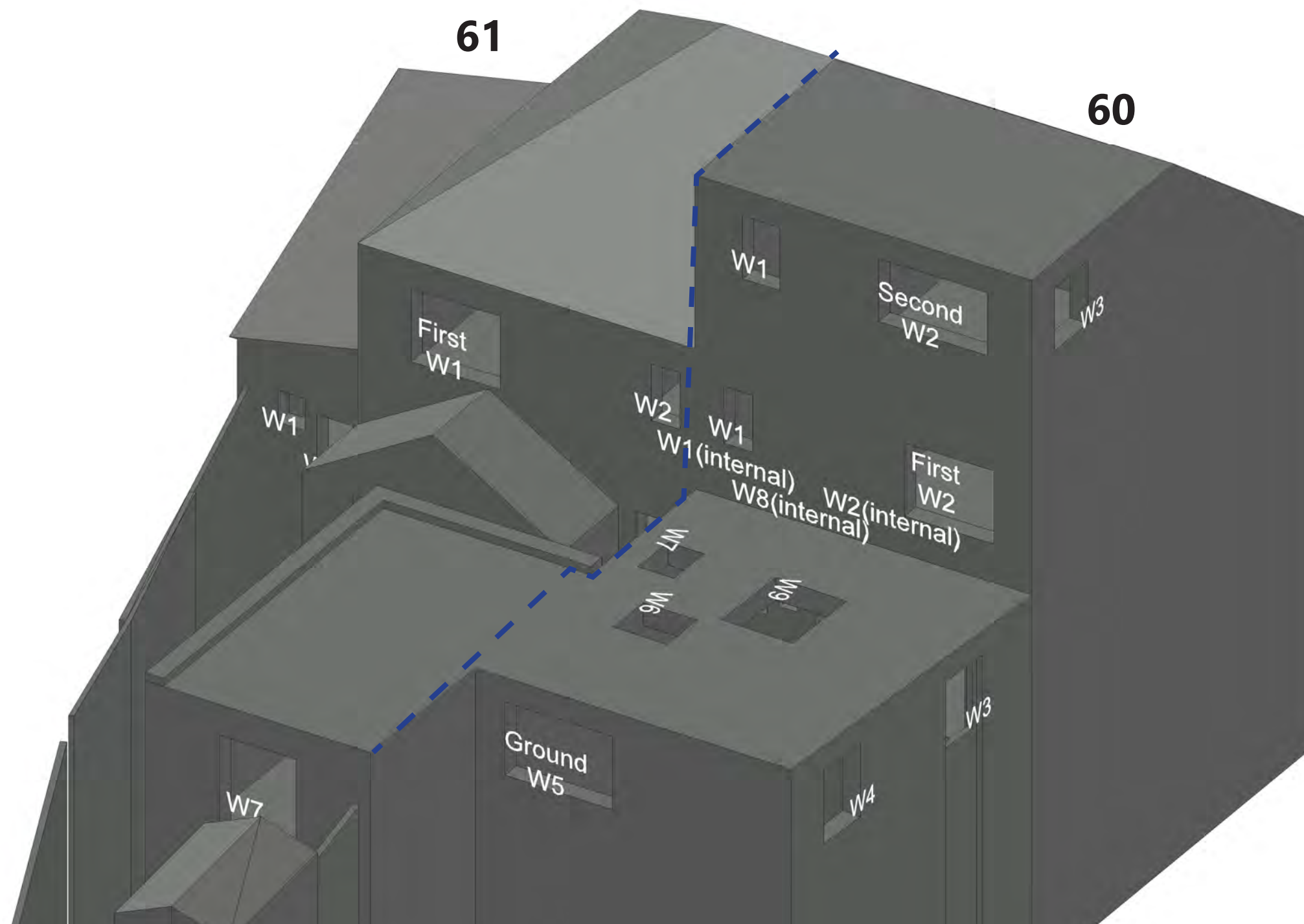
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Sources of information

Greenhatch Group
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35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
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Received 03/06/2021

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Project	Project Otter Cambridge CB1 3ET		
Title	60-61 Silverwood Close Window Map		

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Date	15/05/2025	Project	4802
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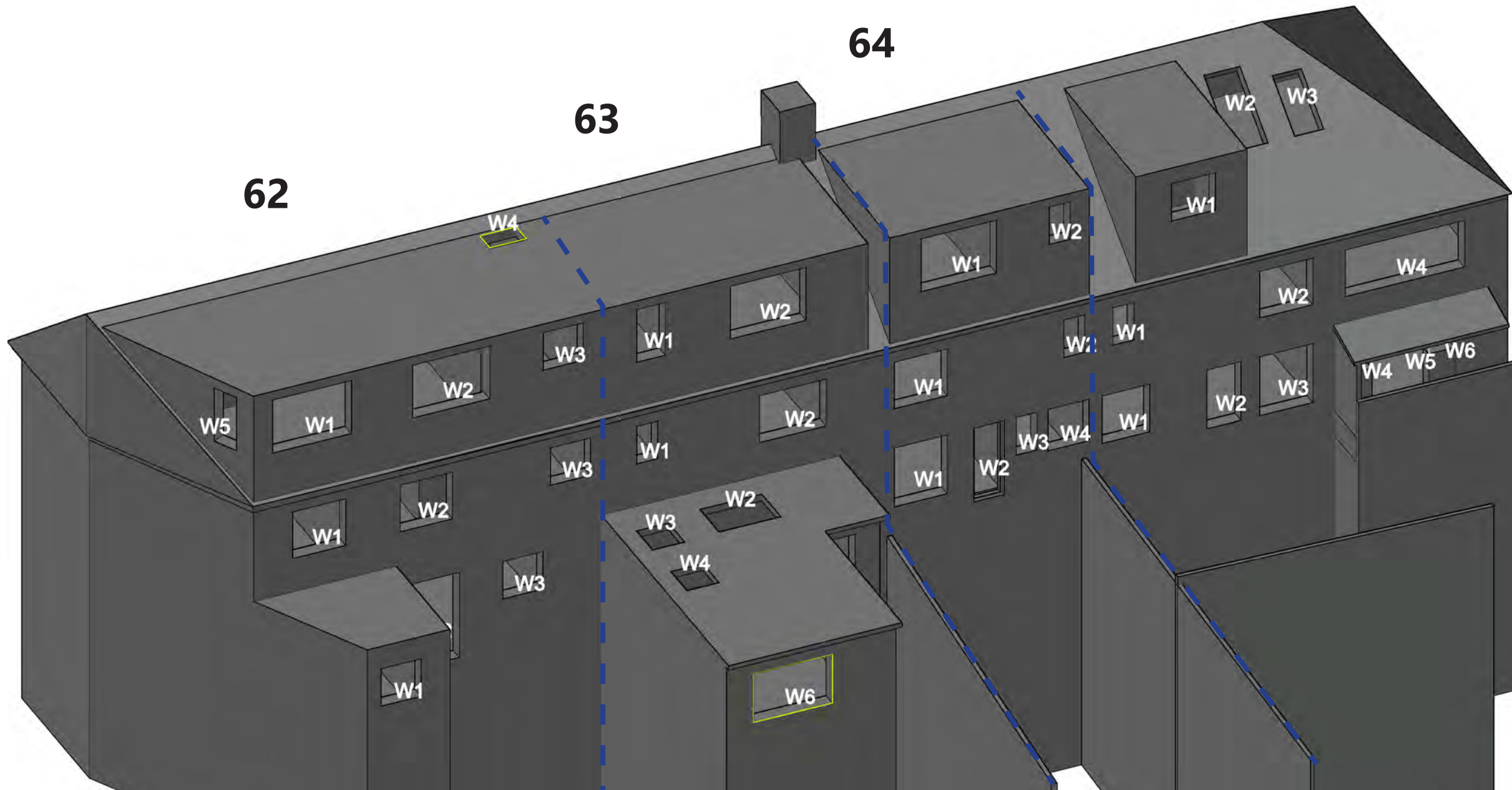
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Greenhatch Group
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Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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65 and 65A



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CB1 3ET

Title 62- 65A Silverwood Close
Window Map

Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	171 54

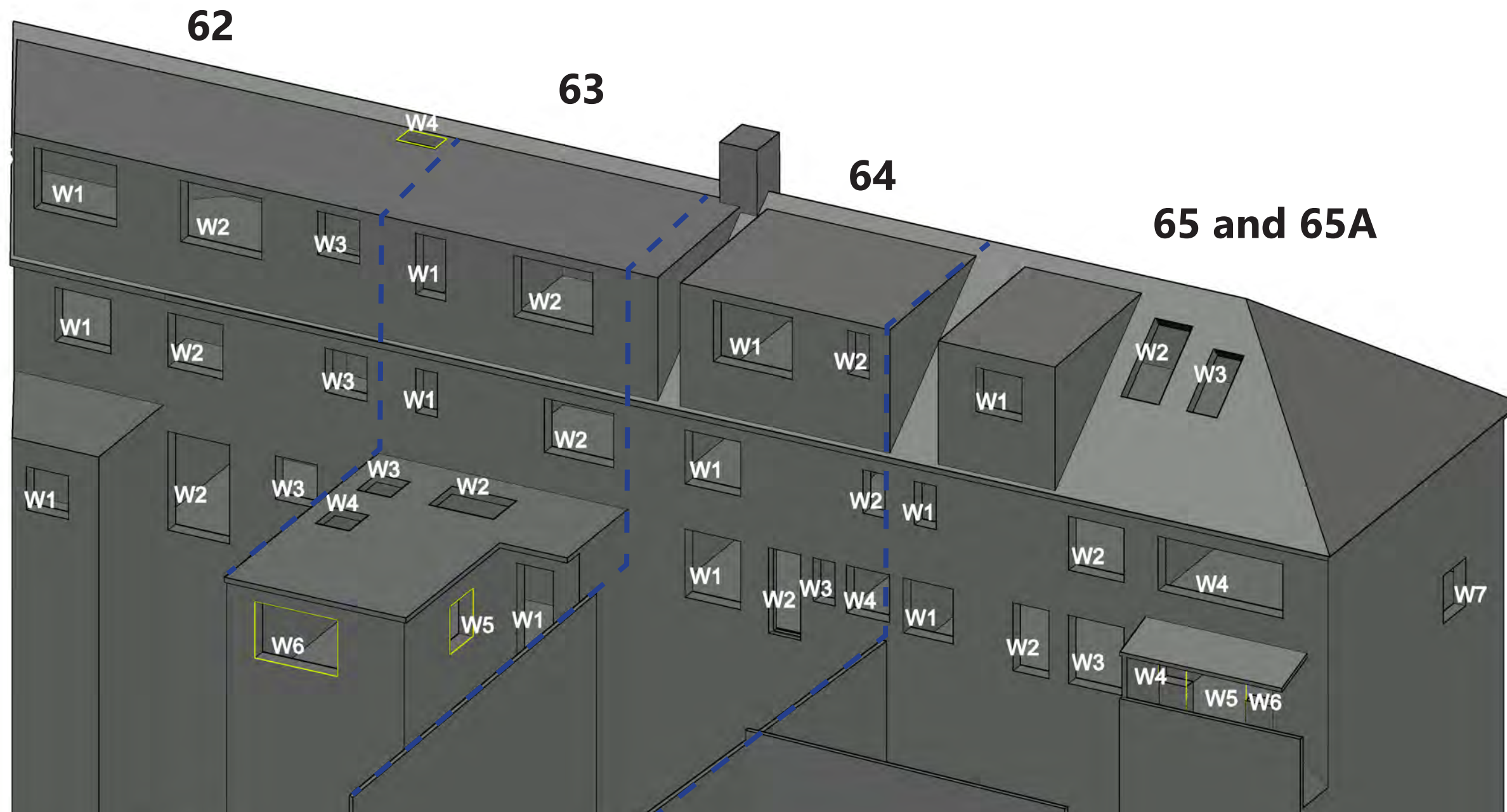


Sources of information

Greenhatch Group
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Beehive Centre_060720_Solids XY@NE.dwg
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Project Project Otter
Cambridge
CB1 3ET

Title 62- 65A Silverwood Close
Window Map

Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	172 55



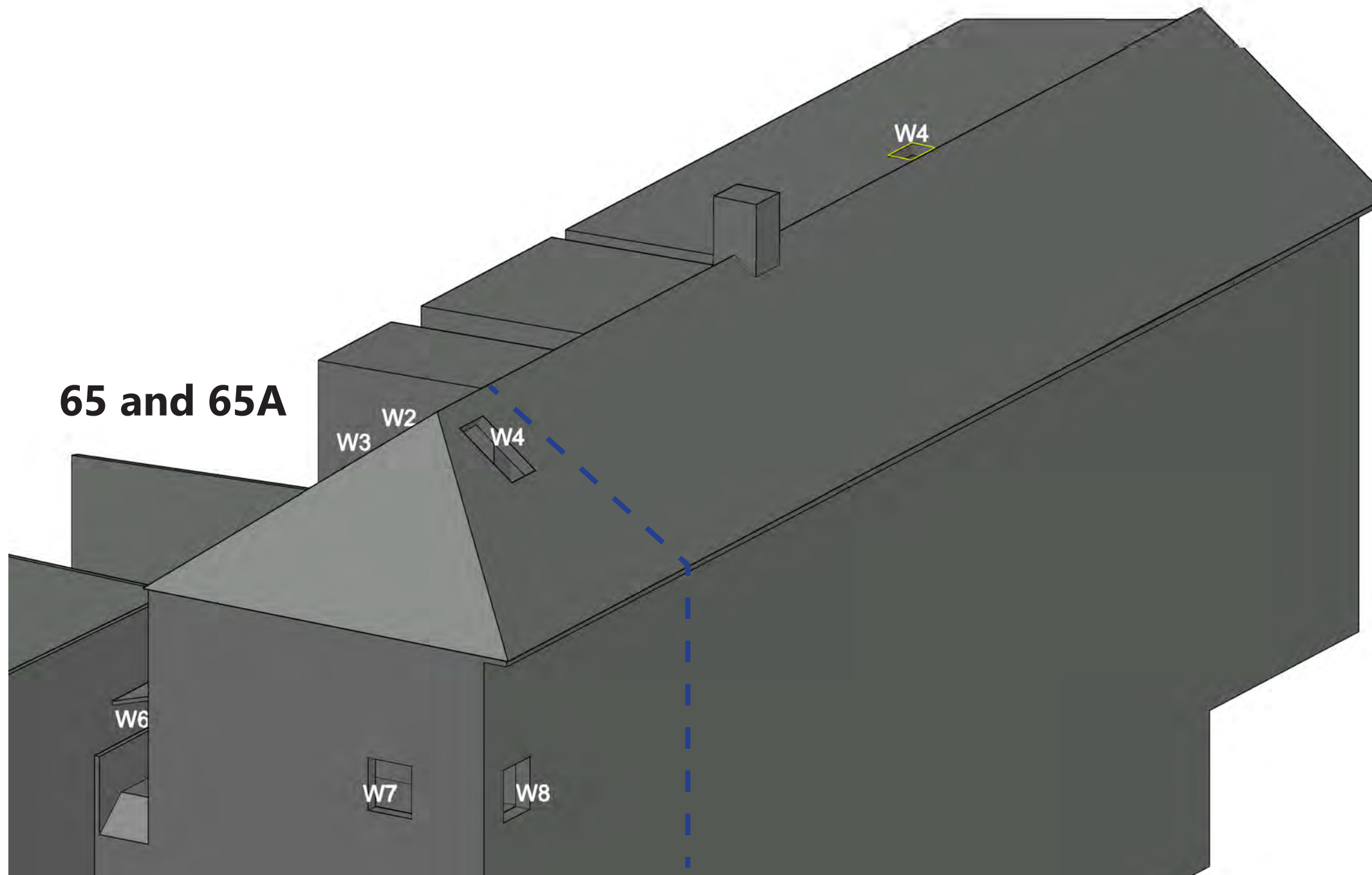
Sources of information

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35829A_T_REV1.dwg
Received 01/03/2021

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Received 03/06/2021

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65 and 65A



Project	Project Otter Cambridge CB1 3ET		
Title	62- 65A Silverwood Close Window Map		
Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no. 173	56

Appendix 4

Results of the daylight and sunlight assessments in respect of
Sleaford Street, York Street, Pym Court, Hampden Gardens and The Terrace

Appendix 4a

Maximum Parameters Scheme Results – VSC, NSL, APSH

				Vertical Sky Component (VSC)									
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
150 Sleaford Street													
First	R2	W2	Kitchen	34.1	20.1	14.0	41.1%	0.59	No	Major			
First	R3	W3 W4	Living Room	33.6	32.7	0.9	2.6%	0.97	Yes	Negligible			
				36.1	35.5	0.6	1.7%	0.98	Yes				
Second	R1	W1	Bedroom	38.8	31.0	7.8	20.1%	0.80	Yes	Negligible			
Second	R2	W2	Bedroom	38.4	37.9	0.5	1.3%	0.99	Yes	Negligible			
148 Sleaford Street													
Ground	R1	W1	Bedroom	33.1	16.8	16.3	49.2%	0.51	No	Major			
Ground	R2	W2	Living Room	32.7	31.5	1.2	3.8%	0.96	Yes	Negligible			
77 Sleaford Street													
First	R1	W1	Kitchen	33.9	30.2	3.7	10.9%	0.89	Yes	Negligible			
First	R3	W4 W5	Living Room	33.2	33.0	0.1	0.4%	1.00	Yes	Negligible			
				33.1	33.0	0.1	0.3%	1.00	Yes				
Second	R1	W1	Bedroom	38.6	34.9	3.7	9.5%	0.91	Yes	Negligible			
Second	R3	W3	Bedroom	38.2	38.1	0.1	0.3%	1.00	Yes	Negligible			
69 Sleaford Street													
Ground	R1	W1	Bedroom	33.6	29.7	3.9	11.5%	0.89	Yes	Negligible			
Ground	R2	W2	Living Room	32.1	32.1	0.1	0.2%	1.00	Yes	Negligible			
61 Sleaford Street													
First	R1	W1	Kitchen	33.0	30.9	2.1	6.4%	0.94	Yes	Negligible			
First	R3	W4 W5	Living Room	34.2	34.1	0.1	0.3%	1.00	Yes	Negligible			
				34.1	34.0	0.1	0.2%	1.00	Yes				
Second	R1	W1	Bedroom	38.2	36.1	2.1	5.5%	0.95	Yes	Negligible			
Second	R3	W3	Bedroom	38.6	38.5	0.1	0.3%	1.00	Yes	Negligible			
55 Sleaford Street													
Ground	R1	W1	Bedroom	32.7	30.6	2.1	6.5%	0.94	Yes	Negligible			
Ground	R2	W2	Living Room	34.4	34.3	0.1	0.2%	1.00	Yes	Negligible			
2 York Street													
Ground	R1	W1	Residential	28.8	28.8	0.0	0.0%	1.00	Yes	Negligible			
Ground	R2	W2	Residential	18.5	18.5	0.0	0.0%	1.00	Yes	Negligible			
		W3	29.0	29.0	0.0	0.0%	1.00	Yes					
		W4	36.9	35.3	1.6	4.3%	0.96	Yes					
First	R1	W1	Residential	35.2	34.4	0.8	2.3%	0.98	Yes	Negligible			
First	R2	W2	Residential	32.3	32.2	0.1	0.3%	1.00	Yes	Negligible			
4 York Street													
Ground	R1	W1	Residential	37.2	35.3	1.8	4.9%	0.95	Yes	Negligible			
		W2	15.2	14.3	0.8	5.5%	0.95	Yes					
Ground	R2	W3	Residential	14.1	13.5	0.6	4.5%	0.96	Yes	Negligible			
First	R1	W1	Residential	38.0	36.1	1.9	4.9%	0.95	Yes	Negligible			
First	R2	W2	Residential	23.0	22.2	0.8	3.3%	0.97	Yes	Negligible			
6 York Street													
Ground	R1	W1	Living Room	12.4	12.4	0.0	0.1%	1.00	Yes	Negligible			
Ground	R2	W2	Kitchen	10.0	10.0	0.0	0.0%	1.00	Yes	Negligible			
		W3	19.2	19.2	0.0	0.0%	1.00	Yes					

Address	Room	Window	Room use	Vertical Sky Component (VSC)									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
First	R1	W1	Bedroom	25.3	25.3	0.0	0.1%	1.00	Yes	Negligible			
8 York Street													
Ground	R1	W1	Kitchen	36.8	35.4	1.4	3.8%	0.96	Yes	Negligible			
		W4		12.7	12.6	0.1	0.6%	0.99	Yes				
Ground	R2	W5	Living Room	9.8	9.8	0.0	0.0%	1.00	Yes	Negligible			
Ground	R3	W2	Dining Room	26.0	26.0	0.0	0.0%	1.00	Yes	Negligible			
		W3		52.1	51.6	0.6	1.1%	0.99	Yes				
First	R1	W1	Bedroom	38.1	36.1	2.0	5.3%	0.95	Yes	Negligible			
10 York Street													
Ground	R1	W1	Residential	30.2	29.3	0.9	3.0%	0.97	Yes	Negligible			
		W2		30.0	29.4	0.6	1.9%	0.98	Yes				
First	R1	W1	Residential	36.4	34.5	2.0	5.4%	0.95	Yes	Negligible			
First	R2	W2	Residential	86.9	85.5	1.4	1.6%	0.98	Yes	Negligible			
12 York Street													
Ground	R1	W1	Living Room	30.9	30.6	0.3	0.9%	0.99	Yes	Negligible			
		W2		33.8	33.3	0.5	1.5%	0.99	Yes				
		W3		77.6	76.5	1.1	1.4%	0.99	Yes				
First	R1	W1	Bedroom	37.8	35.6	2.2	5.8%	0.94	Yes	Negligible			
		W2		37.4	35.2	2.2	5.9%	0.94	Yes				
		W3		18.7	17.4	1.3	6.9%	0.93	Yes				
14 York Street													
Ground	R1	W1	LKD	32.3	31.9	0.4	1.2%	0.99	Yes	Negligible			
		W2		65.9	65.9	0.0	0.0%	1.00	Yes				
		W3		78.7	77.6	1.1	1.4%	0.99	Yes				
		W4		25.6	25.6	0.0	0.0%	1.00	Yes				
First	R1	W1	Bedroom	37.5	35.2	2.3	6.1%	0.94	Yes	Negligible			
16 York Street													
Ground	R1	W1	Kitchen	31.0	28.8	2.2	7.0%	0.93	Yes	Negligible			
		W2		32.6	30.8	1.8	5.6%	0.94	Yes				
18 York Street													
Ground	R1	W1	Residential	36.7	34.5	2.2	6.0%	0.94	Yes	Negligible			
		W2		36.7	34.5	2.2	6.0%	0.94	Yes				
		W3		36.6	34.4	2.2	6.0%	0.94	Yes				
First	R1	W1	Bedroom	37.7	35.2	2.5	6.6%	0.93	Yes	Negligible			
20 York Street													
Ground	R1	W1	Residential	32.0	29.8	2.1	6.7%	0.93	Yes	Negligible			
Ground	R2	W2	Residential	36.3	34.1	2.2	5.9%	0.94	Yes	Negligible			
First	R1	W1	Residential	16.5	16.1	0.4	2.5%	0.98	Yes	Negligible			
First	R2	W2	Residential	37.8	35.2	2.6	6.8%	0.93	Yes	Negligible			
22 York Street													
Ground	R1	W1	Residential	32.4	31.5	0.8	2.6%	0.97	Yes	Negligible			
First	R1	W1	Bedroom	35.4	33.2	2.2	6.1%	0.94	Yes	Negligible			
24 York Street													
Ground	R1	W1	Kitchen	30.7	28.8	1.9	6.2%	0.94	Yes	Negligible			
		W2		32.7	31.7	1.1	3.3%	0.97	Yes				
First	R1	W1	Bedroom	25.8	25.2	0.5	2.1%	0.98	Yes	Negligible			
26 York Street													
Ground	R2	W2	Kitchen	30.2	30.1	0.2	0.6%	0.99	Yes	Negligible			

Address	Room	Window	Room use	Vertical Sky Component (VSC)										
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)	
		W3		62.1	61.5	0.6	1.0%	0.99	Yes					
First	R1	W1	Bedroom	35.9	33.2	2.7	7.5%	0.93	Yes	Negligible				
28 York Street														
Ground	R1	W1	Kitchen	14.3	14.2	0.1	0.7%	0.99	Yes	Negligible				
		W2		13.0	13.1	0.0	-0.2%	1.00	Yes					
First	R1	W1	Bedroom	37.3	34.5	2.7	7.3%	0.93	Yes	Negligible				
30 York Street														
Ground	R1	W1	Residential	36.2	33.8	2.5	6.8%	0.93	Yes	Negligible				
		W2		63.9	63.6	0.4	0.6%	0.99	Yes					
First	R1	W3	Bedroom	33.3	32.1	1.2	3.6%	0.96	Yes	Negligible				
32 York Street														
Ground	R1	W1	LKD	34.8	32.4	2.4	6.9%	0.93	Yes	Negligible				
First	R1	W1	Bedroom	37.4	34.3	3.1	8.2%	0.92	Yes	Negligible				
		W2		83.7	83.6	0.1	0.1%	1.00	Yes					
		W3		83.3	81.6	1.7	2.0%	0.98	Yes					
34 York Street														
Ground	R1	W1	Kitchen	34.1	31.8	2.3	6.6%	0.93	Yes	Negligible				
Ground	R2	W2	Living Room	11.0	10.2	0.8	6.8%	0.93	Yes	Negligible				
		W3		27.0	27.0	0.0	0.0%	1.00	Yes					
		W4		25.5	25.5	0.0	0.0%	1.00	Yes					
First	R1	W1	Bedroom	34.2	30.9	3.3	9.5%	0.91	Yes	Negligible				
36 York Street														
First	R1	W1	Bedroom	23.3	22.7	0.6	2.6%	0.97	Yes	Negligible				
First	R3	W3	Bedroom	37.1	33.4	3.7	10.0%	0.90	Yes	Negligible				
38 York Street														
Ground	R2	W2	Kitchen	9.5	8.9	0.7	6.9%	0.93	Yes	Negligible				
Ground	R3	W3	Living Room	14.7	12.5	2.2	14.9%	0.85	Yes	Negligible				
		W4		26.1	26.1	0.0	0.0%	1.00	Yes					
		W5		27.9	27.9	0.0	0.0%	1.00	Yes					
		W6		26.8	26.8	0.0	0.0%	1.00	Yes					
First	R2	W2	Bedroom	30.7	27.9	2.8	9.0%	0.91	Yes	Negligible				
40 York Street														
Ground	R1	W1	LKD	3.4	3.5	-0.1	-1.8%	1.02	Yes	Negligible				
		W2		34.6	30.6	4.0	11.6%	0.88	Yes					
		W3		47.2	46.9	0.3	0.6%	0.99	Yes					
		W4		56.9	56.5	0.4	0.6%	0.99	Yes					
		W5		26.1	26.1	0.0	0.0%	1.00	Yes					
First	R2	W2	Bedroom	37.0	32.3	4.7	12.6%	0.87	Yes	Negligible				
		W3		88.7	88.3	0.4	0.5%	1.00	Yes					
		W4		90.5	88.9	1.5	1.7%	0.98	Yes					
Second	R1	W1	Bedroom	38.7	34.6	4.2	10.8%	0.89	Yes	Negligible				
42 York Street														
Ground	R2	W1	LKD	10.8	9.7	1.2	10.6%	0.89	Yes	Negligible				
		W4		15.9	14.7	1.2	7.4%	0.93	Yes					
		W5		26.8	26.8	0.0	0.0%	1.00	Yes					
		W6		26.5	26.5	0.0	0.0%	1.00	Yes					
		W7		26.6	26.6	0.0	0.0%	1.00	Yes					
First	R1	W1	Bedroom	28.2	24.3	4.0	14.1%	0.86	Yes	Negligible				
44 York Street														
Ground	R2	W3	Kitchen	20.7	19.1	1.6	7.9%	0.92	Yes	Negligible				
		W4		11.2	9.9	1.2	10.9%	0.89	Yes					

Address	Room	Window	Room use	Vertical Sky Component (VSC)									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
Ground	R3	W5	Living Room	8.5	8.1	0.4	5.1%	0.95	Yes				
		W6		17.0	14.6	2.4	14.2%	0.86	Yes	Negligible			
		W7		26.1	26.1	0.0	0.0%	1.00	Yes				
First	R2	W2	Bedroom	35.1	31.1	4.0	11.4%	0.89	Yes	Negligible			
46 York Street													
Ground	R1	W1	Residential	31.6	28.5	3.2	10.0%	0.90	Yes	Negligible			
Ground	R2	W5	Residential	22.5	22.5	0.0	0.0%	1.00	Yes	Negligible			
		W6		20.6	20.6	0.0	0.0%	1.00	Yes				
		W7		90.0	88.4	1.6	1.8%	0.98	Yes				
		W8		90.3	87.7	2.6	2.9%	0.97	Yes				
First	R1	W1	Bedroom	37.3	31.9	5.4	14.5%	0.86	Yes	Negligible			
		W2		86.3	85.6	0.7	0.8%	0.99	Yes				
Second	R1	W1	Residential	85.8	82.5	3.3	3.8%	0.96	Yes	Negligible			
48 York Street													
Ground	R1	W1	LKD	31.7	27.7	3.9	12.4%	0.88	Yes	Negligible			
		W2		26.3	26.3	0.0	0.0%	1.00	Yes				
		W3		27.8	27.8	0.0	0.0%	1.00	Yes				
		W4		27.3	27.3	0.0	0.0%	1.00	Yes				
First	R2	W2	Bedroom	36.4	31.2	5.2	14.4%	0.86	Yes	Negligible			
50 York Street													
Ground	R1	W1	Dining Room	21.3	18.2	3.1	14.6%	0.85	Yes	Negligible			
		W2		18.0	15.5	2.5	13.9%	0.86	Yes				
Ground	R2	W3	Kitchen	22.1	21.2	0.9	3.8%	0.96	Yes	Negligible			
First	R2	W1	Bedroom	24.2	21.4	2.8	11.5%	0.89	Yes	Negligible			
52 York Street													
Ground	R1	W1	Kitchen	22.2	18.0	4.2	18.8%	0.81	Yes	Negligible			
		W2		6.6	5.8	0.8	11.8%	0.88	Yes				
Ground	R2	W3	Dining Room	10.9	8.9	2.0	18.6%	0.81	Yes	Negligible			
First	R2	W2	Bedroom	22.9	20.6	2.3	10.1%	0.90	Yes	Negligible			
54 York Street													
Ground	R1	W1	Residential	35.4	29.2	6.1	17.3%	0.83	Yes	Negligible			
First	R1	W1	Bedroom	37.3	30.9	6.4	17.1%	0.83	Yes	Negligible			
		W2		37.3	30.8	6.5	17.3%	0.83	Yes				
First	R2	W3	Residential	86.7	82.8	3.9	4.5%	0.96	Yes	Negligible			
56 York Street													
Ground	R1	W1	Residential	12.3	10.1	2.2	17.7%	0.82	Yes	Negligible			
Ground	R2	W2	Residential	35.2	29.1	6.1	17.3%	0.83	Yes	Negligible			
First	R1	W1	Residential	25.0	22.7	2.4	9.4%	0.91	Yes	Negligible			
First	R2	W2	Residential	37.3	30.6	6.6	17.8%	0.82	Yes	Negligible			
58 York Street													
Ground	R1	W1	Residential	31.1	26.3	4.8	15.3%	0.85	Yes	Negligible			
		W2		34.2	28.3	5.9	17.2%	0.83	Yes				
Ground	R2	W3	Residential	36.3	29.9	6.3	17.5%	0.83	Yes	Negligible			
First	R1	W1	Residential	36.1	30.5	5.6	15.6%	0.84	Yes	Negligible			
First	R2	W2	Residential	37.3	31.2	6.1	16.4%	0.84	Yes	Negligible			
62 York Street													
Ground	R1	W1	Residential	18.4	16.1	2.3	12.4%	0.88	Yes	Negligible			

Address	Room	Window	Room use	Vertical Sky Component (VSC)										Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction						
Ground	R2	W2	Residential	36.2	29.7	6.5	18.0%	0.82	Yes	Negligible						
First	R1	W1	Residential	28.0	24.3	3.7	13.2%	0.87	Yes	Negligible						
First	R2	W2	Residential	37.3	30.6	6.7	17.9%	0.82	Yes	Negligible						
64 York Street																
Ground	R1	W1	Living Room	10.1	8.6	1.5	14.5%	0.86	Yes	Negligible						
		W5		27.0	27.0	0.0	0.0%	1.00	Yes							
		W6		25.6	25.6	0.0	0.0%	1.00	Yes							
Ground	R2	W2	Kitchen	7.1	6.5	0.6	8.3%	0.92	Yes	Negligible						
		W3		14.9	13.7	1.2	8.1%	0.92	Yes							
		W4		35.5	29.2	6.2	17.6%	0.82	Yes							
First	R1	W1	Bedroom	21.7	19.7	2.1	9.5%	0.91	Yes	Negligible						
66 York Street																
Ground	R1	W1	Kitchen	36.1	29.4	6.7	18.6%	0.81	Yes	Negligible						
		W2		36.7	29.6	7.1	19.3%	0.81	Yes							
		W3		45.2	43.9	1.2	2.7%	0.97	Yes							
First	R1	W1	Bedroom	36.1	29.1	7.0	19.5%	0.81	Yes	Negligible						
68 York Street																
Ground	R1	W1	Residential	36.3	29.0	7.3	20.1%	0.80	Yes	Negligible						
		W2		34.9	28.2	6.7	19.3%	0.81	Yes							
First	R1	W1	Bedroom	37.9	30.6	7.3	19.1%	0.81	Yes	Negligible						
		W2		37.8	30.5	7.3	19.3%	0.81	Yes							
First	R2	W3	Residential	86.9	82.5	4.4	5.1%	0.95	Yes	Negligible						
70 York Street																
Ground	R1	W1	Residential	35.2	28.3	6.9	19.6%	0.80	Yes	Negligible						
Ground	R2	W2	Residential	11.3	9.7	1.6	14.0%	0.86	Yes	Negligible						
First	R1	W1	Residential	37.9	30.6	7.3	19.4%	0.81	Yes	Negligible						
First	R2	W2	Residential	25.2	21.3	3.8	15.3%	0.85	Yes	Negligible						
72 York Street																
Ground	R1	W1	Residential	36.2	28.3	7.9	21.8%	0.78	Yes	Negligible						
Ground	R2	W2	Residential	56.4	54.8	1.6	2.9%	0.97	Yes	Negligible						
		W3		36.1	35.1	1.0	2.7%	0.97	Yes							
First	R1	W1	Residential	20.3	17.1	3.2	15.7%	0.84	Yes	Negligible						
First	R2	W2	Residential	37.7	30.5	7.1	19.0%	0.81	Yes	Negligible						
74 York Street																
Ground	R1	W1	Residential	32.1	25.1	7.0	21.8%	0.78	No	Negligible	45.5	40.2	0.88			
		W2		79.6	76.0	3.6	4.5%	0.96	Yes							
		W3		38.9	37.5	1.3	3.4%	0.97	Yes							
First	R1	W1	Residential	37.7	30.5	7.2	19.1%	0.81	Yes	Negligible						
First	R2	W2	Residential	26.0	21.7	4.3	16.7%	0.83	Yes	Negligible						
Second	R2	W2	Residential	36.6	30.6	6.1	16.5%	0.84	Yes	Negligible						
76 York Street																
Ground	R1	W1	Dining Room	18.3	15.2	3.1	16.8%	0.83	Yes	Negligible						
Ground	R2	W2	Kitchen	29.2	24.5	4.7	16.1%	0.84	Yes	Negligible						
First	R1	W1	Bedroom	34.5	28.6	5.9	17.0%	0.83	Yes	Negligible						
78 York Street																
Ground	R1	W1	Residential	28.2	22.6	5.6	19.7%	0.80	Yes	Negligible						

Address	Room	Window	Room use	Vertical Sky Component (VSC)									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
		W2		35.0	33.8	1.2	3.5%	0.97	Yes				
First	R1	W1	Residential	32.3	26.6	5.7	17.6%	0.82	Yes	Negligible			
First	R2	W2	Residential	36.5	30.1	6.4	17.6%	0.82	Yes	Negligible			
Second	R1	W1	Residential	38.8	33.0	5.9	15.1%	0.85	Yes	Negligible			
80 York Street													
Ground	R1	W1	Residential	24.2	23.3	0.9	3.9%	0.96	Yes	Negligible			
Ground	R2	W2	Residential	19.4	16.6	2.7	14.1%	0.86	Yes	Negligible			
		W3		20.9	18.0	2.9	13.9%	0.86	Yes				
		W4		80.3	78.9	1.4	1.8%	0.98	Yes				
		W5		61.9	60.6	1.3	2.1%	0.98	Yes				
First	R1	W1	Residential	36.9	30.5	6.4	17.2%	0.83	Yes	Negligible			
Second	R1	W1	Residential	85.6	81.6	4.1	4.7%	0.95	Yes	Negligible			
		W2		85.7	81.7	4.0	4.7%	0.95	Yes				
80A York Street													
Ground	R1	W1	Residential	13.5	11.7	1.8	13.1%	0.87	Yes	Negligible			
Ground	R2	W2	Residential	14.6	14.2	0.4	2.7%	0.97	Yes	Negligible			
		W3		17.7	17.3	0.4	2.2%	0.98	Yes				
First	R1	W1	Residential	27.8	23.1	4.7	16.9%	0.83	Yes	Negligible			
First	R2	W2	Residential	30.9	28.9	2.0	6.5%	0.94	Yes	Negligible			
80B York Street													
Ground	R4	W8	Living Room	3.7	3.5	0.2	5.7%	0.94	Yes	Negligible			
		W9		25.4	25.4	0.0	0.0%	1.00	Yes				
		W10		27.0	27.0	0.0	0.0%	1.00	Yes				
		W11		26.0	26.0	0.0	0.0%	1.00	Yes				
First	R1	W1	Bedroom	24.4	23.9	0.5	1.9%	0.98	Yes	Negligible			
First	R2	W2	Bedroom	18.6	16.7	1.9	10.3%	0.90	Yes	Negligible			
82 York Street													
Ground	R1	W1	Residential	32.3	27.4	4.9	15.2%	0.85	Yes	Negligible			
First	R1	W1	Residential	25.5	25.2	0.3	1.2%	0.99	Yes	Negligible			
84 York Street													
Ground	R1	W1	Dining Room	16.2	13.7	2.5	15.4%	0.85	Yes	Negligible			
		W5		26.4	26.4	0.0	0.0%	1.00	Yes				
		W6		27.3	27.3	0.0	0.0%	1.00	Yes				
		W7		25.7	25.7	0.0	0.0%	1.00	Yes				
Ground	R2	W2	Kitchen	20.5	19.1	1.4	6.8%	0.93	Yes	Negligible			
		W3		22.0	21.4	0.6	2.9%	0.97	Yes				
First	R1	W1	Bedroom	24.2	20.2	4.0	16.6%	0.83	Yes	Negligible			
		W2		85.9	82.8	3.1	3.6%	0.96	Yes				
First	R3	W4	Bedroom	36.9	31.6	5.3	14.3%	0.86	Yes	Negligible			
86 York Street													
Ground	R1	W1	Residential	28.0	25.5	2.5	9.1%	0.91	Yes	Negligible			
		W2		29.6	26.8	2.8	9.6%	0.90	Yes				
		W3		29.3	26.0	3.3	11.2%	0.89	Yes				
First	R1	W1	Residential	34.0	31.2	2.9	8.4%	0.92	Yes	Negligible			
First	R2	W2	Residential	36.1	32.5	3.6	9.9%	0.90	Yes	Negligible			
88 York Street													
Ground	R1	W1	Residential	28.5	27.1	1.3	4.7%	0.95	Yes	Negligible			
		W2		34.2	31.1	3.1	9.0%	0.91	Yes				
		W3		33.4	30.3	3.1	9.3%	0.91	Yes				

Address	Room	Window	Room use	Vertical Sky Component (VSC)									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
First	R1	W1	Residential	36.7	33.0	3.7	10.0%	0.90	Yes	Negligible			
First	R2	W2	Residential	36.9	33.3	3.6	9.6%	0.90	Yes	Negligible			
90 York Street													
Ground	R1	W1	Residential	32.9	31.0	1.9	5.6%	0.94	Yes	Negligible			
		W2		34.1	31.8	2.3	6.8%	0.93	Yes				
		W3		30.4	28.1	2.3	7.5%	0.93	Yes				
First	R1	W1	Residential	36.9	33.5	3.4	9.2%	0.91	Yes	Negligible			
First	R2	W2	Residential	37.0	33.7	3.3	8.8%	0.91	Yes	Negligible			
90A York Street													
Ground	R1	W1	Residential	29.2	28.7	0.5	1.8%	0.98	Yes	Negligible			
		W2		34.4	32.2	2.2	6.5%	0.94	Yes				
		W3		34.2	31.9	2.3	6.6%	0.93	Yes				
First	R1	W1	Residential	36.9	33.8	3.1	8.4%	0.92	Yes	Negligible			
First	R2	W2	Residential	36.8	33.8	3.0	8.2%	0.92	Yes	Negligible			
92 York Street													
Ground	R1	W1	Residential	17.0	16.2	0.8	4.9%	0.95	Yes	Negligible			
Ground	R2	W2	Residential	18.7	18.4	0.3	1.5%	0.99	Yes	Negligible			
First	R1	W1	Bedroom	24.8	22.0	2.8	11.5%	0.89	Yes	Negligible			
First	R2	W2	Bedroom	31.3	29.4	1.9	6.1%	0.94	Yes	Negligible			
92A York Street													
Ground	R2	W2	Kitchen	29.8	28.2	1.6	5.4%	0.95	Yes	Negligible			
		W3		52.5	52.5	0.0	0.0%	1.00	Yes				
		W4		42.4	42.4	0.0	0.0%	1.00	Yes				
First	R1	W1	Bedroom	33.1	33.1	0.0	0.0%	1.00	Yes	Negligible			
61 to 81 Inclusive Pym Court													
First	R1	W1	Residential	31.9	31.9	0.0	0.0%	1.00	Yes	Negligible			
First	R2	W2	Residential	23.3	23.2	0.1	0.4%	1.00	Yes	Negligible			
First	R3	W3	Residential	26.4	26.3	0.1	0.4%	1.00	Yes	Negligible			
First	R4	W4	Residential	27.9	27.8	0.1	0.4%	1.00	Yes	Negligible			
First	R5	W5	Residential	29.3	29.1	0.1	0.5%	1.00	Yes	Negligible			
First	R6	W6	Residential	29.5	29.4	0.1	0.5%	1.00	Yes	Negligible			
First	R7	W7	Residential	29.7	29.6	0.2	0.6%	0.99	Yes	Negligible			
First	R8	W8	Residential	17.6	17.4	0.2	1.0%	0.99	Yes	Negligible			
First	R9	W9	Residential	17.5	17.5	0.0	0.2%	1.00	Yes	Negligible			
First	R10	W10	Residential	29.9	29.7	0.2	0.7%	0.99	Yes	Negligible			
First	R11	W11	Residential	29.9	29.7	0.2	0.8%	0.99	Yes	Negligible			
First	R12	W12	Residential	29.9	29.7	0.3	0.8%	0.99	Yes	Negligible			
First	R13	W13	Residential	29.9	29.7	0.3	0.9%	0.99	Yes	Negligible			
First	R14	W14	Residential	29.9	29.7	0.3	1.0%	0.99	Yes	Negligible			
First	R15	W15	Residential	17.5	17.2	0.4	2.2%	0.98	Yes	Negligible			
First	R16	W16	Residential	17.6	17.5	0.0	0.1%	1.00	Yes	Negligible			
First	R17	W17	Residential	30.0	29.6	0.4	1.2%	0.99	Yes	Negligible			
First	R18	W18	Residential	30.0	29.6	0.4	1.3%	0.99	Yes	Negligible			
First	R19	W19	Residential	30.0	29.6	0.4	1.5%	0.99	Yes	Negligible			

Address	Room	Window	Room use	Vertical Sky Component (VSC)									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
First	R20	W20	Residential	30.0	29.5	0.5	1.7%	0.98	Yes	Negligible			
First	R21	W21	Residential	30.1	29.5	0.6	1.9%	0.98	Yes	Negligible			
First	R22	W22	Residential	21.5	20.3	1.2	5.7%	0.94	Yes	Negligible			
First	R23	W23	Residential	24.8	22.9	1.8	7.4%	0.93	Yes	Negligible			
Second	R1	W1	Residential	35.5	35.5	0.0	0.0%	1.00	Yes	Negligible			
Second	R2	W2	Residential	30.0	29.7	0.3	1.1%	0.99	Yes	Negligible			
Second	R3	W3	Residential	31.5	31.1	0.4	1.3%	0.99	Yes	Negligible			
Second	R4	W4	Residential	32.2	31.6	0.6	1.8%	0.98	Yes	Negligible			
Second	R5	W5	Residential	32.8	32.1	0.7	2.2%	0.98	Yes	Negligible			
Second	R6	W6	Residential	33.0	32.2	0.7	2.2%	0.98	Yes	Negligible			
Second	R7	W7	Residential	33.0	32.3	0.8	2.3%	0.98	Yes	Negligible			
Second	R8	W8	Residential	19.9	19.2	0.7	3.5%	0.97	Yes	Negligible			
Second	R9	W9	Residential	19.8	19.4	0.5	2.4%	0.98	Yes	Negligible			
Second	R10	W10	Residential	33.1	32.3	0.8	2.4%	0.98	Yes	Negligible			
Second	R11	W11	Residential	33.1	32.3	0.8	2.5%	0.98	Yes	Negligible			
Second	R12	W12	Residential	33.1	32.3	0.9	2.7%	0.97	Yes	Negligible			
Second	R13	W13	Residential	33.1	32.2	0.9	2.8%	0.97	Yes	Negligible			
Second	R14	W14	Residential	33.2	32.2	1.0	3.0%	0.97	Yes	Negligible			
Second	R15	W15	Residential	19.9	18.8	1.1	5.4%	0.95	Yes	Negligible			
Second	R16	W16	Residential	19.9	19.4	0.5	2.6%	0.97	Yes	Negligible			
Second	R17	W17	Residential	33.2	32.1	1.1	3.3%	0.97	Yes	Negligible			
Second	R18	W18	Residential	33.2	32.0	1.2	3.6%	0.96	Yes	Negligible			
Second	R19	W19	Residential	33.2	31.9	1.3	3.8%	0.96	Yes	Negligible			
Second	R20	W20	Residential	33.2	31.9	1.4	4.1%	0.96	Yes	Negligible			
Second	R21	W21	Residential	33.3	31.8	1.5	4.4%	0.96	Yes	Negligible			
Second	R22	W22	Residential	22.9	21.5	1.4	6.2%	0.94	Yes	Negligible			
Second	R23	W23	Residential	27.7	25.1	2.5	9.2%	0.91	Yes	Negligible			
Third	R1	W1	Residential	38.2	37.8	0.4	1.0%	0.99	Yes	Negligible			
Third	R2	W2	Residential	35.4	33.5	1.9	5.3%	0.95	Yes	Negligible			
Third	R3	W3	Residential	35.6	33.4	2.2	6.1%	0.94	Yes	Negligible			
Third	R4	W4	Residential	35.8	33.4	2.4	6.6%	0.93	Yes	Negligible			
Third	R5	W5	Residential	35.9	33.4	2.5	7.0%	0.93	Yes	Negligible			
Third	R6	W6	Residential	35.9	33.4	2.5	7.0%	0.93	Yes	Negligible			
Third	R7	W7	Residential	36.0	33.4	2.6	7.1%	0.93	Yes	Negligible			
Third	R8	W8	Residential	24.5	22.7	1.9	7.6%	0.92	Yes	Negligible			
Third	R9	W9	Residential	24.6	23.0	1.6	6.6%	0.93	Yes	Negligible			
Third	R10	W10	Residential	36.0	33.4	2.6	7.3%	0.93	Yes	Negligible			
Third	R11	W11	Residential	36.0	33.3	2.7	7.4%	0.93	Yes	Negligible			
Third	R12	W12	Residential	36.0	33.3	2.7	7.5%	0.93	Yes	Negligible			
Third	R13	W13	Residential	36.0	33.3	2.7	7.6%	0.92	Yes	Negligible			

Address	Room	Window	Room use	Vertical Sky Component (VSC)									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
Third	R14	W14	Residential	36.0	33.2	2.8	7.6%	0.92	Yes	Negligible			
Third	R15	W15	Residential	24.5	22.4	2.2	8.8%	0.91	Yes	Negligible			
Third	R16	W16	Residential	24.6	23.0	1.6	6.5%	0.94	Yes	Negligible			
Third	R17	W17	Residential	36.0	33.2	2.8	7.9%	0.92	Yes	Negligible			
Third	R18	W18	Residential	36.0	33.1	2.9	8.1%	0.92	Yes	Negligible			
Third	R19	W19	Residential	36.0	33.0	3.0	8.4%	0.92	Yes	Negligible			
Third	R20	W20	Residential	36.0	32.9	3.1	8.7%	0.91	Yes	Negligible			
Third	R21	W21	Residential	36.1	32.8	3.3	9.1%	0.91	Yes	Negligible			
Third	R22	W22	Residential	26.8	25.3	1.6	5.8%	0.94	Yes	Negligible			
Third	R23	W23	Residential	33.1	29.8	3.2	9.7%	0.90	Yes	Negligible			
84-97 Hampden Gardens													
Ground	R1	W1	Kitchen	31.1	28.6	2.5	8.0%	0.92	Yes	Negligible			
Ground	R6	W10	Living Room	35.2	30.7	4.6	12.9%	0.87	Yes	Negligible			
		W11		27.9	27.9	0.0	0.0%	1.00	Yes				
		W12		21.6	21.6	0.0	0.0%	1.00	Yes				
First	R1	W1	Kitchen	33.3	30.1	3.2	9.5%	0.91	Yes	Negligible			
First	R3	W3	Residential	15.6	15.3	0.4	2.4%	0.98	Yes	Negligible			
First	R5	W5	Bedroom	32.6	28.3	4.3	13.2%	0.87	Yes	Negligible			
First	R6	W6	Bedroom	36.1	31.5	4.7	12.9%	0.87	Yes	Negligible			
First	R7	W7	Living Room	36.5	31.6	4.9	13.5%	0.87	Yes	Negligible			
		W8		29.7	29.7	0.0	0.0%	1.00	Yes				
Second	R1	W1	Kitchen	34.9	31.0	3.9	11.0%	0.89	Yes	Negligible			
Second	R3	W3	Residential	16.2	15.5	0.7	4.1%	0.96	Yes	Negligible			
Second	R5	W5	Bedroom	33.4	28.8	4.6	13.8%	0.86	Yes	Negligible			
Second	R6	W6	Bedroom	37.0	32.1	4.9	13.3%	0.87	Yes	Negligible			
Second	R7	W7	Living Room	37.4	32.3	5.1	13.7%	0.86	Yes	Negligible			
		W8		30.9	30.9	0.0	0.0%	1.00	Yes				
Third	R1	W1	Kitchen	23.2	18.6	4.6	19.8%	0.80	Yes	Negligible			
Third	R3	W3	Residential	10.0	9.0	1.0	9.5%	0.91	Yes	Negligible			
Third	R5	W5	Bedroom	32.8	28.0	4.8	14.6%	0.85	Yes	Negligible			
Third	R6	W6	Bedroom	36.9	31.8	5.1	13.7%	0.86	Yes	Negligible			
Third	R7	W7	Living Room	37.2	32.0	5.2	14.0%	0.86	Yes	Negligible			
		W8		32.5	32.5	0.0	0.0%	1.00	Yes				
Fourth	R1	W1	Residential	15.1	14.1	1.0	6.4%	0.94	Yes	Negligible			
Fourth	R3	W3	Bedroom	19.0	14.5	4.6	23.9%	0.76	No	Minor			
Fourth	R4	W4	Bedroom	23.8	19.0	4.8	20.0%	0.80	Yes	Negligible			
Fourth	R5	W5	Living Room	23.9	19.1	4.8	20.3%	0.80	No	Negligible			
		W6		26.8	26.8	0.0	0.0%	1.00	Yes				
69-83 Hampden Gardens													
Ground	R4	W5	Residential	25.8	20.6	5.2	20.2%	0.80	No	Negligible			
		W6		30.0	24.3	5.6	18.8%	0.81	Yes				
Ground	R5	W7	Residential	34.5	28.6	5.9	17.0%	0.83	Yes	Negligible			
55-68 Hampden Gardens													
Ground	R1	W1	Living Room	36.4	30.3	6.1	16.6%	0.83	Yes	Negligible			
		W12		22.4	22.4	0.0	0.0%	1.00	Yes				

Address	Room	Window	Room use	Vertical Sky Component (VSC)										
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)	
		W13		16.9	16.9	0.0	0.0%	1.00	Yes					
Ground	R4	W6	Residential	36.8	30.6	6.2	16.8%	0.83	Yes	Negligible				
Ground	R7	W11	Kitchen	31.5	25.8	5.7	18.1%	0.82	Yes	Negligible				
First	R1	W1	Living Room	37.3	31.3	5.9	15.9%	0.84	Yes	Negligible				
		W2		25.4	25.4	0.0	0.0%	1.00	Yes					
First	R2	W3	Bedroom	37.1	31.1	6.0	16.1%	0.84	Yes	Negligible				
First	R3	W4	Bedroom	32.6	26.6	6.0	18.3%	0.82	Yes	Negligible				
First	R5	W6	Residential	17.1	16.3	0.8	4.5%	0.96	Yes	Negligible				
First	R7	W8	Kitchen	32.8	27.1	5.8	17.6%	0.82	Yes	Negligible				
Second	R1	W1	Living Room	37.8	32.0	5.8	15.4%	0.85	Yes	Negligible				
		W2		28.2	28.2	0.0	0.0%	1.00	Yes					
Second	R2	W3	Bedroom	37.6	31.7	5.8	15.5%	0.85	Yes	Negligible				
Second	R3	W4	Bedroom	33.0	27.1	5.8	17.7%	0.82	Yes	Negligible				
Second	R7	W8	Kitchen	34.7	29.0	5.8	16.6%	0.83	Yes	Negligible				
Third	R1	W1	Living Room	37.4	31.7	5.6	15.0%	0.85	Yes	Negligible				
		W2		31.2	31.2	0.0	0.0%	1.00	Yes					
Third	R2	W3	Bedroom	37.1	31.5	5.6	15.2%	0.85	Yes	Negligible				
Third	R3	W4	Bedroom	32.0	26.3	5.6	17.6%	0.82	Yes	Negligible				
Third	R5	W6	Residential	10.6	9.9	0.8	7.3%	0.93	Yes	Negligible				
Third	R7	W8	Kitchen	23.6	18.0	5.6	23.6%	0.76	No	Minor				
Fourth	R1	W1	Living Room	23.9	18.8	5.1	21.4%	0.79	No	Negligible				
		W2		26.6	26.6	0.0	0.0%	1.00	Yes					
Fourth	R2	W3	Bedroom	23.8	18.7	5.1	21.5%	0.79	No	Minor				
Fourth	R3	W4	Bedroom	18.3	13.2	5.1	27.9%	0.72	No	Minor				
Fourth	R5	W6	Residential	15.7	15.1	0.7	4.4%	0.96	Yes	Negligible				
11-17 The Terrace														
Ground	R1	W1	Kitchen	36.6	30.8	5.8	15.9%	0.84	Yes	Negligible				
Ground	R2	W2	Residential	36.3	30.7	5.6	15.4%	0.85	Yes	Negligible				
Ground	R3	W3	Residential	35.9	30.3	5.6	15.5%	0.85	Yes	Negligible				
Ground	R5	W7	Residential	35.8	30.3	5.5	15.3%	0.85	Yes	Negligible				
Ground	R6	W8	Residential	36.3	30.8	5.4	14.9%	0.85	Yes	Negligible				
Ground	R7	W9	Kitchen	36.0	30.8	5.2	14.5%	0.86	Yes	Negligible				
First	R1	W1	Kitchen	37.6	31.6	6.0	15.9%	0.84	Yes	Negligible				
First	R3	W3	Bedroom	37.6	31.7	6.0	15.8%	0.84	Yes	Negligible				
First	R4	W4	Residential	37.7	31.8	5.9	15.7%	0.84	Yes	Negligible				
First	R5	W5	Bedroom	37.8	31.8	5.9	15.7%	0.84	Yes	Negligible				
First	R7	W7	Kitchen	37.8	32.1	5.7	15.2%	0.85	Yes	Negligible				
Second	R1	W1	LKD	37.9	31.9	6.0	15.8%	0.84	Yes	Negligible				
		W9		30.8	30.8	0.0	0.0%	1.00	Yes					
Second	R3	W3	Bedroom	38.0	32.1	6.0	15.7%	0.84	Yes	Negligible				
Second	R4	W4	Residential	37.9	32.0	5.9	15.6%	0.84	Yes	Negligible				
Second	R5	W5	Bedroom	38.0	32.1	5.9	15.4%	0.85	Yes	Negligible				
Second	R7	W7	LKD	37.9	32.2	5.7	15.0%	0.85	Yes	Negligible				
		W8		35.8	35.8	0.0	0.0%	1.00	Yes					

No-Sky Line

				No-Sky Line (NSL)									
Address	Room	Window	Room use	Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction
					m²	%	m²	%					
150 Sleaford Street													
First	R2	W2	Kitchen	5.1	4.9	96%	4.2	82%	0.8	15.3%	0.85	Yes	Negligible
First	R3	W3 W4	Living Room	17.3	17.1	99%	17.1	99%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Bedroom	9.1	9.0	99%	9.0	99%	0.0	0.0%	1.00	Yes	Negligible
Second	R2	W2	Bedroom	13.1	12.9	98%	12.9	98%	0.0	0.2%	1.00	Yes	Negligible
148 Sleaford Street													
Ground	R1	W1	Bedroom	7.9	7.7	97%	4.3	55%	3.4	43.7%	0.56	No	Major
Ground	R2	W2	Living Room	19.2	18.8	98%	18.1	94%	0.7	3.9%	0.96	Yes	Negligible
77 Sleaford Street													
First	R1	W1	Kitchen	6.5	6.3	97%	6.3	97%	0.0	0.0%	1.00	Yes	Negligible
First	R3	W4 W5	Living Room	17.1	17.0	99%	17.0	99%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Bedroom	11.5	10.8	94%	10.7	93%	0.1	0.6%	0.99	Yes	Negligible
Second	R3	W3	Bedroom	13.4	11.7	88%	11.7	88%	0.0	0.0%	1.00	Yes	Negligible
69 Sleaford Street													
Ground	R1	W1	Bedroom	11.5	11.4	99%	11.4	99%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2	Living Room	26.2	23.9	91%	23.9	91%	0.0	0.0%	1.00	Yes	Negligible
61 Sleaford Street													
First	R1	W1	Kitchen	6.5	6.2	95%	6.2	95%	0.0	0.0%	1.00	Yes	Negligible
First	R3	W4 W5	Living Room	17.1	16.6	97%	16.6	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Bedroom	11.5	11.0	96%	11.0	96%	0.0	0.2%	1.00	Yes	Negligible
Second	R3	W3	Bedroom	13.4	12.0	90%	12.0	90%	0.0	0.0%	1.00	Yes	Negligible
55 Sleaford Street													
Ground	R1	W1	Bedroom	11.5	11.4	99%	11.4	99%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2	Living Room	26.2	25.7	98%	25.7	98%	0.0	0.0%	1.00	Yes	Negligible
2 York Street													
Ground	R1	W1	Residential	10.9	10.1	92%	10.1	92%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2 W3 W4	Residential	5.8	5.5	95%	5.5	95%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	5.5	5.4	99%	5.4	99%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Residential	5.4	5.0	92%	5.0	92%	0.0	0.0%	1.00	Yes	Negligible
4 York Street													
Ground	R1	W1 W2	Residential	8.0	7.8	98%	7.8	98%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W3	Residential	11.9	7.1	60%	7.1	60%	0.0	0.1%	1.00	Yes	Negligible
First	R1	W1	Residential	3.5	3.5	99%	3.5	99%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Residential	6.3	6.1	98%	6.1	98%	0.0	0.0%	1.00	Yes	Negligible
6 York Street													
Ground	R1	W1	Living Room	11.3	6.7	59%	6.7	59%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2	Kitchen										

No-Sky Line

				No-Sky Line (NSL)										
Address	Room	Window	Room use	Room	Existing NSL		Proposed NSL		Loss	Loss	Proportion	Meets BRE	Numerical	
				Area	m ²	%	m ²	%	m ²	%	Retained	Targets		Reduction
8 York Street	First	R1	W1	Bedroom	6.5	6.0	92%	6.0	92%	0.0	0.0%	1.00	Yes	Negligible
					5.8	5.7	99%	5.7	99%	0.0	0.0%	1.00	Yes	Negligible
	Ground	R1	W1 W4	Kitchen	7.1	6.9	96%	6.9	96%	0.0	0.0%	1.00	Yes	Negligible
					8.7	6.7	76%	6.7	76%	0.0	0.0%	1.00	Yes	Negligible
10 York Street	Ground	R3	W2 W3	Dining Room	5.2	5.2	100%	5.2	100%	0.0	0.0%	1.00	Yes	Negligible
					7.1	7.0	99%	7.0	99%	0.0	0.0%	1.00	Yes	Negligible
	Ground	R1	W1 W2	Residential	13.2	13.0	98%	13.0	98%	0.0	0.0%	1.00	Yes	Negligible
					5.4	5.2	96%	5.2	96%	0.0	0.0%	1.00	Yes	Negligible
12 York Street	First	R2	W2	Residential	5.0	5.0	100%	5.0	100%	0.0	0.0%	1.00	Yes	Negligible
					16.2	16.2	100%	16.2	100%	0.0	0.0%	1.00	Yes	Negligible
	Ground	R1	W1 W2 W3	Living Room	9.1	9.0	99%	9.0	99%	0.0	0.0%	1.00	Yes	Negligible
					38.2	35.5	93%	33.7	88%	1.8	5.1%	0.95	Yes	Negligible
16 York Street	First	R1	W1	Bedroom	6.4	6.1	96%	6.1	96%	0.0	0.0%	1.00	Yes	Negligible
					14.4	14.2	98%	14.2	98%	0.0	0.0%	1.00	Yes	Negligible
	Ground	R1	W1 W2	Kitchen	13.3	12.9	97%	12.9	97%	0.0	0.0%	1.00	Yes	Negligible
					11.9	11.8	99%	11.8	99%	0.0	0.0%	1.00	Yes	Negligible
20 York Street	Ground	R1	W1	Residential	4.5	4.5	99%	4.5	99%	0.0	0.0%	1.00	Yes	Negligible
					6.7	6.7	99%	6.7	99%	0.0	0.0%	1.00	Yes	Negligible
	First	R1	W1	Residential	7.7	5.4	70%	5.4	70%	0.0	0.0%	1.00	Yes	Negligible
					6.7	6.7	100%	6.7	100%	0.0	0.0%	1.00	Yes	Negligible
24 York Street	Ground	R1	W1	Residential	8.1	7.8	97%	7.7	95%	0.1	1.5%	0.99	Yes	Negligible
					7.4	7.2	96%	7.2	96%	0.0	0.0%	1.00	Yes	Negligible
	Ground	R1	W1 W2	Kitchen	8.1	8.0	99%	8.0	99%	0.0	0.0%	1.00	Yes	Negligible
					7.4	7.0	94%	7.0	94%	0.0	0.0%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	Room Area	No-Sky Line (NSL)								Numerical Reduction
					Existing NSL		Proposed NSL		Loss	Loss	Proportion	Meets BRE	
					m ²	%	m ²	%	m ²	%	Retained	Targets	
26 York Street													
Ground	R2	W2 W3	Kitchen	13.8	11.3	82%	11.3	82%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	6.9	6.6	94%	6.2	89%	0.4	5.4%	0.95	Yes	Negligible
28 York Street													
Ground	R1	W1 W2	Kitchen	17.2	12.6	73%	12.6	73%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	7.8	7.5	96%	7.5	96%	0.0	0.0%	1.00	Yes	Negligible
30 York Street													
Ground	R1	W1 W2	Residential	12.5	11.6	93%	11.0	89%	0.6	5.0%	0.95	Yes	Negligible
First	R1	W3	Bedroom	7.6	7.3	97%	7.3	97%	0.0	0.0%	1.00	Yes	Negligible
32 York Street													
Ground	R1	W1	LKD	21.3	21.0	99%	18.0	84%	3.1	14.6%	0.85	Yes	Negligible
First	R1	W1 W2 W3	Bedroom	11.6	11.6	100%	11.6	100%	0.0	0.0%	1.00	Yes	Negligible
34 York Street													
Ground	R1	W1	Kitchen	6.1	6.0	98%	4.5	75%	1.4	23.9%	0.76	No	Minor
Ground	R2	W2 W3 W4	Living Room	19.5	12.7	65%	11.1	57%	1.7	13.2%	0.87	Yes	Negligible
First	R1	W1	Bedroom	6.1	6.0	98%	5.8	95%	0.2	3.1%	0.97	Yes	Negligible
36 York Street													
First	R1	W1	Bedroom	5.8	5.7	97%	5.7	97%	0.0	0.0%	1.00	Yes	Negligible
First	R3	W3	Bedroom	6.5	6.4	98%	5.5	85%	0.9	13.9%	0.86	Yes	Negligible
38 York Street													
Ground	R2	W2	Kitchen	5.6	0.8	14%	0.8	14%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W3 W4 W5 W6	Living Room	21.5	18.3	85%	17.4	81%	0.9	5.0%	0.95	Yes	Negligible
First	R2	W2	Bedroom	8.0	7.7	96%	7.7	96%	0.0	0.0%	1.00	Yes	Negligible
40 York Street													
Ground	R1	W1 W2 W3 W4 W5	LKD	38.2	35.2	92%	33.1	87%	2.1	5.9%	0.94	Yes	Negligible
First	R2	W2 W3 W4	Bedroom	13.6	13.6	100%	13.6	100%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Bedroom	13.5	11.8	87%	9.5	71%	2.3	19.3%	0.81	Yes	Negligible
42 York Street													
Ground	R2	W1 W4 W5 W6 W7	LKD	24.3	20.5	84%	20.3	84%	0.1	0.7%	0.99	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	Room Area	No-Sky Line (NSL)								Numerical Reduction
					Existing NSL		Proposed NSL		Loss	Loss	Proportion	Meets BRE	
					m ²	%	m ²	%	m ²	%	Retained	Targets	
First	R1	W1	Bedroom	8.1	6.7	83%	5.2	64%	1.5	23.0%	0.77	No	Minor
44 York Street													
Ground	R2	W3 W4 W5	Kitchen	5.4	5.2	96%	5.2	96%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W6 W7	Living Room	18.8	16.7	89%	15.7	83%	1.0	6.2%	0.94	Yes	Negligible
First	R2	W2	Bedroom	7.6	7.2	95%	5.5	72%	1.8	24.7%	0.75	No	Minor
46 York Street													
Ground	R1	W1	Residential	7.2	7.0	97%	7.0	97%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W5 W6 W7 W8	Residential	17.4	17.4	100%	17.4	100%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1 W2	Bedroom	7.2	7.2	100%	7.2	100%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Residential	7.7	7.3	95%	7.3	95%	0.0	0.0%	1.00	Yes	Negligible
48 York Street													
Ground	R1	W1 W2 W3 W4	LKD	28.6	25.1	88%	15.6	54%	9.5	37.8%	0.62	No	Moderate
First	R2	W2	Bedroom	5.8	5.7	98%	4.8	83%	0.9	15.6%	0.84	Yes	Negligible
50 York Street													
Ground	R1	W1 W2	Dining Room	10.5	9.5	91%	9.5	91%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W3	Kitchen	5.3	4.1	78%	4.1	77%	0.1	1.4%	0.99	Yes	Negligible
First	R2	W1	Bedroom	10.5	8.8	84%	8.7	83%	0.1	1.4%	0.99	Yes	Negligible
52 York Street													
Ground	R1	W1 W2	Kitchen	5.3	4.9	93%	2.7	50%	2.2	45.6%	0.54	No	Major
Ground	R2	W3	Dining Room	11.1	5.3	48%	3.7	34%	1.6	30.1%	0.70	No	Minor
First	R2	W2	Bedroom	11.1	9.6	87%	9.1	82%	0.5	5.0%	0.95	Yes	Negligible
54 York Street													
Ground	R1	W1	Residential	14.0	13.6	97%	9.0	64%	4.6	33.7%	0.66	No	Moderate
First	R1	W1 W2	Bedroom	14.0	14.0	100%	12.4	89%	1.5	10.8%	0.89	Yes	Negligible
First	R2	W3	Residential	6.8	6.8	100%	6.8	100%	0.0	0.0%	1.00	Yes	Negligible
56 York Street													
Ground	R1	W1	Residential	13.9	6.3	45%	6.2	45%	0.1	1.3%	0.99	Yes	Negligible
Ground	R2	W2	Residential	6.9	6.9	100%	4.1	59%	2.8	40.6%	0.59	No	Major
First	R1	W1	Residential	6.9	6.7	97%	6.7	97%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Residential	6.9	6.9	100%	5.0	73%	1.9	27.3%	0.73	No	Minor
58 York Street													
Ground	R1	W1 W2	Residential	6.8	6.7	97%	6.7	97%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W3	Residential	7.7	7.1	93%	7.1	93%	0.0	0.0%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	Room Area	No-Sky Line (NSL)								Numerical Reduction
					Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
					m ²	%	m ²	%					
First	R1	W1	Residential	9.4	9.0	96%	8.6	92%	0.4	3.9%	0.96	Yes	Negligible
First	R2	W2	Residential	9.1	8.7	96%	8.2	90%	0.5	5.9%	0.94	Yes	Negligible
62 York Street													
Ground	R1	W1	Residential	12.5	10.7	85%	9.6	77%	1.0	9.7%	0.90	Yes	Negligible
Ground	R2	W2	Residential	6.2	6.2	99%	5.7	91%	0.5	8.3%	0.92	Yes	Negligible
First	R1	W1	Residential	6.6	6.5	99%	6.3	96%	0.2	3.0%	0.97	Yes	Negligible
First	R2	W2	Residential	4.2	4.1	98%	4.1	98%	0.0	0.0%	1.00	Yes	Negligible
64 York Street													
Ground	R1	W1 W5 W6	Living Room	20.9	16.4	78%	15.3	73%	1.1	6.5%	0.94	Yes	Negligible
Ground	R2	W2 W3 W4	Kitchen	6.7	6.7	100%	6.7	100%	0.0	0.2%	1.00	Yes	Negligible
First	R1	W1	Bedroom	5.0	5.0	100%	5.0	100%	0.0	0.0%	1.00	Yes	Negligible
66 York Street													
Ground	R1	W1 W2 W3	Kitchen	12.9	12.5	97%	12.3	95%	0.2	1.9%	0.98	Yes	Negligible
First	R1	W1	Bedroom	6.7	6.5	96%	6.4	95%	0.1	1.3%	0.99	Yes	Negligible
68 York Street													
Ground	R1	W1 W2	Residential	12.0	11.9	99%	10.7	89%	1.2	10.5%	0.90	Yes	Negligible
First	R1	W1 W2	Bedroom	12.0	11.9	99%	11.5	96%	0.4	3.5%	0.97	Yes	Negligible
First	R2	W3	Residential	5.2	5.2	100%	5.2	100%	0.0	0.0%	1.00	Yes	Negligible
70 York Street													
Ground	R1	W1	Residential	7.0	6.9	98%	6.0	85%	1.0	13.8%	0.86	Yes	Negligible
Ground	R2	W2	Residential	10.6	7.1	67%	6.6	62%	0.5	7.1%	0.93	Yes	Negligible
First	R1	W1	Residential	7.0	7.0	100%	6.2	89%	0.8	11.0%	0.89	Yes	Negligible
First	R2	W2	Residential	5.3	5.3	99%	5.3	99%	0.0	0.0%	1.00	Yes	Negligible
72 York Street													
Ground	R1	W1	Residential	10.1	9.4	94%	7.0	70%	2.4	25.8%	0.74	No	Minor
Ground	R2	W2 W3	Residential	9.1	6.5	72%	6.5	72%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	5.3	5.2	98%	4.1	77%	1.1	21.5%	0.79	No	Minor
First	R2	W2	Residential	4.0	3.9	98%	3.9	98%	0.0	0.1%	1.00	Yes	Negligible
74 York Street													
Ground	R1	W1 W2 W3	Residential	13.8	13.8	100%	13.8	100%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	3.8	3.5	92%	1.2	31%	2.3	66.2%	0.34	No	Major
First	R2	W2	Residential	7.2	6.8	94%	4.7	65%	2.1	31.2%	0.69	No	Moderate
Second	R2	W2	Residential	4.6	4.3	93%	4.3	93%	0.0	0.0%	1.00	Yes	Negligible
76 York Street													

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
Ground	R1	W1	Dining Room	9.2	7.6	83%	7.0	76%	0.6	8.0%	0.92	Yes	Negligible
Ground	R2	W2	Kitchen	7.1	7.1	100%	4.1	57%	3.0	42.4%	0.58	No	Major
First	R1	W1	Bedroom	6.7	6.3	95%	6.3	95%	0.0	0.0%	1.00	Yes	Negligible
78 York Street													
Ground	R1	W1 W2	Residential	8.8	8.3	94%	8.3	94%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	7.3	7.2	97%	5.8	78%	1.4	19.6%	0.80	Yes	Negligible
First	R2	W2	Residential	7.2	7.2	99%	5.3	73%	1.9	26.3%	0.74	No	Minor
Second	R1	W1	Residential	11.1	6.4	58%	6.4	58%	0.0	0.0%	1.00	Yes	Negligible
80 York Street													
Ground	R1	W1	Residential	3.1	2.9	93%	2.9	93%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2 W3 W4 W5	Residential	10.9	9.8	90%	9.7	89%	0.1	0.7%	0.99	Yes	Negligible
First	R1	W1	Residential	9.9	9.5	96%	8.0	81%	1.5	15.6%	0.84	Yes	Negligible
Second	R1	W1 W2	Residential	7.5	7.5	100%	7.5	100%	0.0	0.0%	1.00	Yes	Negligible
80A York Street													
Ground	R1	W1	Residential	8.4	5.3	63%	4.3	51%	1.0	18.7%	0.81	Yes	Negligible
Ground	R2	W2 W3	Residential	8.7	7.3	83%	7.3	83%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	8.9	8.5	95%	6.9	77%	1.6	18.7%	0.81	Yes	Negligible
First	R2	W2	Residential	8.7	6.9	79%	6.8	78%	0.1	0.9%	0.99	Yes	Negligible
80B York Street													
Ground	R4	W8 W9 W10 W11	Living Room	23.2	11.0	48%	11.0	48%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	9.1	7.0	77%	7.0	77%	0.0	0.1%	1.00	Yes	Negligible
First	R2	W2	Bedroom	7.1	6.5	92%	5.8	82%	0.7	10.8%	0.89	Yes	Negligible
82 York Street													
Ground	R1	W1	Residential	4.3	4.3	99%	4.0	92%	0.3	6.6%	0.93	Yes	Negligible
First	R1	W1	Residential	4.3	3.5	81%	3.5	81%	0.0	0.0%	1.00	Yes	Negligible
84 York Street													
Ground	R1	W1 W5 W6 W7	Dining Room	22.3	19.8	89%	17.5	79%	2.3	11.6%	0.88	Yes	Negligible
Ground	R2	W2 W3	Kitchen	10.9	10.7	99%	10.7	98%	0.0	0.1%	1.00	Yes	Negligible
First	R1	W1 W2	Bedroom	7.9	7.9	100%	7.9	100%	0.0	0.0%	1.00	Yes	Negligible
First	R3	W4	Bedroom	5.6	5.6	99%	5.1	91%	0.5	8.7%	0.91	Yes	Negligible
86 York Street													
Ground	R1	W1 W2	Residential										

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)								Meets BRE Targets	Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained		
		W3		16.9	16.6	98%	16.0	95%	0.6	3.5%	0.97	Yes	Negligible
First	R1	W1	Residential	8.2	8.1	98%	6.1	74%	2.0	24.8%	0.75	No	Minor
First	R2	W2	Residential	8.2	8.1	98%	6.3	76%	1.8	22.4%	0.78	No	Minor
88 York Street													
Ground	R1	W1 W2 W3	Residential	17.1	16.7	98%	16.1	95%	0.6	3.3%	0.97	Yes	Negligible
First	R1	W1	Residential	8.4	8.2	98%	6.9	82%	1.3	16.1%	0.84	Yes	Negligible
First	R2	W2	Residential	8.4	8.2	98%	6.8	82%	1.4	17.0%	0.83	Yes	Negligible
90 York Street													
Ground	R1	W1 W2 W3	Residential	17.2	16.9	98%	16.7	97%	0.2	1.2%	0.99	Yes	Negligible
First	R1	W1	Residential	8.4	8.2	98%	7.3	87%	0.9	11.4%	0.89	Yes	Negligible
First	R2	W2	Residential	8.4	8.2	98%	7.2	86%	1.0	12.4%	0.88	Yes	Negligible
90A York Street													
Ground	R1	W1 W2 W3	Residential	16.2	15.9	98%	15.9	98%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	8.2	8.1	98%	7.6	92%	0.5	6.1%	0.94	Yes	Negligible
First	R2	W2	Residential	7.6	7.5	99%	7.4	98%	0.0	0.4%	1.00	Yes	Negligible
92 York Street													
Ground	R1	W1	Residential	6.7	5.4	81%	4.4	66%	1.0	18.2%	0.82	Yes	Negligible
Ground	R2	W2	Residential	7.1	4.0	57%	4.0	57%	0.0	0.1%	1.00	Yes	Negligible
First	R1	W1	Bedroom	6.7	6.2	92%	5.8	86%	0.4	6.8%	0.93	Yes	Negligible
First	R2	W2	Bedroom	6.2	5.2	83%	5.2	83%	0.0	0.0%	1.00	Yes	Negligible
92A York Street													
Ground	R2	W2 W3 W4	Kitchen	7.5	7.4	99%	7.4	99%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	6.1	5.4	89%	5.4	89%	0.0	0.0%	1.00	Yes	Negligible
61 to 81 Inclusive Pym Court													
First	R1	W1	Residential	5.9	4.9	84%	4.9	84%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Residential	16.3	9.1	56%	9.1	56%	0.0	0.0%	1.00	Yes	Negligible
First	R3	W3	Residential	18.8	12.8	68%	12.8	68%	0.0	0.0%	1.00	Yes	Negligible
First	R4	W4	Residential	11.8	9.7	82%	9.7	82%	0.0	0.0%	1.00	Yes	Negligible
First	R5	W5	Residential	11.8	9.7	82%	9.7	82%	0.0	0.0%	1.00	Yes	Negligible
First	R6	W6	Residential	18.8	14.7	78%	14.7	78%	0.0	0.1%	1.00	Yes	Negligible
First	R7	W7	Residential	16.3	12.9	79%	12.9	79%	0.0	0.0%	1.00	Yes	Negligible
First	R8	W8	Residential	8.7	8.2	93%	8.2	93%	0.0	0.0%	1.00	Yes	Negligible
First	R9	W9	Residential	8.7	8.2	93%	8.2	93%	0.0	0.0%	1.00	Yes	Negligible
First	R10	W10	Residential	16.3	12.9	79%	12.9	79%	0.0	0.0%	1.00	Yes	Negligible
First	R11	W11	Residential	18.8	14.7	78%	14.7	78%	0.0	0.0%	1.00	Yes	Negligible
First	R12	W12	Residential	11.8	9.6	81%	9.6	81%	0.0	0.0%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
First	R13	W13	Residential	18.8	14.7	78%	14.7	78%	0.0	0.0%	1.00	Yes	Negligible
First	R14	W14	Residential	16.3	12.9	79%	12.9	79%	0.0	0.0%	1.00	Yes	Negligible
First	R15	W15	Residential	8.8	8.2	93%	8.2	93%	0.0	0.0%	1.00	Yes	Negligible
First	R16	W16	Residential	8.8	8.2	93%	8.2	93%	0.0	0.0%	1.00	Yes	Negligible
First	R17	W17	Residential	16.3	12.8	79%	12.8	79%	0.0	0.0%	1.00	Yes	Negligible
First	R18	W18	Residential	18.8	14.6	78%	14.5	77%	0.1	0.5%	1.00	Yes	Negligible
First	R19	W19	Residential	12.6	10.2	81%	10.2	81%	0.0	0.0%	1.00	Yes	Negligible
First	R20	W20	Residential	18.8	14.6	78%	14.3	76%	0.3	1.9%	0.98	Yes	Negligible
First	R21	W21	Residential	16.3	12.8	79%	12.4	76%	0.4	3.3%	0.97	Yes	Negligible
First	R22	W22	Residential	5.0	3.3	66%	3.3	66%	0.0	0.0%	1.00	Yes	Negligible
First	R23	W23	Residential	22.7	17.3	76%	15.5	68%	1.8	10.5%	0.90	Yes	Negligible
Second	R1	W1	Residential	5.9	4.9	84%	4.9	84%	0.0	0.0%	1.00	Yes	Negligible
Second	R2	W2	Residential	16.3	13.7	84%	13.7	84%	0.0	0.0%	1.00	Yes	Negligible
Second	R3	W3	Residential	18.8	17.3	92%	17.2	92%	0.1	0.7%	0.99	Yes	Negligible
Second	R4	W4	Residential	11.8	11.5	98%	11.5	98%	0.0	0.0%	1.00	Yes	Negligible
Second	R5	W5	Residential	11.8	11.5	97%	11.5	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R6	W6	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R7	W7	Residential	16.3	15.6	95%	15.6	95%	0.0	0.0%	1.00	Yes	Negligible
Second	R8	W8	Residential	8.7	8.2	93%	8.2	93%	0.0	0.0%	1.00	Yes	Negligible
Second	R9	W9	Residential	8.7	8.2	94%	8.2	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R10	W10	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Second	R11	W11	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R12	W12	Residential	11.8	11.5	97%	11.5	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R13	W13	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R14	W14	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Second	R15	W15	Residential	8.8	8.2	93%	8.2	93%	0.0	0.0%	1.00	Yes	Negligible
Second	R16	W16	Residential	8.8	8.2	94%	8.2	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R17	W17	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Second	R18	W18	Residential	18.8	17.7	94%	17.7	94%	0.0	0.1%	1.00	Yes	Negligible
Second	R19	W19	Residential	12.6	12.2	97%	12.2	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R20	W20	Residential	18.8	17.8	95%	17.5	93%	0.3	1.5%	0.99	Yes	Negligible
Second	R21	W21	Residential	16.3	15.5	95%	15.1	93%	0.4	2.8%	0.97	Yes	Negligible
Second	R22	W22	Residential	5.0	3.4	68%	3.4	68%	0.0	0.0%	1.00	Yes	Negligible
Second	R23	W23	Residential	22.7	17.8	78%	16.6	73%	1.2	6.9%	0.93	Yes	Negligible
Third	R1	W1	Residential	5.9	4.9	84%	4.9	84%	0.0	0.0%	1.00	Yes	Negligible
Third	R2	W2	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R3	W3	Residential	18.8	17.8	95%	17.8	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R4	W4	Residential	11.8	11.5	98%	11.5	98%	0.0	0.0%	1.00	Yes	Negligible
Third	R5	W5	Residential	11.8	11.5	97%	11.5	97%	0.0	0.0%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
Third	R6	W6	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Third	R7	W7	Residential	16.3	15.6	95%	15.6	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R8	W8	Residential	8.7	8.5	97%	8.5	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R9	W9	Residential	8.7	8.5	97%	8.5	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R10	W10	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R11	W11	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Third	R12	W12	Residential	11.8	11.5	97%	11.5	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R13	W13	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Third	R14	W14	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R15	W15	Residential	8.8	8.5	97%	8.5	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R16	W16	Residential	8.8	8.5	97%	8.5	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R17	W17	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R18	W18	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Third	R19	W19	Residential	12.6	12.2	97%	12.2	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R20	W20	Residential	18.8	17.8	95%	17.8	94%	0.0	0.0%	1.00	Yes	Negligible
Third	R21	W21	Residential	16.3	15.5	95%	15.4	94%	0.2	1.2%	0.99	Yes	Negligible
Third	R22	W22	Residential	5.0	4.3	86%	4.3	86%	0.0	0.0%	1.00	Yes	Negligible
Third	R23	W23	Residential	22.7	20.8	92%	20.2	89%	0.6	3.0%	0.97	Yes	Negligible
84-97 Hampden Gardens													
Ground	R1	W1	Kitchen	11.5	10.3	89%	10.1	88%	0.2	1.7%	0.98	Yes	Negligible
Ground	R6	W10 W11 W12	Living Room	31.2	31.2	100%	30.7	98%	0.5	1.7%	0.98	Yes	Negligible
First	R1	W1	Kitchen	11.5	10.5	91%	10.4	91%	0.1	0.9%	0.99	Yes	Negligible
First	R3	W3	Residential	3.6	3.0	83%	3.0	83%	0.0	0.0%	1.00	Yes	Negligible
First	R5	W5	Bedroom	12.9	11.0	85%	11.0	85%	0.0	0.0%	1.00	Yes	Negligible
First	R6	W6	Bedroom	13.2	12.3	93%	12.2	92%	0.2	1.3%	0.99	Yes	Negligible
First	R7	W7 W8	Living Room	21.7	21.6	99%	21.3	98%	0.3	1.6%	0.98	Yes	Negligible
Second	R1	W1	Kitchen	11.5	10.7	93%	10.7	93%	0.0	0.0%	1.00	Yes	Negligible
Second	R3	W3	Residential	3.6	2.9	81%	2.9	81%	0.0	0.0%	1.00	Yes	Negligible
Second	R5	W5	Bedroom	12.9	11.0	85%	11.0	85%	0.0	0.0%	1.00	Yes	Negligible
Second	R6	W6	Bedroom	13.2	12.3	94%	12.3	93%	0.0	0.4%	1.00	Yes	Negligible
Second	R7	W7 W8	Living Room	21.7	21.7	100%	21.4	99%	0.2	1.1%	0.99	Yes	Negligible
Third	R1	W1	Kitchen	11.5	10.7	93%	10.7	93%	0.0	0.0%	1.00	Yes	Negligible
Third	R3	W3	Residential	3.6	2.6	71%	2.6	71%	0.0	0.0%	1.00	Yes	Negligible
Third	R5	W5	Bedroom	12.9	11.0	85%	11.0	85%	0.0	0.0%	1.00	Yes	Negligible
Third	R6	W6	Bedroom	13.2	12.3	93%	12.3	93%	0.0	0.0%	1.00	Yes	Negligible
Third	R7	W7 W8	Living Room	21.7	21.7	100%	21.6	99%	0.1	0.4%	1.00	Yes	Negligible
Fourth	R1	W1	Residential	3.6	2.9	78%	2.9	78%	0.0	0.0%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	Room Area	No-Sky Line (NSL)								Numerical Reduction
					Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
Fourth	R3	W3	Bedroom	12.9	10.9	85%	10.9	85%	0.0	0.1%	1.00	Yes	Negligible
Fourth	R4	W4	Bedroom	13.2	12.3	93%	12.3	93%	0.0	0.0%	1.00	Yes	Negligible
Fourth	R5	W5 W6	Living Room	21.7	21.7	100%	21.6	99%	0.1	0.4%	1.00	Yes	Negligible
69-83 Hampden Gardens													
Ground	R4	W5 W6	Residential	10.7	9.6	90%	7.3	69%	2.3	23.9%	0.76	No	Minor
Ground	R5	W7	Residential	11.8	11.0	94%	8.0	68%	3.0	27.6%	0.72	No	Minor
55-68 Hampden Gardens													
Ground	R1	W1 W12 W13	Living Room	31.1	30.3	98%	26.0	84%	4.3	14.1%	0.86	Yes	Negligible
Ground	R4	W6	Residential	3.8	3.6	96%	3.6	96%	0.0	0.0%	1.00	Yes	Negligible
Ground	R7	W11	Kitchen	11.5	9.4	81%	8.2	71%	1.2	12.8%	0.87	Yes	Negligible
First	R1	W1 W2	Living Room	21.5	21.1	98%	19.3	90%	1.9	8.8%	0.91	Yes	Negligible
First	R2	W3	Bedroom	13.2	12.3	93%	12.1	92%	0.2	1.5%	0.99	Yes	Negligible
First	R3	W4	Bedroom	12.9	10.7	83%	10.5	81%	0.2	1.8%	0.98	Yes	Negligible
First	R5	W6	Residential	3.8	3.2	84%	3.2	84%	0.0	0.0%	1.00	Yes	Negligible
First	R7	W8	Kitchen	11.5	9.4	82%	8.4	73%	1.0	10.8%	0.89	Yes	Negligible
Second	R1	W1 W2	Living Room	21.5	21.2	99%	21.0	98%	0.2	1.1%	0.99	Yes	Negligible
Second	R2	W3	Bedroom	13.2	12.3	93%	12.2	93%	0.1	0.6%	0.99	Yes	Negligible
Second	R3	W4	Bedroom	12.9	10.7	83%	10.6	82%	0.1	0.6%	0.99	Yes	Negligible
Second	R7	W8	Kitchen	11.5	10.0	87%	9.6	84%	0.4	4.2%	0.96	Yes	Negligible
Third	R1	W1 W2	Living Room	21.5	21.4	100%	21.3	99%	0.1	0.5%	1.00	Yes	Negligible
Third	R2	W3	Bedroom	13.2	12.3	93%	12.3	93%	0.0	0.0%	1.00	Yes	Negligible
Third	R3	W4	Bedroom	12.9	10.7	83%	10.7	83%	0.0	0.0%	1.00	Yes	Negligible
Third	R5	W6	Residential	3.8	2.9	77%	2.9	77%	0.0	0.0%	1.00	Yes	Negligible
Third	R7	W8	Kitchen	11.5	10.5	91%	10.2	88%	0.3	3.0%	0.97	Yes	Negligible
Fourth	R1	W1 W2	Living Room	21.5	21.4	100%	21.3	99%	0.2	0.7%	0.99	Yes	Negligible
Fourth	R2	W3	Bedroom	13.2	12.3	93%	12.3	93%	0.0	0.0%	1.00	Yes	Negligible
Fourth	R3	W4	Bedroom	12.9	10.6	83%	10.6	83%	0.0	0.0%	1.00	Yes	Negligible
Fourth	R5	W6	Residential	3.8	2.9	78%	2.9	78%	0.0	0.0%	1.00	Yes	Negligible
11-17 The Terrace													
Ground	R1	W1	Kitchen	11.2	11.0	99%	7.9	71%	3.1	28.2%	0.72	No	Minor
Ground	R2	W2	Residential	11.5	11.1	97%	8.0	70%	3.1	28.1%	0.72	No	Minor
Ground	R3	W3	Residential	7.4	7.3	99%	5.0	68%	2.3	31.5%	0.69	No	Moderate
Ground	R5	W7	Residential	7.4	7.3	99%	5.2	71%	2.1	28.9%	0.71	No	Minor
Ground	R6	W8	Residential	11.5	11.1	97%	8.1	71%	3.0	27.1%	0.73	No	Minor
Ground	R7	W9	Kitchen	11.2	11.0	99%	9.9	89%	1.1	10.2%	0.90	Yes	Negligible
First	R1	W1	Kitchen	9.7	9.6	99%	7.1	73%	2.5	26.2%	0.74	No	Minor

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
					m ²	%	m ²	%					
First	R3	W3	Bedroom	7.8	7.5	97%	7.5	96%	0.0	0.5%	1.00	Yes	Negligible
First	R4	W4	Residential	18.6	17.6	94%	13.8	74%	3.8	21.6%	0.78	No	Minor
First	R5	W5	Bedroom	7.8	7.5	97%	7.3	94%	0.2	2.6%	0.97	Yes	Negligible
First	R7	W7	Kitchen	9.7	9.5	98%	8.1	83%	1.4	15.1%	0.85	Yes	Negligible
Second	R1	W1	LKD										
		W9		22.1	22.0	99%	21.1	96%	0.8	3.9%	0.96	Yes	Negligible
Second	R3	W3	Bedroom	7.8	7.5	97%	7.5	96%	0.0	0.2%	1.00	Yes	Negligible
Second	R4	W4	Residential	18.6	17.5	94%	14.8	79%	2.8	15.9%	0.84	Yes	Negligible
Second	R5	W5	Bedroom	7.8	7.5	97%	7.4	95%	0.1	1.6%	0.98	Yes	Negligible
Second	R7	W7	LKD										
		W8		22.1	22.0	100%	21.6	98%	0.4	1.8%	0.98	Yes	Negligible

Annual Probable Sunlight Hours

				Annual Probable Sunlight Hours (APSH) by Room									
Address	Room	Window	Room use	Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE	Numerical Reduction
				Total	Winter	Total	Winter	Total	Winter	Total	Winter	Targets	
150 Sleaford Street													
First	R2	W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R3	W3 W4	Living Room	68	25	66	25	0.97	1.00	2.9%	0.0%	Yes	Negligible
Second	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R2	W2	Bedroom	73	26	72	26	N/A	N/A	N/A	N/A	N/A	
148 Sleaford Street													
Ground	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2	Living Room	55	15	53	15	0.96	1.00	3.6%	0.0%	Yes	Negligible
77 Sleaford Street													
First	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R3	W4 W5	Living Room	56	20	56	20	1.00	1.00	0.0%	0.0%	Yes	Negligible
Second	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R3	W3	Bedroom	65	24	65	24	N/A	N/A	N/A	N/A	N/A	
69 Sleaford Street													
Ground	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2	Living Room	55	19	55	19	1.00	1.00	0.0%	0.0%	Yes	Negligible
61 Sleaford Street													
First	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R3	W4 W5	Living Room	48	17	48	17	1.00	1.00	0.0%	0.0%	Yes	Negligible
Second	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R3	W3	Bedroom	57	20	57	20	N/A	N/A	N/A	N/A	N/A	
55 Sleaford Street													
Ground	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2	Living Room	51	16	51	16	1.00	1.00	0.0%	0.0%	Yes	Negligible
2 York Street													
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2 W3 W4	Residential	63	20	63	20	1.00	1.00	0.0%	0.0%	Yes	Negligible
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
4 York Street													
Ground	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
6 York Street													
Ground	R1	W1	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room									
				Existing APSH		Proposed APSH		Retained		% Reduction			
				Total	Winter	Total	Winter	Total	Winter	Total	Winter	Targets	Numerical Reduction
First 8 York Street	R1	W3	Bedroom	44	5	44	5	N/A	N/A	N/A	N/A	N/A	
		N/F		N/F	N/F	N/F	N/F	N/F	N/F	N/F			
	Ground	R1	W1 W4	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W5	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R3	W2 W3	Dining Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
10 York Street	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
		N/F		N/F	N/F	N/F	N/F	N/F	N/F	N/F			
	First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
12 York Street	R1	W1 W2 W3	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
		N/F		N/F	N/F	N/F	N/F	N/F	N/F	N/F			
	First	R1	W1 W2 W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
14 York Street	R1	W1 W2 W3 W4	LKD	82	20	81	20	0.99	1.00	1.2%	0.0%	Yes	Negligible
		N/F		N/F	N/F	N/F	N/F	N/F	N/F	N/F			
	First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
16 York Street	R1	W1 W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
		N/F		N/F	N/F	N/F	N/F	N/F	N/F	N/F			
	Ground	R1	W1 W2 W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
20 York Street	R1	W1 W2 W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
		N/F		N/F	N/F	N/F	N/F	N/F	N/F	N/F			
	Ground	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
22 York Street	R1	W1 W2 W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
		N/F		N/F	N/F	N/F	N/F	N/F	N/F	N/F			
	Ground	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
24 York Street	R1	W1 W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
		N/F		N/F	N/F	N/F	N/F	N/F	N/F	N/F			
	First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room								Meets BRE Targets	Numerical Reduction	
				Existing APSH		Proposed APSH		Retained		% Reduction				
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
26 York Street				42	8	42	8	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W2 W3	Kitchen											
First	R1	W1	Bedroom											
28 York Street				32	0	32	0	N/A	N/A	N/A	N/A	N/A		
Ground	R1	W1 W2	Kitchen											
First	R1	W1	Bedroom											
30 York Street				62	17	62	17	1.00	1.00	0.0%	0.0%	Yes	Negligible	
Ground	R1	W1 W2	Residential											
First	R1	W3	Bedroom											
32 York Street				N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R1	W1	LKD											
First	R1	W1 W2 W3	Bedroom											
34 York Street				N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R1	W1	Kitchen											
Ground	R2	W2 W3 W4	Living Room											
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
36 York Street				N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Bedroom											
First	R3	W3	Bedroom											
38 York Street				N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2	Kitchen											
Ground	R3	W3 W4 W5 W6	Living Room											
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
40 York Street				83	22	82	22	0.99	1.00	1.2%	0.0%	Yes	Negligible	
Ground	R1	W1 W2 W3 W4 W5	LKD											
First	R2	W2 W3 W4	Bedroom											
Second	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
42 York Street				52	15	49	15	0.94	1.00	5.8%	0.0%	Yes	Negligible	
Ground	R2	W1 W4 W5 W6 W7	LKD											

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room									Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction				
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
44 York Street														
Ground	R2	W3 W4 W5	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R3	W6 W7	Living Room	48	14	46	14	0.96	1.00	4.2%	0.0%	Yes	Negligible	
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
46 York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W5 W6 W7 W8	Residential	92	26	84	24	0.91	0.92	8.7%	7.7%	Yes	Negligible	
First	R1	W1 W2	Bedroom	83	23	80	23	N/A	N/A	N/A	N/A	N/A		
Second	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
48 York Street														
Ground	R1	W1 W2 W3 W4	LKD	80	20	76	20	0.95	1.00	5.0%	0.0%	Yes	Negligible	
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
50 York Street														
Ground	R1	W1 W2	Dining Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W3	Kitchen	49	10	44	9	N/A	N/A	N/A	N/A	N/A		
First	R2	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
52 York Street														
Ground	R1	W1 W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W3	Dining Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
54 York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1 W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
56 York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
58 York Street														
Ground	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room									Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction				
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
62 York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
64 York Street														
Ground	R1	W1 W5 W6	Living Room	51	14	47	14	0.92	1.00	7.8%	0.0%	Yes	Negligible	
Ground	R2	W2 W3 W4	Kitchen	41	9	34	7	N/A	N/A	N/A	N/A	N/A		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
66 York Street														
Ground	R1	W1 W2 W3	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
68 York Street														
Ground	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1 W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
70 York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
72 York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2 W3	Residential	36	2	30	1	0.83	0.50	16.7%	50.0%	No	Major	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
74 York Street														
Ground	R1	W1 W2 W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
76 York Street														

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room									Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction				
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
Ground	R1	W1	Dining Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
78 York Street														
Ground	R1	W1 W2	Residential	35	5	29	4	0.83	0.80	17.1%	20.0%	Yes	Negligible	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
80 York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2 W3 W4 W5	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
80A York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2 W3	Residential	41	2	37	2	0.90	1.00	9.8%	0.0%	Yes	Negligible	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	69	17	62	15	0.90	0.88	10.1%	11.8%	Yes	Negligible	
80B York Street														
Ground	R4	W8 W9 W10 W11	Living Room	47	14	47	14	1.00	1.00	0.0%	0.0%	Yes	Negligible	
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
82 York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
84 York Street														
Ground	R1	W1 W5 W6 W7	Dining Room	72	14	67	14	N/A	N/A	N/A	N/A	N/A		
Ground	R2	W2 W3	Kitchen	56	7	48	5	N/A	N/A	N/A	N/A	N/A		
First	R1	W1 W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R3	W4	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
86 York Street														
Ground	R1	W1 W2	Residential											

Annual Probable Sunlight Hours

				Annual Probable Sunlight Hours (APSH) by Room									
Address	Room	Window	Room use	Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE	Numerical Reduction
				Total	Winter	Total	Winter	Total	Winter	Total	Winter	Targets	
				N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
88 York Street													
Ground	R1	W1 W2 W3	Residential										
				N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
90 York Street													
Ground	R1	W1 W2 W3	Residential										
				N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
90A York Street													
Ground	R1	W1 W2 W3	Residential										
				N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
92 York Street													
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2	Residential	45	2	43	2	0.96	1.00	4.4%	0.0%	Yes	Negligible
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Bedroom	70	19	65	16	N/A	N/A	N/A	N/A	N/A	
92A York Street													
Ground	R2	W2 W3 W4	Kitchen										
				36	7	33	6	N/A	N/A	N/A	N/A	N/A	
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
61 to 81 Inclusive Pym Court													
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R4	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R5	W5	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R6	W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R7	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R8	W8	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R9	W9	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R10	W10	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R11	W11	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R12	W12	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room								Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction			
				Total	Winter	Total	Winter	Total	Winter	Total	Winter		
First	R13	W13	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R14	W14	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R15	W15	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R16	W16	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R17	W17	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R18	W18	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R19	W19	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R20	W20	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R21	W21	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R22	W22	Residential	35	9	34	8	0.97	0.89	2.9%	11.1%	Yes	Negligible
First	R23	W23	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R4	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R5	W5	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R6	W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R7	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R8	W8	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R9	W9	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R10	W10	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R11	W11	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R12	W12	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R13	W13	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R14	W14	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R15	W15	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R16	W16	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R17	W17	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R18	W18	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R19	W19	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R20	W20	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R21	W21	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R22	W22	Residential	40	10	36	8	0.90	0.80	10.0%	20.0%	Yes	Negligible
Second	R23	W23	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Third	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Third	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Third	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Third	R4	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Third	R5	W5	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	

Annual Probable Sunlight Hours

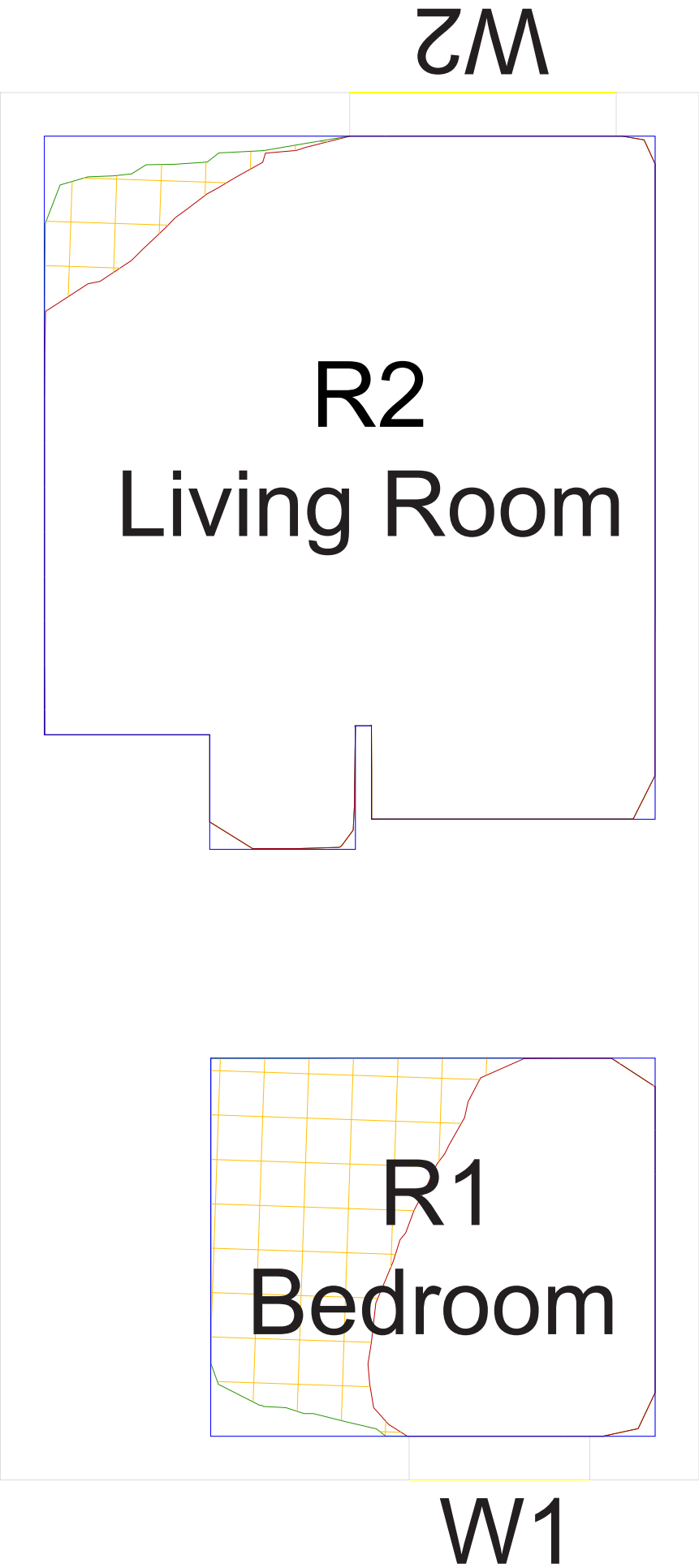
Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room									Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction				
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
Third	R6	W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R7	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R8	W8	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R9	W9	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R10	W10	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R11	W11	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R12	W12	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R13	W13	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R14	W14	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R15	W15	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R16	W16	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R17	W17	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R18	W18	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R19	W19	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R20	W20	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R21	W21	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R22	W22	Residential	49	13	46	11	0.94	0.85	6.1%	15.4%	Yes	Negligible	
Third	R23	W23	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
84-97 Hampden Gardens														
Ground	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R6	W10 W11 W12	Living Room	81	18	74	16	0.91	0.89	8.6%	11.1%	Yes	Negligible	
First	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R5	W5	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R6	W6	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R7	W7 W8	Living Room	80	19	73	17	0.91	0.90	8.8%	10.5%	Yes	Negligible	
Second	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R5	W5	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R6	W6	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R7	W7 W8	Living Room	81	17	76	16	0.94	0.94	6.2%	5.9%	Yes	Negligible	
Third	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R5	W5	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R6	W6	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R7	W7 W8	Living Room	81	22	76	21	0.94	0.96	6.2%	4.5%	Yes	Negligible	
Fourth	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room									Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction				
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
Fourth	R3	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R4	W4	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R5	W5 W6	Living Room	60	21	58	20	0.97	0.95	3.3%	4.8%	Yes	Negligible	
69-83 Hampden Gardens														
Ground	R4	W5 W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R5	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
55-68 Hampden Gardens														
Ground	R1	W1 W12 W13	Living Room	58	9	51	8	0.88	0.89	12.1%	11.1%	Yes	Negligible	
Ground	R4	W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R7	W11	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1 W2	Living Room	65	11	59	11	0.91	1.00	9.2%	0.0%	Yes	Negligible	
First	R2	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R3	W4	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R5	W6	Residential	35	9	30	9	0.86	1.00	14.3%	0.0%	Yes	Negligible	
First	R7	W8	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R1	W1 W2	Living Room	72	12	67	12	0.93	1.00	6.9%	0.0%	Yes	Negligible	
Second	R2	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R3	W4	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R7	W8	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R1	W1 W2	Living Room	74	13	70	13	0.95	1.00	5.4%	0.0%	Yes	Negligible	
Third	R2	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R3	W4	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R5	W6	Residential	23	7	19	7	0.83	1.00	17.4%	0.0%	Yes	Negligible	
Third	R7	W8	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R1	W1 W2	Living Room	60	20	57	20	0.95	1.00	5.0%	0.0%	Yes	Negligible	
Fourth	R2	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R3	W4	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R5	W6	Residential	26	17	23	17	0.89	1.00	11.5%	0.0%	Yes	Negligible	
11-17 The Terrace														
Ground	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R5	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R6	W8	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R7	W9	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		

Annual Probable Sunlight Hours

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE		
				Total	Winter	Total	Winter	Total	Winter	Total	Winter	Targets		
First	R3	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R4	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R5	W5	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R7	W7	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R1	W1 W9	LKD	95	29	90	29	0.95	1.00	5.3%	0.0%	Yes	Negligible	
Second	R3	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R4	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R5	W5	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R7	W7 W8	LKD	96	30	93	30	0.97	1.00	3.1%	0.0%	Yes	Negligible	



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

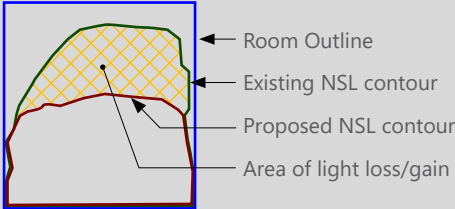
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Received 17/07/2024



Key

No Sky Line Analysis



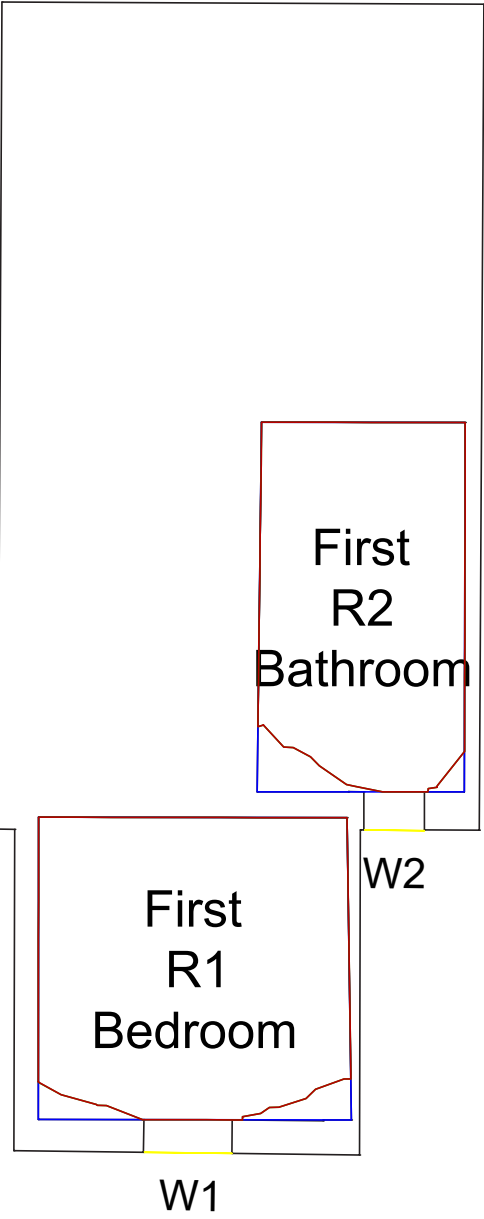
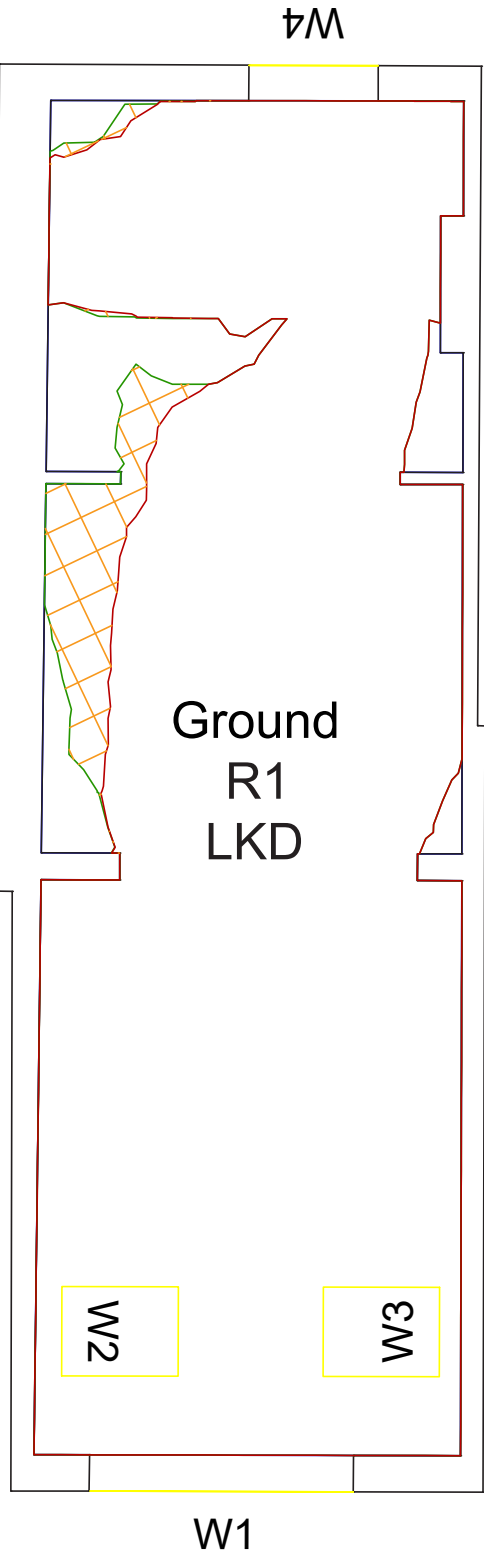
Project Project Otter
Cambridge

Title 148 Sleaford Street
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS01 Page no. 208 CP01



Sources of information

Greenhatch Group
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Received 27/07/2021

35829A_01-03_E.dwg
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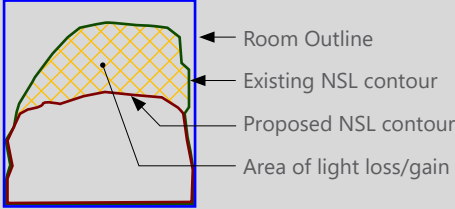
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge
Max Parameter Scheme

Title 14 York Street
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS02 Page no. 209 CP01



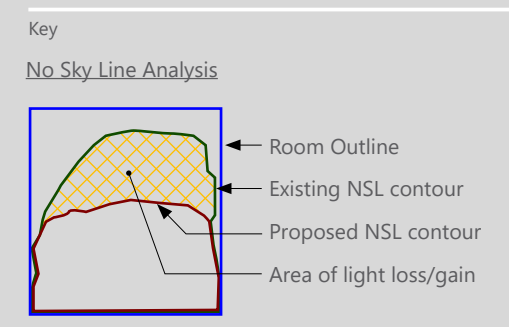
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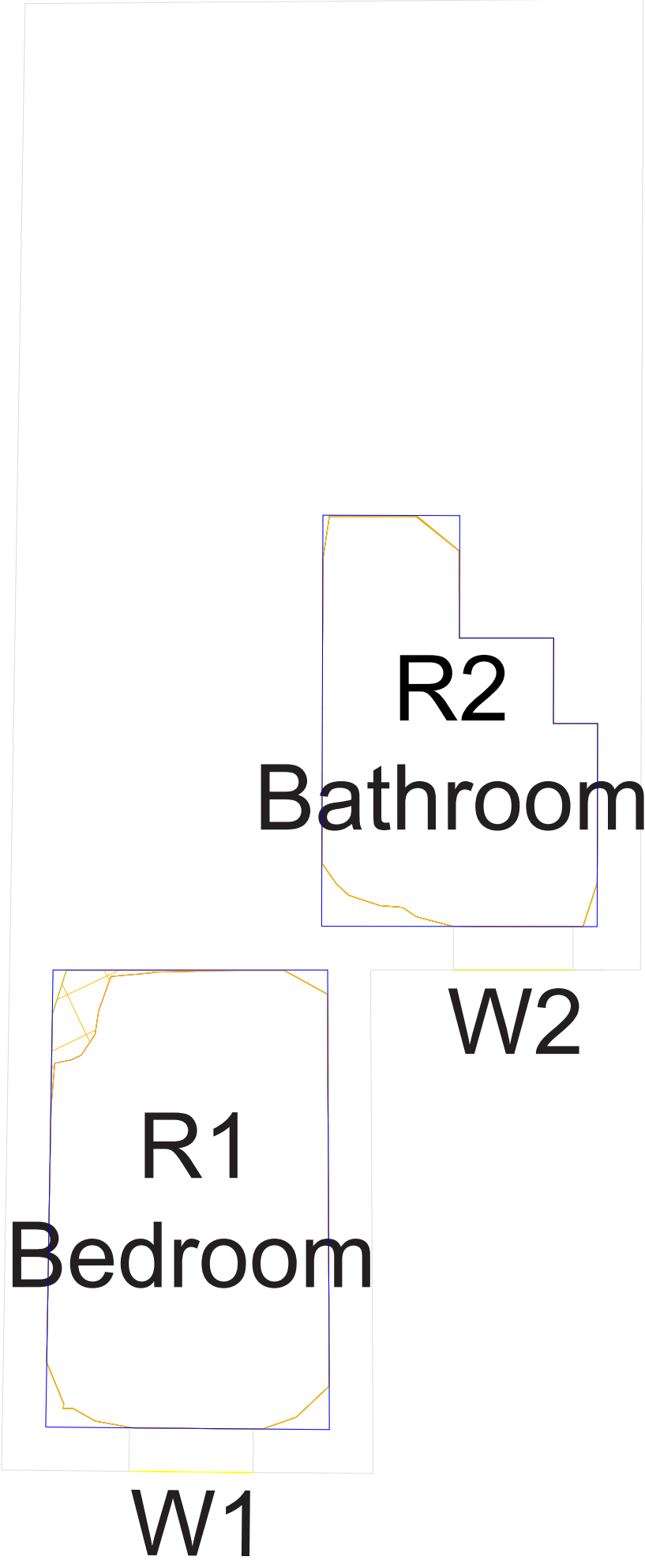
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Leonard Design Architects
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024

NORTH



Project	Project Otter Cambridge		
Title	34 York S Ground Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS01
		Page no.	210 CP01



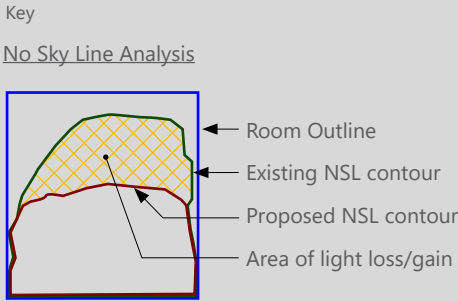
Sources of information

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Received 01/03/2021

Zmap
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Received 06/03/2021

Leonard Design Architects
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



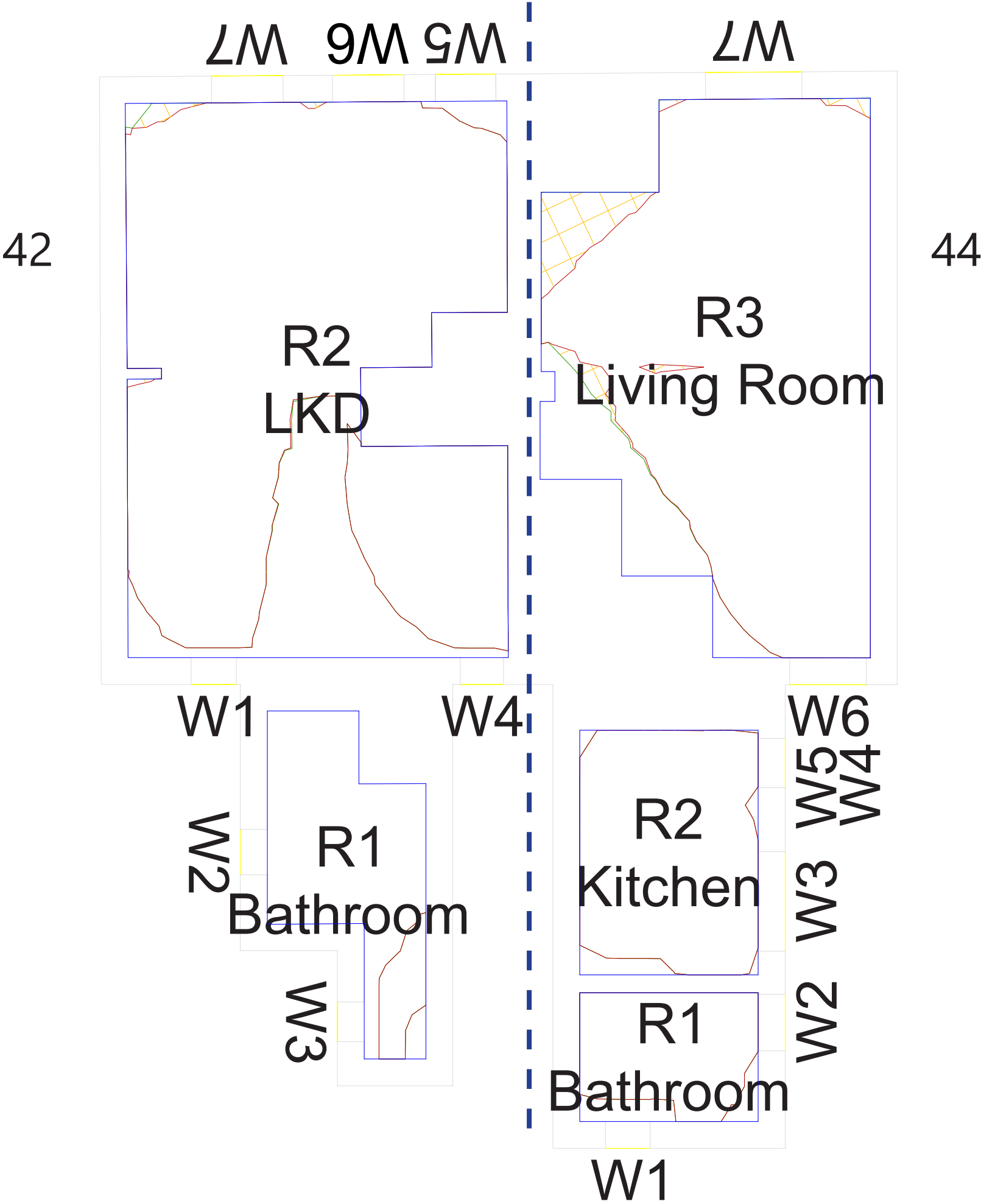
Project Project Otter
Cambridge

Title 34 York Street
First Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. Prefix Page no.
06 DS01 211 CP02



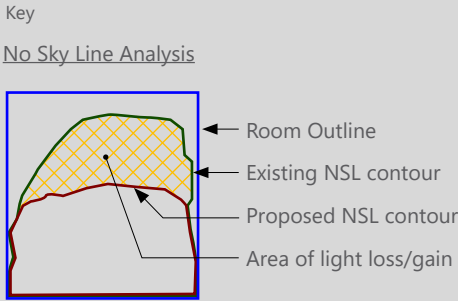
Sources of information

Greenhatch Group
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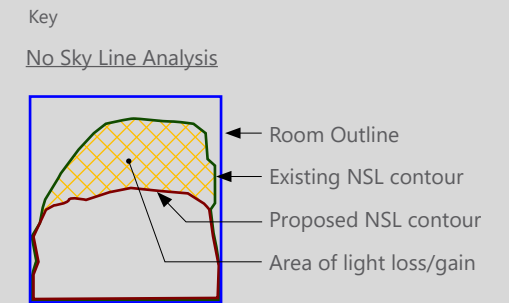
Project Project Otter
Cambridge

Title 42-44 York Street
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS01 Page no. 212 CP01



Project	Project Otter Cambridge		
Title	42-44 York Street First Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS01
		Page no.	213 CP02

Sources of information

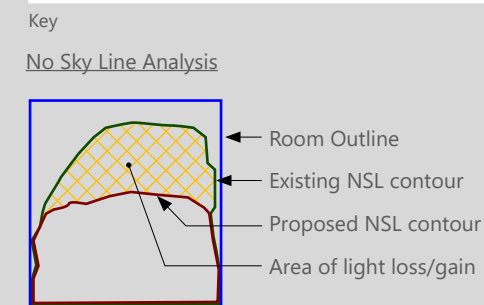
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Leonard Design Architects
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024

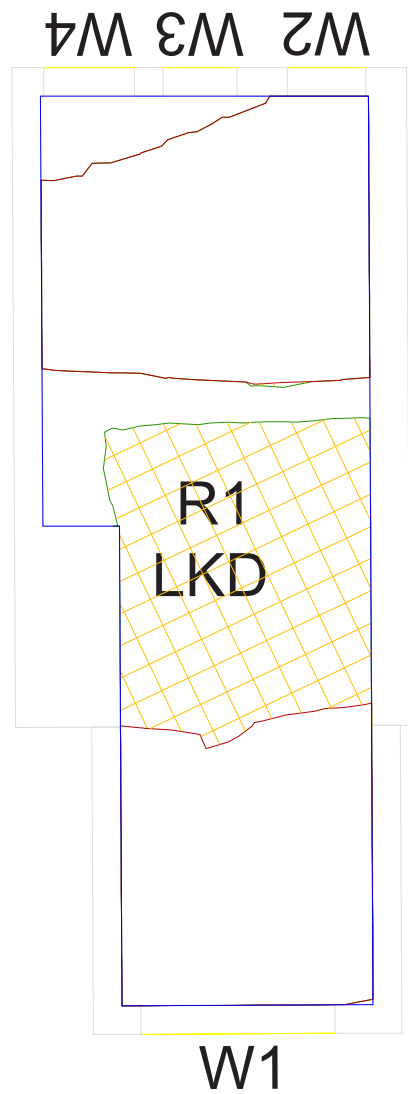
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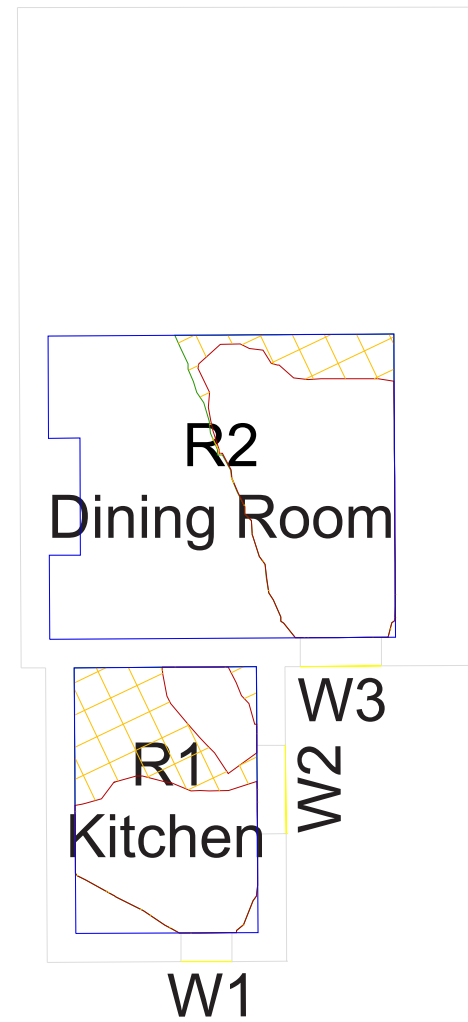


Project	Project Otter Cambridge		
Title	48-56 York Street Ground Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS01
		Page no.	214 CP01

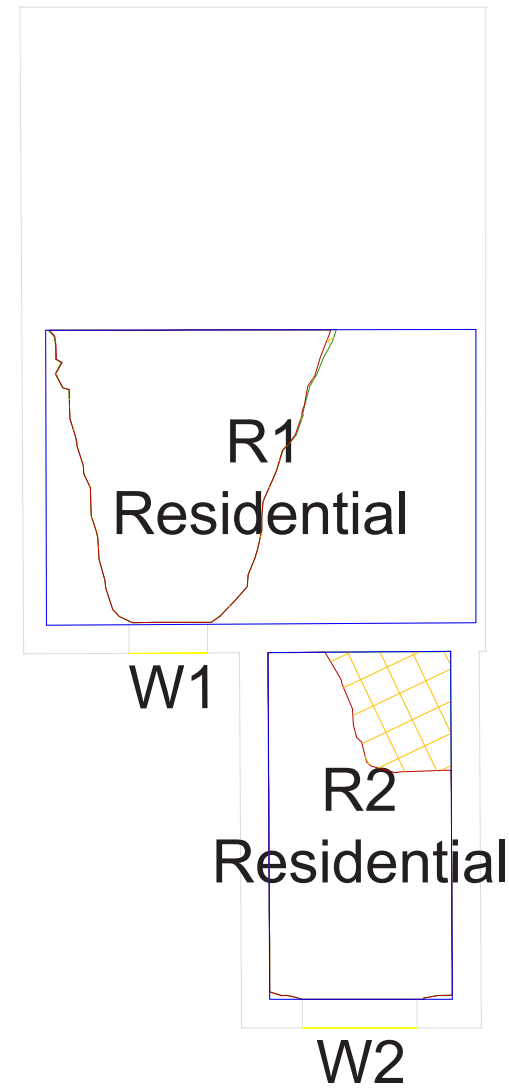
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52



56



Sources of information

Greenhatch Group

35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

Zmap

Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects

2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024

NORTH





Key

No Sky Line Analysis



Room Outline

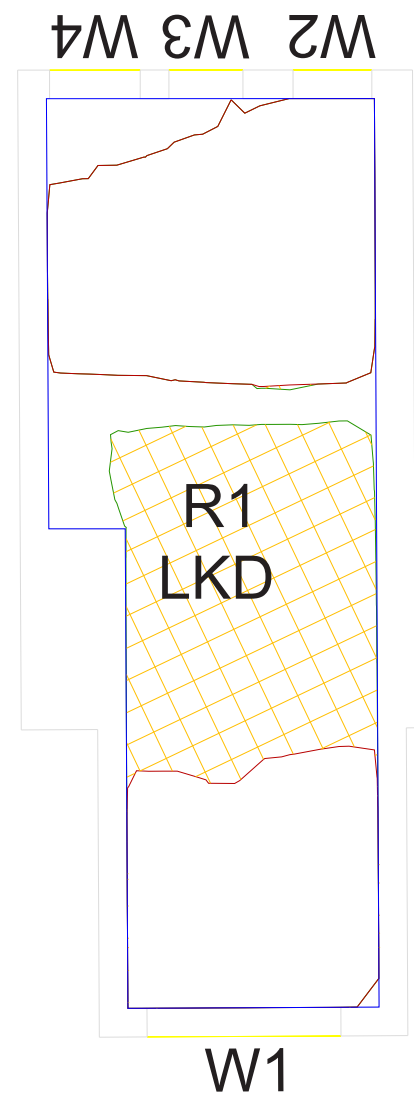
Existing NSL contour

Proposed NSL contour

Area of light loss/gain

Project	Project Otter Cambridge		
Title	48-56 York Street First Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS01
		Page no.	215 CP02

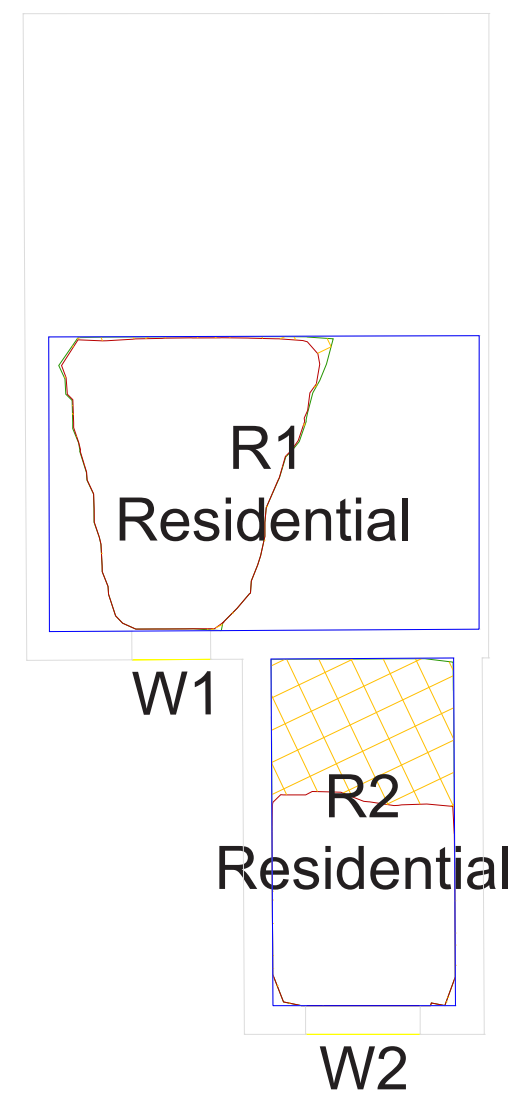
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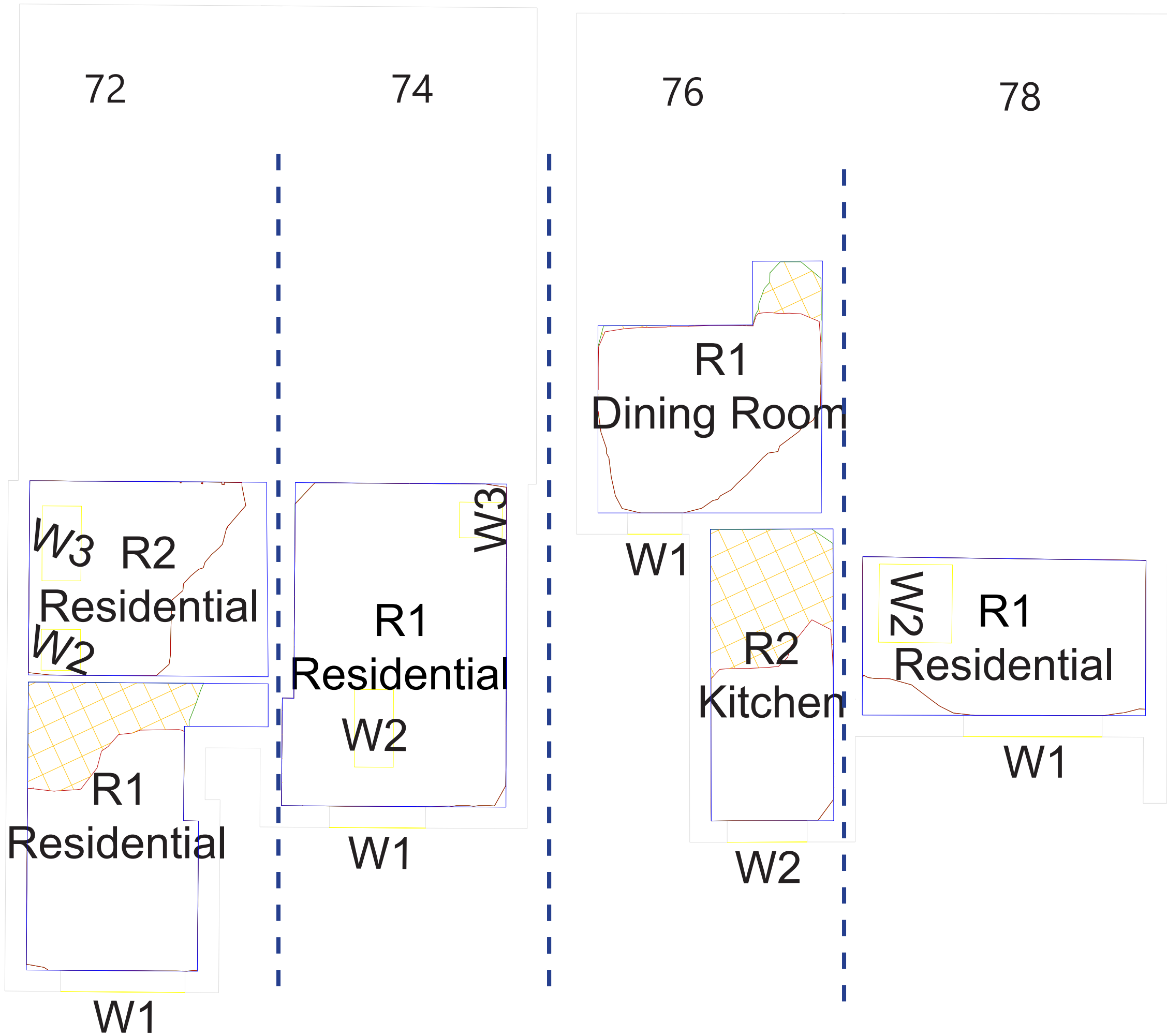


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56





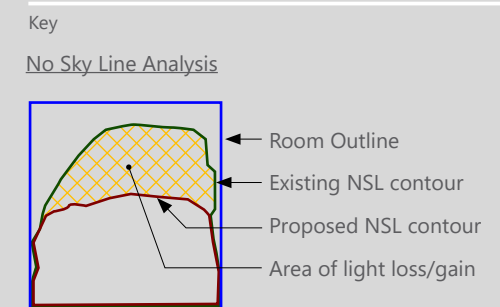
Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

Zmap
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects
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Received 17/07/2024



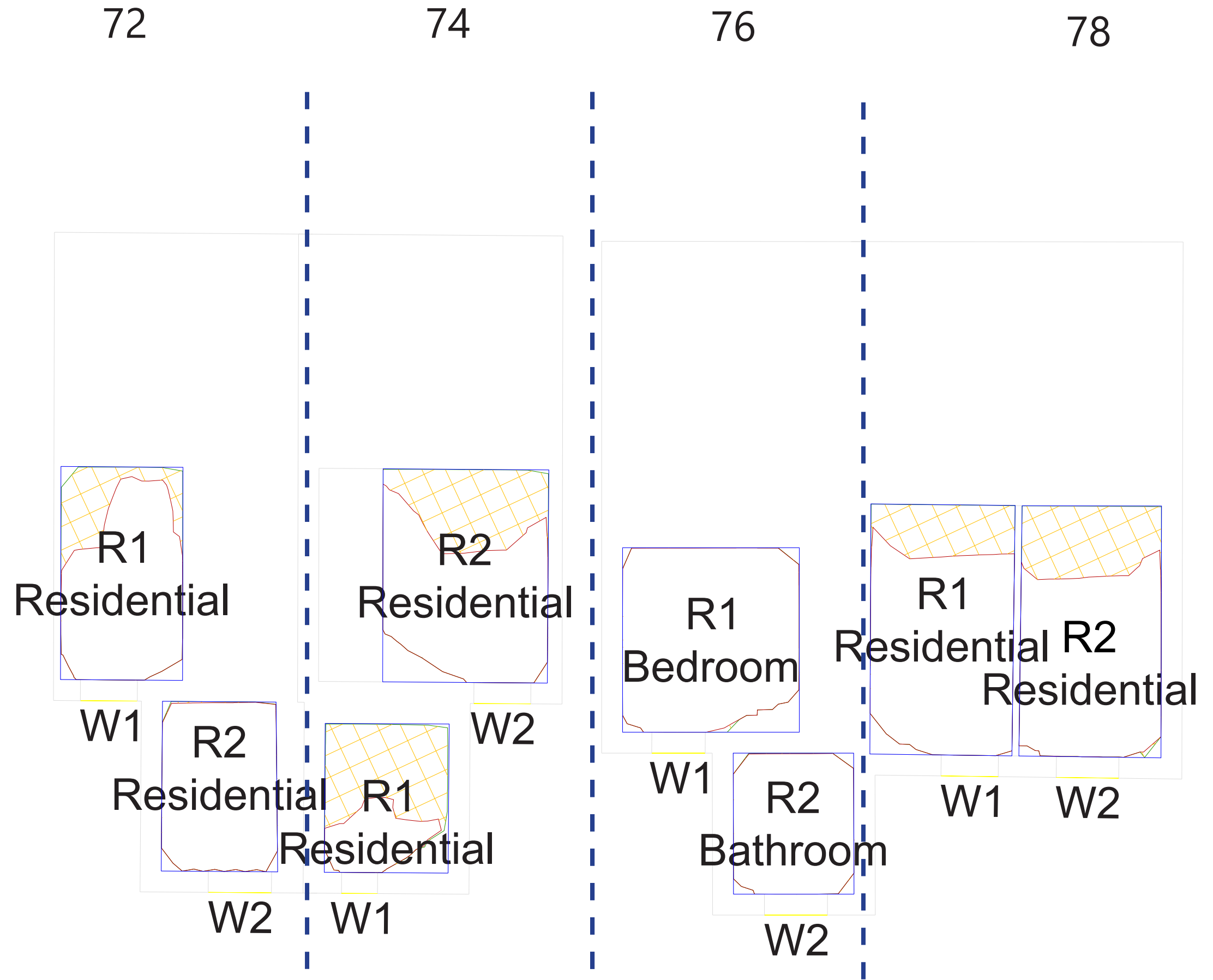
Project Project Otter
Cambridge

Title 72-78 York Street
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS01 Page no. 216 CP01



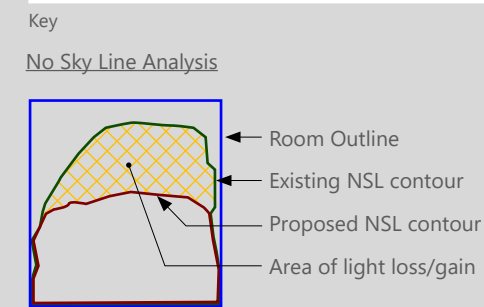
Sources of information

- Greenhatch Group**
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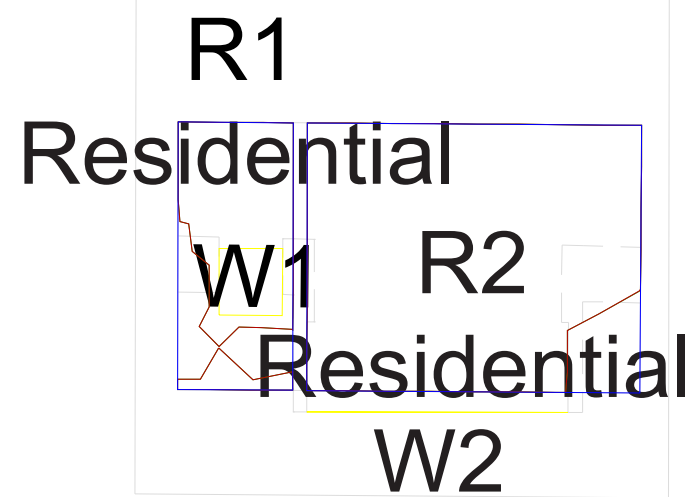
Leonard Design Architects
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024
- NORTH



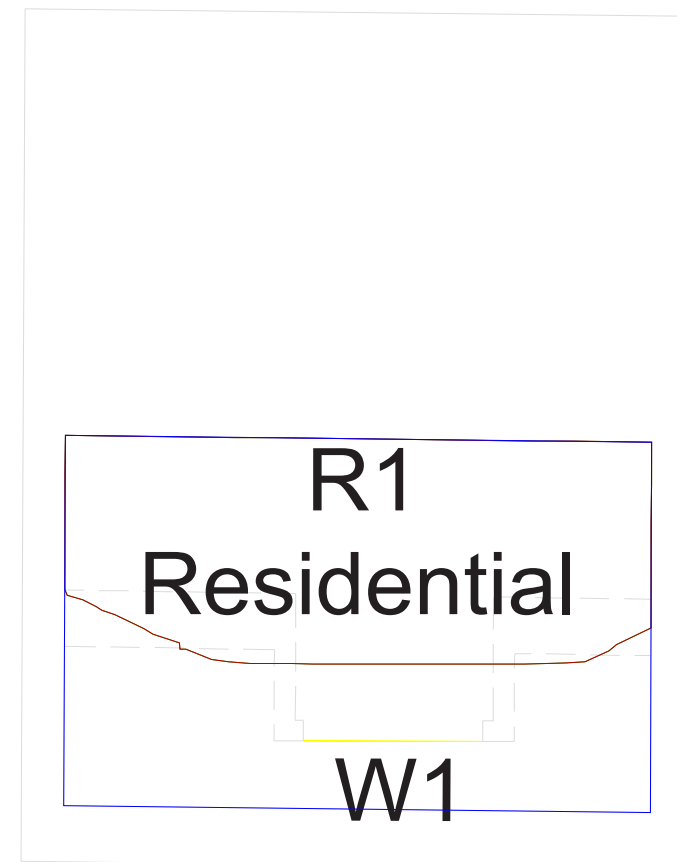


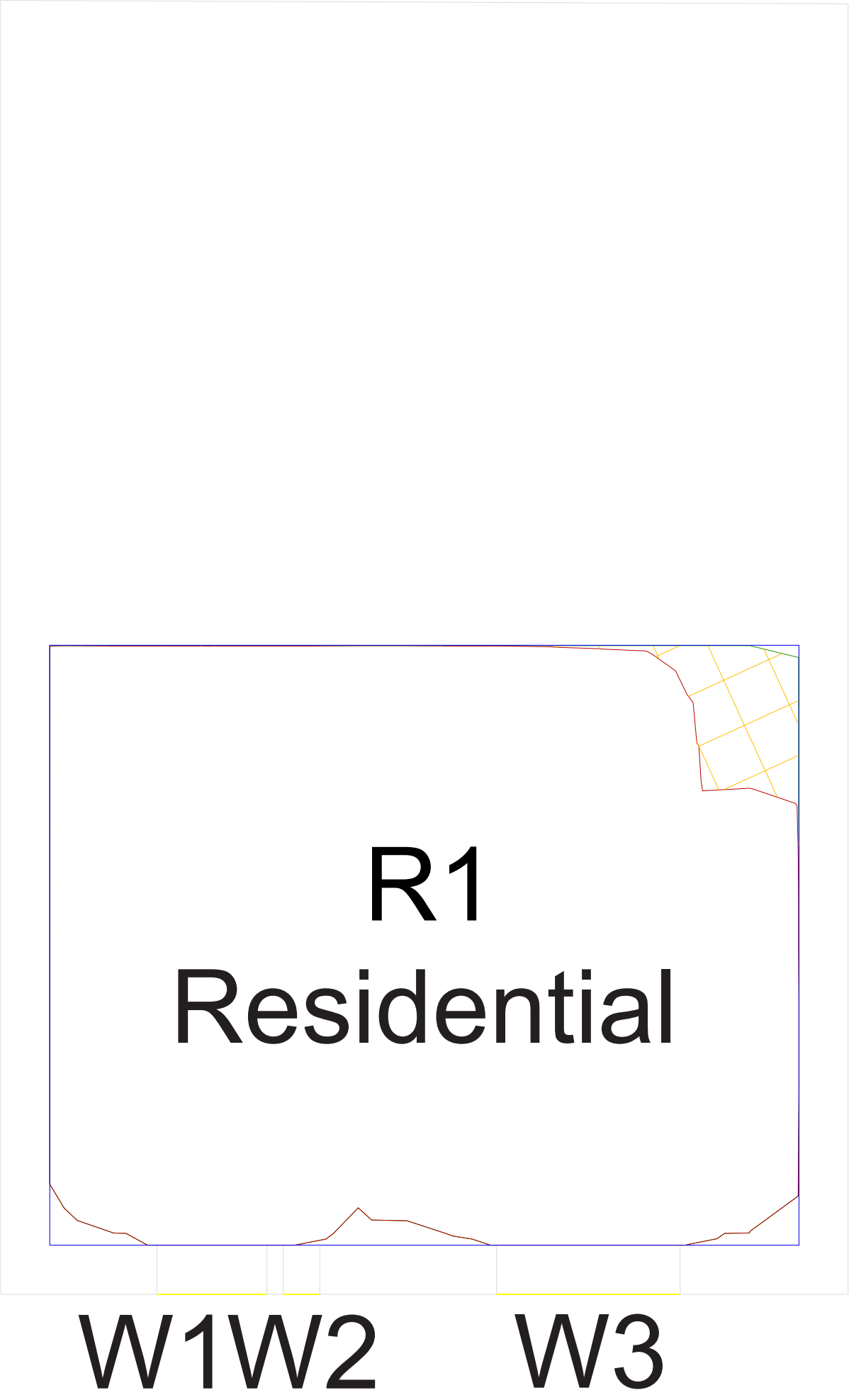
Project	Project Otter Cambridge		
Title	74-78 York Street Second Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS01
		Page no.	218 CP03

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Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
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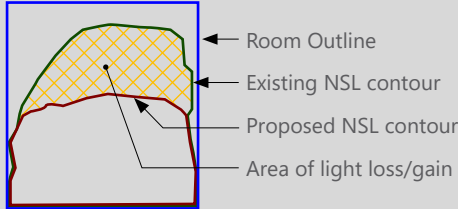
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Received 06/03/2021

Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



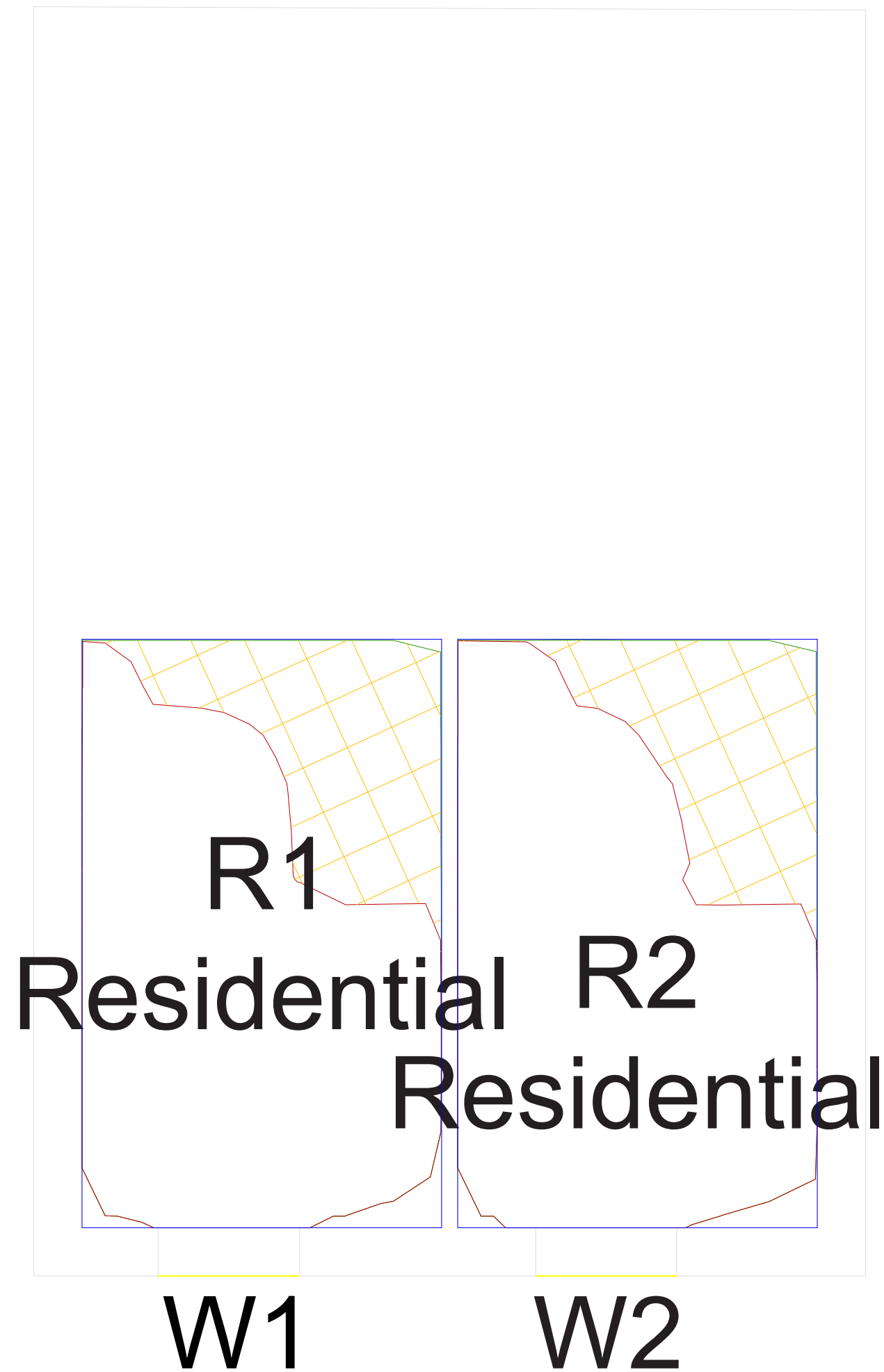
Project Project Otter
Cambridge

Title 86 York Street
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS01 Page no. 219 CP01



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

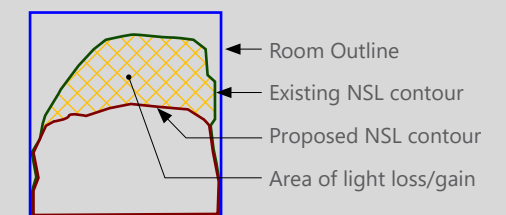
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Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



Project **Project Otter
Cambridge**

Title **86 York Street
First Floor
No-Sky Line Contour plot**

Drawn **TR** Checked **--**

Date **29/01/2025** Project **4802**

Rel no. **06** Prefix **DS01** Page no. **220** **CP02**

Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

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Received 01/03/2021

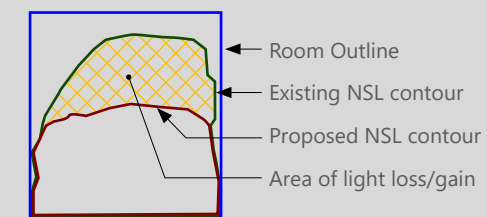
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Received 06/03/2021

Leonard Design Architects
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



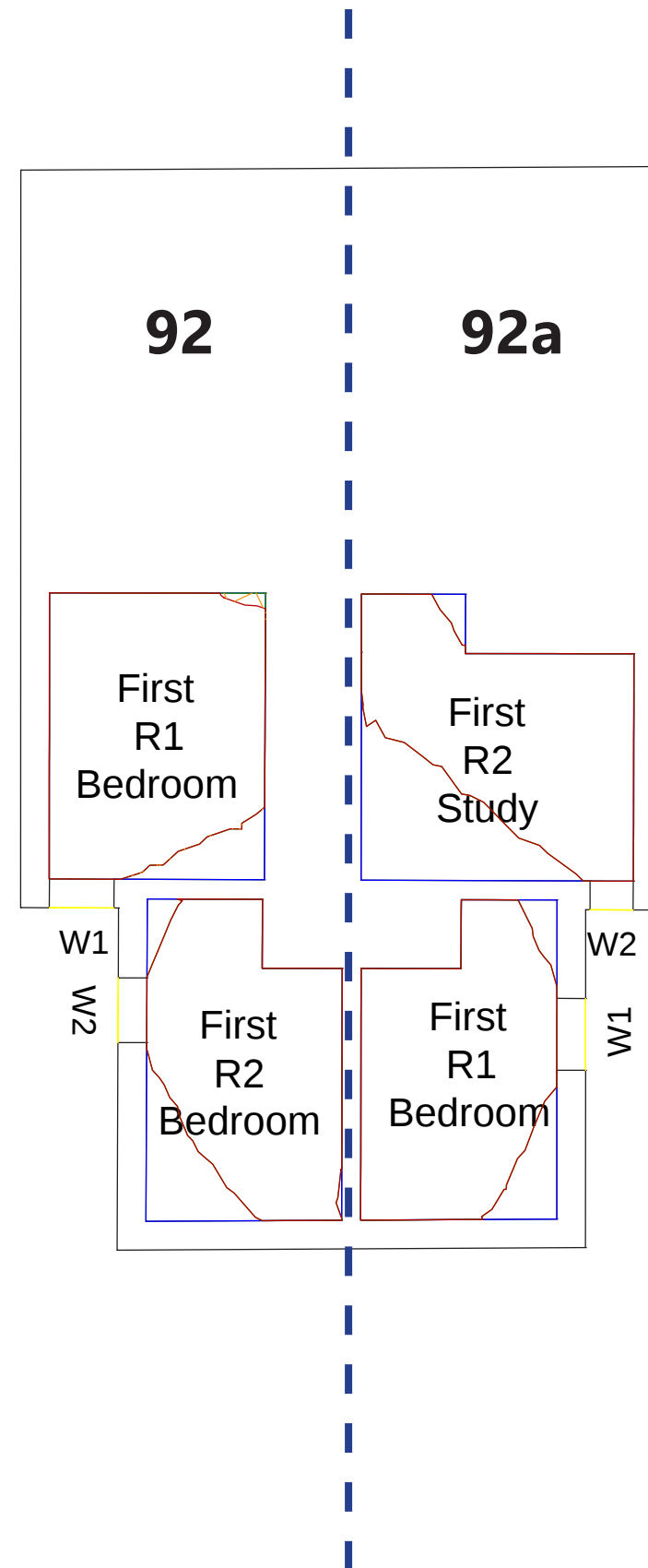
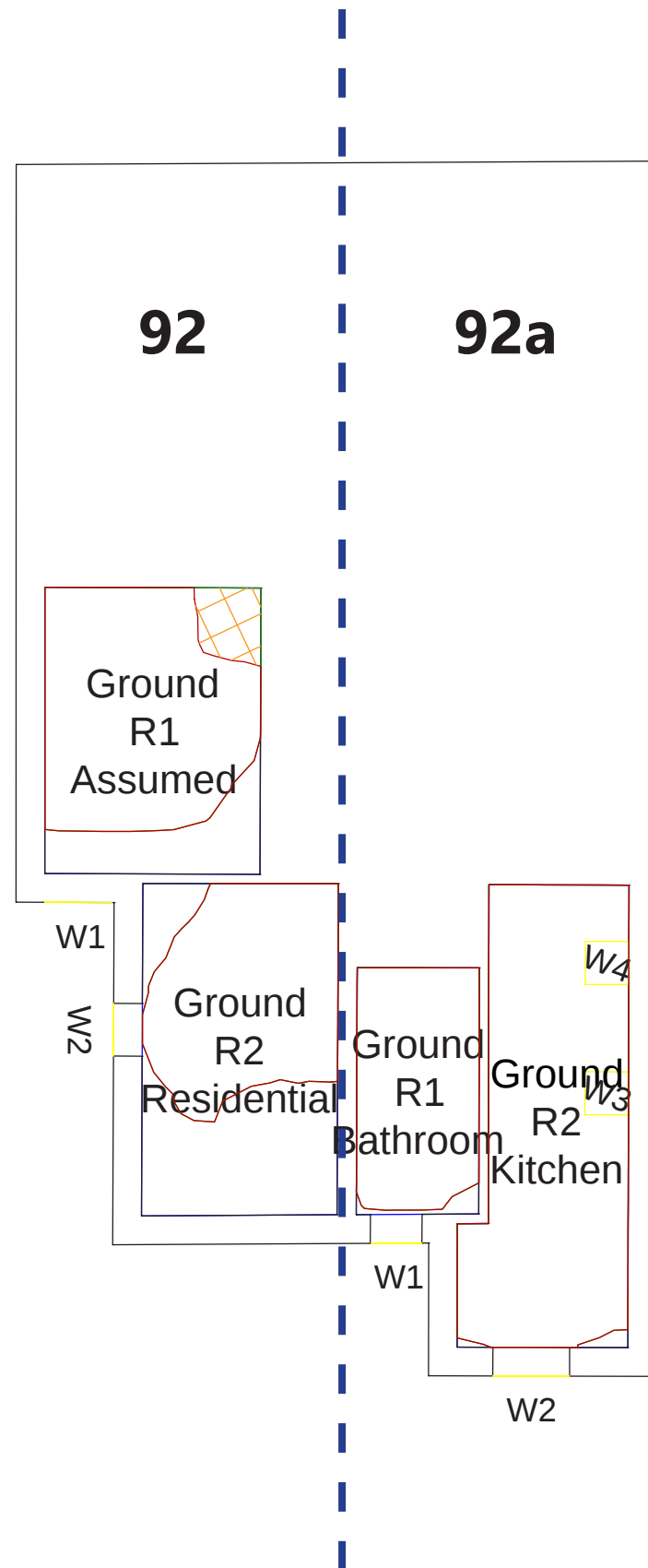
Project Project Otter
Cambridge
Max Parameter Scheme

Title 92-92a York Street
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS02 Page no. 221 CP01



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
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Received 01/03/2021

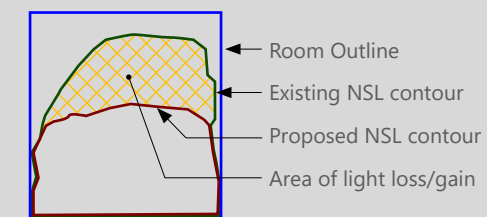
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Leonard Design Architects
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Received 17/07/2024



Key

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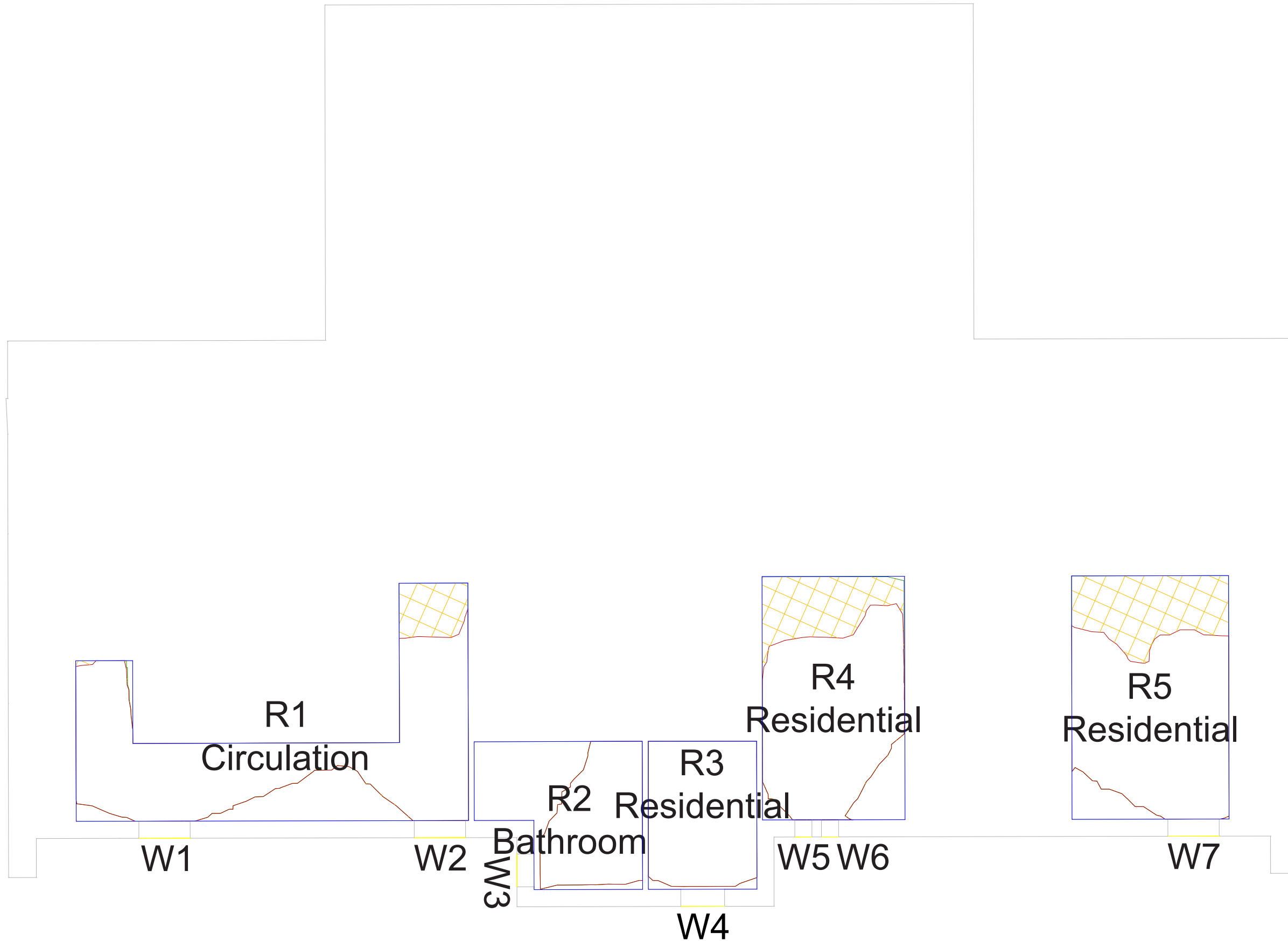
Project Project Otter
Cambridge

Title 69-83 Hampden Gardens
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS01 Page no. 222 CP01



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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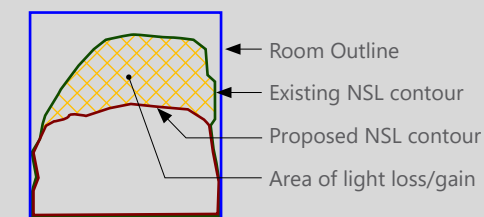
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Received 06/03/2021

Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



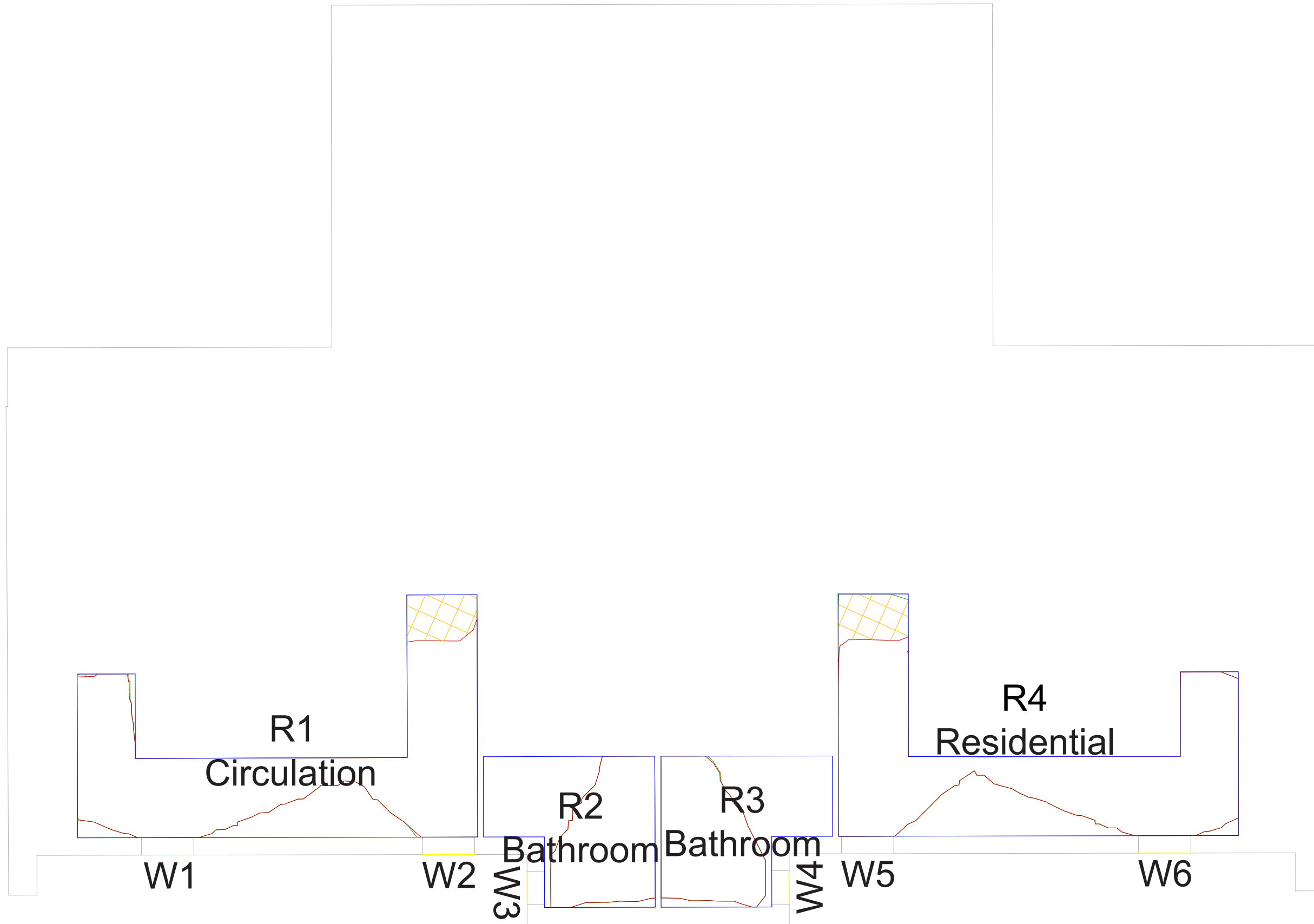
Project Project Otter
Cambridge

Title 69-83 Hampden Gardens
First Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS01 Page no. 223 CP02



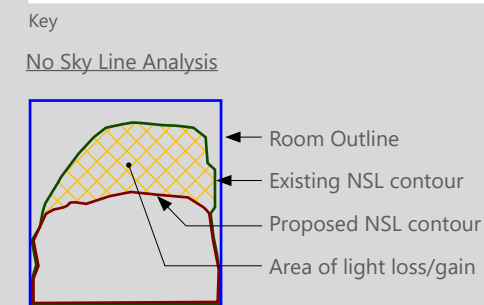
Sources of information

- Greenhatch Group**
35829A_T_REV2.dwg
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Received 06/03/2021

Leonard Design Architects
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Received 17/07/2024
- NORTH





Project	Project Otter Cambridge		
Title	69-83 Hampden Gardens Second Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS01
		Page no.	224 CP03



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
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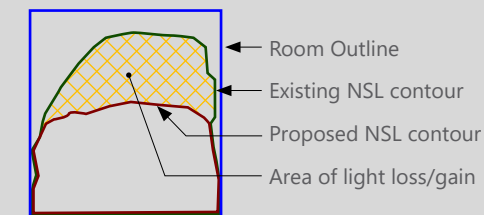
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Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



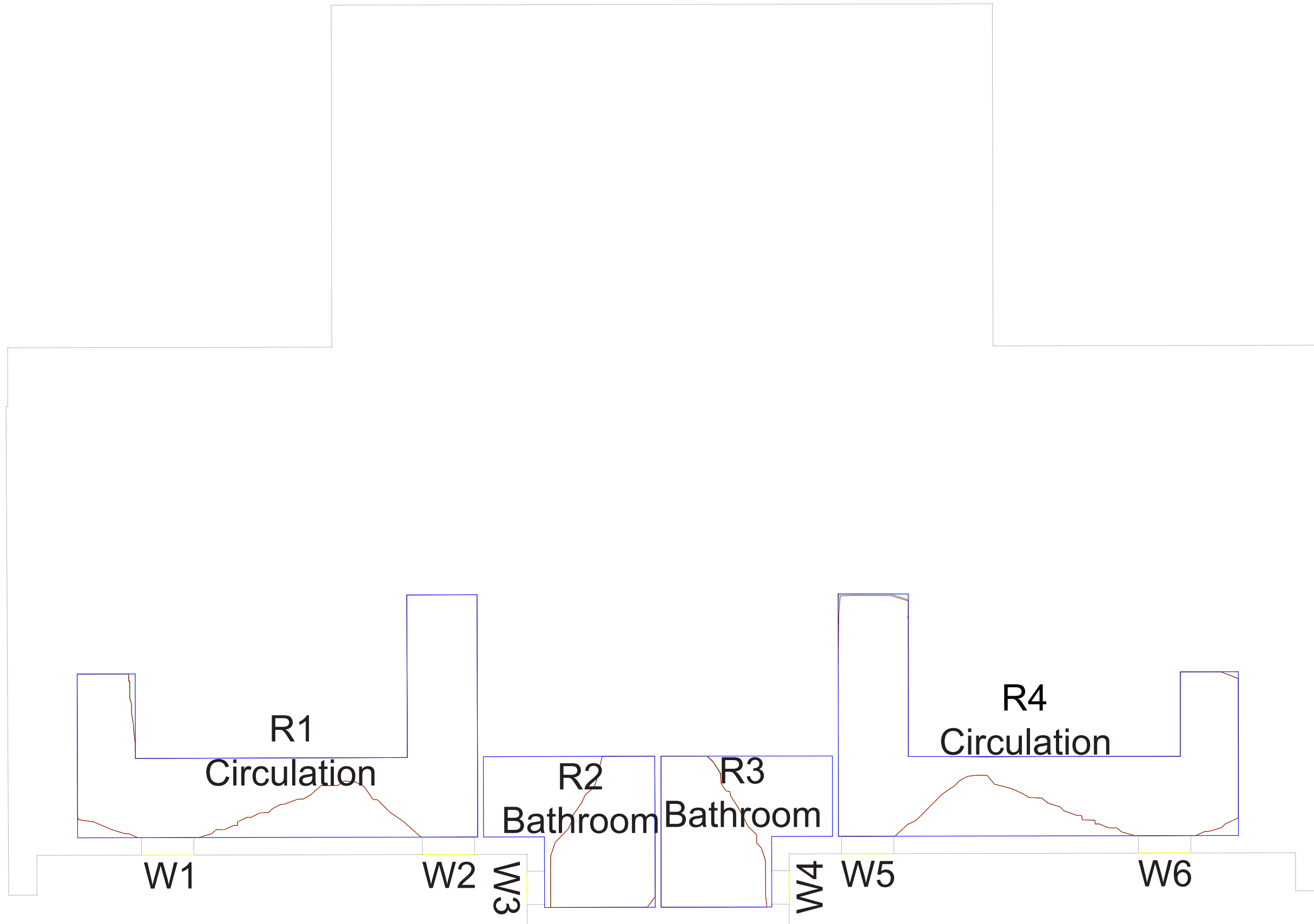
Project Project Otter
Cambridge

Title 69-83 Hampden Gardens
Third Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS01 Page no. 225 CP04



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

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Received 01/03/2021

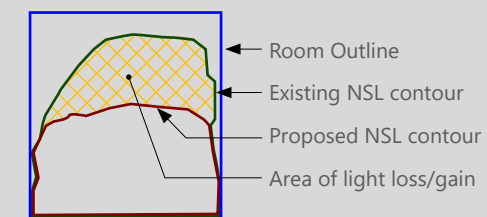
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Received 06/03/2021

Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



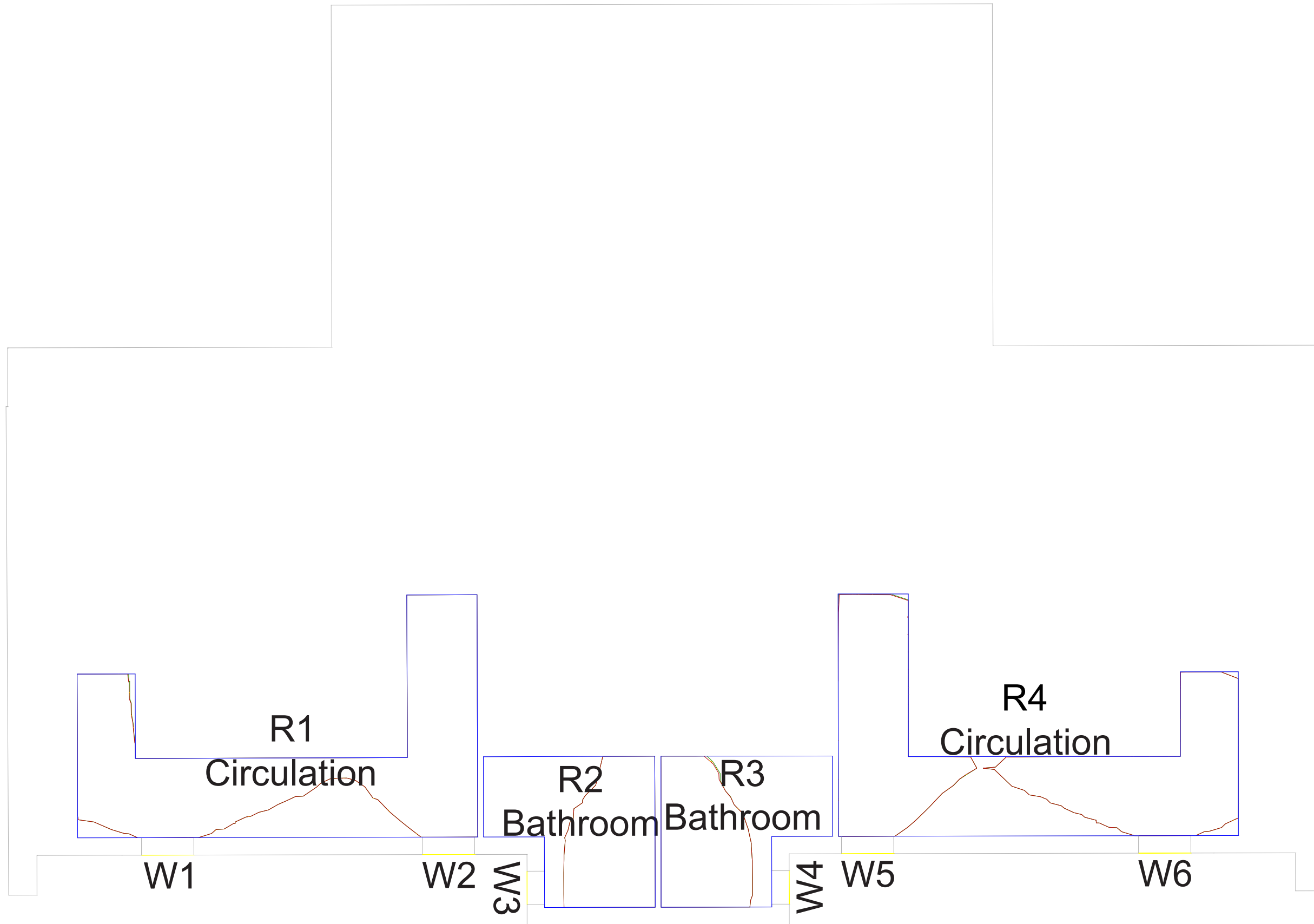
Project Project Otter
Cambridge

Title 69-83 Hampden Gardens
Fourth Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS01 Page no. 226 CP05



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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35829A_01-03_E.dwg
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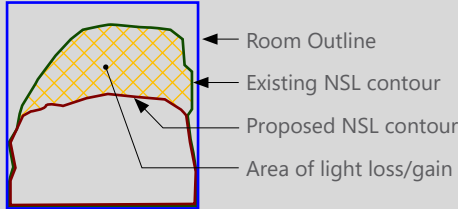
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Received 17/07/2024



Key

No Sky Line Analysis



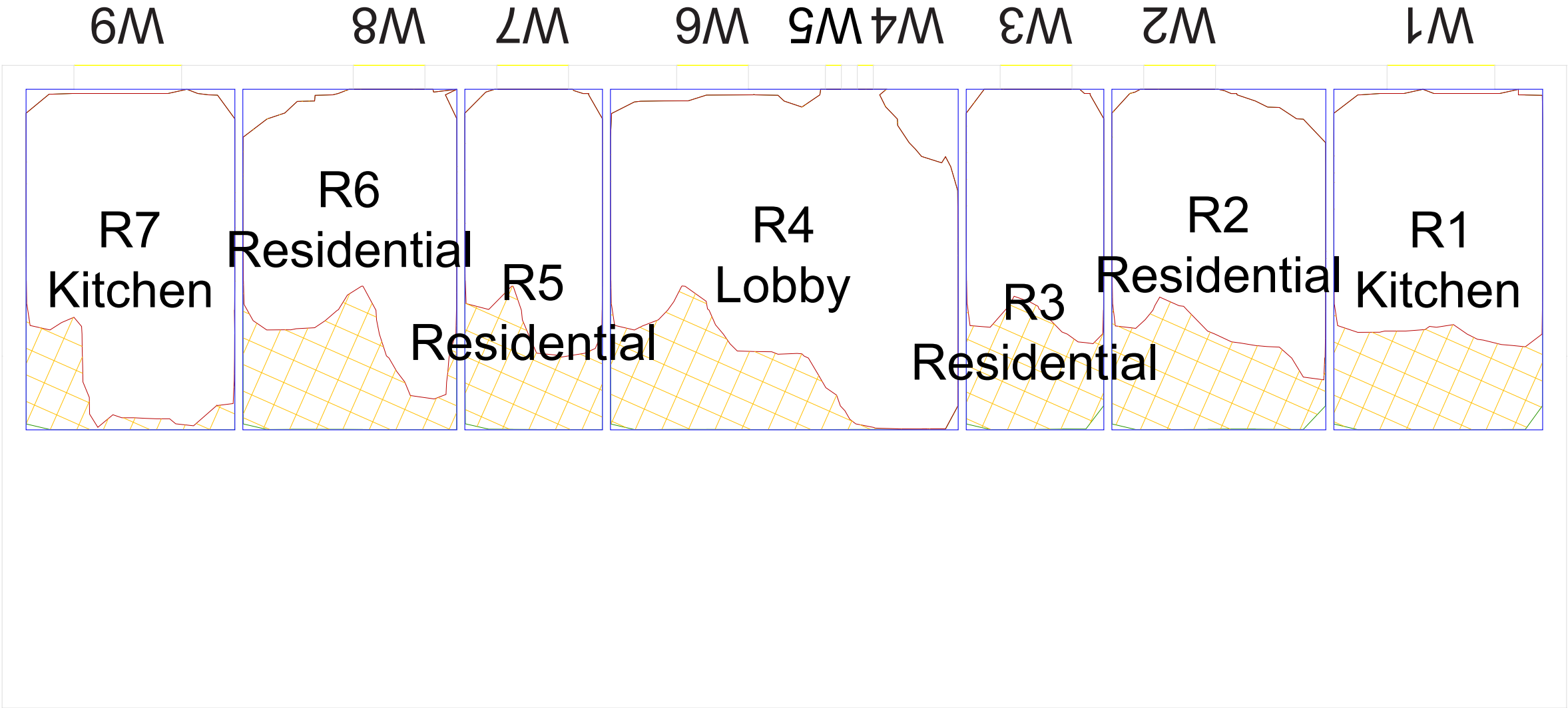
Project
Project Otter
Cambridge

Title
11-17 The Terrace
Ground Floor
No-Sky Line Contour plot

Drawn
TR
Checked
--

Date
29/01/2025
Project
4802

Rel no.
06
Prefix
DS01
Page no.
227
CP01



Sources of information

Greenhatch Group
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Received 27/07/2021

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Received 01/03/2021

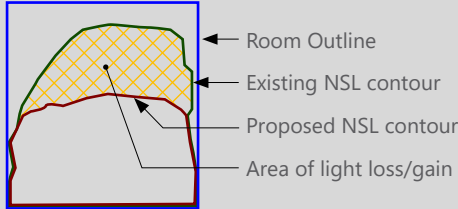
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Key

No Sky Line Analysis



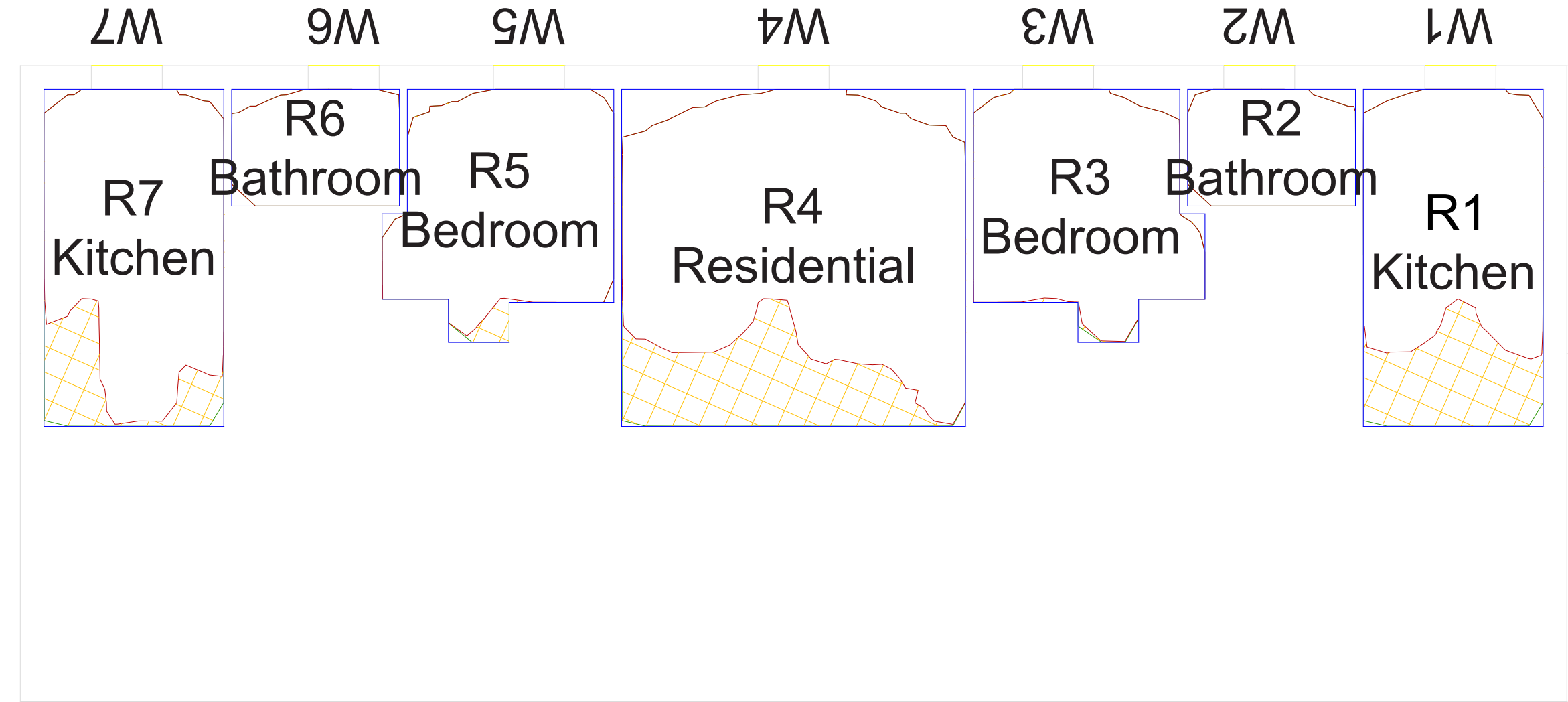
Project Project Otter
Cambridge

Title 11-17 The Terrace
First Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. Prefix Page no.
06 DS01 228 CP02





Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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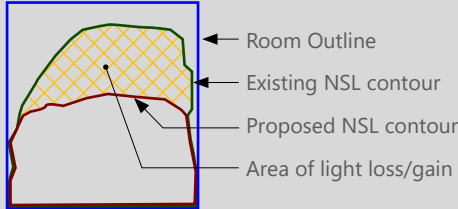
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Leonard Design Architects
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge

Title 11-17 The Terrace
Second Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS01 Page no. 229 CP03

Appendix 4b

Illustrative Scheme Results – VSC, NSL, APSH

				Vertical Sky Component (VSC)									
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
150 Sleaford Street													
First	R2	W2	Kitchen	34.1	27.1	7.0	20.5%	0.80	Yes	Negligible			
First	R3	W3	Living Room	33.6	33.5	0.2	0.5%	1.00	Yes	Negligible			
		W4		36.1	36.0	0.1	0.3%	1.00	Yes				
Second	R1	W1	Bedroom	38.8	33.3	5.5	14.1%	0.86	Yes	Negligible			
Second	R2	W2	Bedroom	38.4	38.2	0.2	0.5%	1.00	Yes	Negligible			
148 Sleaford Street													
Ground	R1	W1	Bedroom	33.1	24.2	8.9	26.9%	0.73	No	Minor			
Ground	R2	W2	Living Room	32.7	32.6	0.1	0.3%	1.00	Yes	Negligible			
77 Sleaford Street													
First	R1	W1	Kitchen	33.9	31.0	2.9	8.5%	0.92	Yes	Negligible			
First	R3	W4	Living Room	33.2	33.1	0.1	0.2%	1.00	Yes	Negligible			
		W5		33.1	33.0	0.1	0.2%	1.00	Yes				
Second	R1	W1	Bedroom	38.6	35.7	2.9	7.4%	0.93	Yes	Negligible			
Second	R3	W3	Bedroom	38.2	38.2	0.1	0.2%	1.00	Yes	Negligible			
69 Sleaford Street													
Ground	R1	W1	Bedroom	33.6	30.6	3.0	8.8%	0.91	Yes	Negligible			
Ground	R2	W2	Living Room	32.1	32.1	0.0	0.0%	1.00	Yes	Negligible			
61 Sleaford Street													
First	R1	W1	Kitchen	33.0	31.3	1.7	5.1%	0.95	Yes	Negligible			
First	R3	W4	Living Room	34.2	34.1	0.0	0.1%	1.00	Yes	Negligible			
		W5		34.1	34.1	0.0	0.1%	1.00	Yes				
Second	R1	W1	Bedroom	38.2	36.5	1.7	4.4%	0.96	Yes	Negligible			
Second	R3	W3	Bedroom	38.6	38.6	0.1	0.2%	1.00	Yes	Negligible			
55 Sleaford Street													
Ground	R1	W1	Bedroom	32.7	31.1	1.7	5.1%	0.95	Yes	Negligible			
Ground	R2	W2	Living Room	34.4	34.4	0.0	0.1%	1.00	Yes	Negligible			
2 York Street													
Ground	R1	W1	Residential	28.8	28.8	0.0	0.0%	1.00	Yes	Negligible			
Ground	R2	W2	Residential	18.5	18.5	0.0	0.0%	1.00	Yes	Negligible			
		W3		29.0	29.0	0.0	0.0%	1.00	Yes				
		W4		36.9	35.7	1.2	3.3%	0.97	Yes				
First	R1	W1	Residential	35.2	34.6	0.6	1.8%	0.98	Yes	Negligible			
First	R2	W2	Residential	32.3	32.2	0.1	0.2%	1.00	Yes	Negligible			
4 York Street													
Ground	R1	W1	Residential	37.2	35.7	1.4	3.8%	0.96	Yes	Negligible			
		W2		15.2	14.5	0.6	4.2%	0.96	Yes				
Ground	R2	W3	Residential	14.1	13.6	0.5	3.5%	0.97	Yes	Negligible			
First	R1	W1	Residential	38.0	36.5	1.5	3.9%	0.96	Yes	Negligible			
First	R2	W2	Residential	23.0	22.4	0.5	2.2%	0.98	Yes	Negligible			
6 York Street													
Ground	R1	W1	Living Room	12.4	12.4	0.0	0.0%	1.00	Yes	Negligible			
Ground	R2	W2	Kitchen	10.0	10.0	0.0	0.0%	1.00	Yes	Negligible			
		W3		19.2	19.2	0.0	0.0%	1.00	Yes				
First	R1	W1	Bedroom	25.3	25.3	0.0	0.0%	1.00	Yes	Negligible			
8 York Street													
Ground	R1	W1	Kitchen	36.8	35.8	1.0	2.6%	0.97	Yes	Negligible			
		W4		12.7	12.6	0.0	0.2%	1.00	Yes				
Ground	R2	W5	Living Room	9.8	9.8	0.0	0.0%	1.00	Yes	Negligible			

				Vertical Sky Component (VSC)									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
Ground	R3	W2 W3	Dining Room	26.0 52.1	26.0 51.7	0.0 0.4	0.0% 0.7%	1.00 0.99	Yes Yes	Negligible			
First	R1	W1	Bedroom	38.1	36.5	1.6	4.1%	0.96	Yes	Negligible			
10 York Street													
Ground	R1	W1 W2	Residential	30.2 30.0	29.6 29.5	0.6 0.4	2.0% 1.4%	0.98 0.99	Yes Yes	Negligible			
First	R1	W1	Residential	36.4	34.9	1.5	4.2%	0.96	Yes	Negligible			
First	R2	W2	Residential	86.9	85.8	1.1	1.2%	0.99	Yes	Negligible			
12 York Street													
Ground	R1	W1 W2 W3	Living Room	30.9 33.8 77.6	30.8 33.5 76.8	0.1 0.3 0.8	0.4% 0.9% 1.0%	1.00 0.99 0.99	Yes Yes Yes	Negligible			
First	R1	W1 W2 W3	Bedroom	37.8 37.4 18.7	36.1 35.7 17.7	1.7 1.7 1.0	4.5% 4.7% 5.4%	0.96 0.95 0.95	Yes Yes Yes	Negligible			
14 York Street													
Ground	R1	W1 W2 W3 W4	LKD	32.3 65.9 78.7 25.6	32.2 65.9 77.9 25.6	0.1 0.0 0.8 0.0	0.2% 0.0% 1.0% 0.0%	1.00 1.00 0.99 1.00	Yes Yes Yes Yes	Negligible			
First	R1	W1	Bedroom	37.5	35.7	1.8	4.7%	0.95	Yes	Negligible			
16 York Street													
Ground	R1	W1 W2	Kitchen	31.0 32.6	29.3 31.3	1.6 1.3	5.3% 4.0%	0.95 0.96	Yes Yes	Negligible			
18 York Street													
Ground	R1	W1 W2 W3	Residential	36.7 36.7 36.6	35.1 35.1 35.0	1.6 1.6 1.6	4.5% 4.4% 4.4%	0.96 0.96 0.96	Yes Yes Yes	Negligible			
First	R1	W1	Bedroom	37.7	35.8	1.9	5.1%	0.95	Yes	Negligible			
20 York Street													
Ground	R1	W1	Residential	32.0	30.4	1.6	4.9%	0.95	Yes	Negligible			
Ground	R2	W2	Residential	36.3	34.7	1.6	4.3%	0.96	Yes	Negligible			
First	R1	W1	Residential	16.5	16.2	0.3	1.9%	0.98	Yes	Negligible			
First	R2	W2	Residential	37.8	35.8	2.0	5.2%	0.95	Yes	Negligible			
22 York Street													
Ground	R1	W1	Residential	32.4	32.0	0.4	1.2%	0.99	Yes	Negligible			
First	R1	W1	Bedroom	35.4	33.7	1.7	4.8%	0.95	Yes	Negligible			
24 York Street													
Ground	R1	W1 W2	Kitchen	30.7 32.7	29.4 32.2	1.3 0.6	4.2% 1.7%	0.96 0.98	Yes Yes	Negligible			
First	R1	W1	Bedroom	25.8	25.4	0.4	1.6%	0.98	Yes	Negligible			
26 York Street													
Ground	R2	W2 W3	Kitchen	30.2 62.1	30.4 61.7	-0.2 0.4	-0.6% 0.7%	1.01 0.99	Yes Yes	Negligible			
First	R1	W1	Bedroom	35.9	33.9	2.1	5.7%	0.94	Yes	Negligible			
28 York Street													
Ground	R1	W1 W2	Kitchen	14.3 13.0	14.2 13.1	0.0 0.0	0.2% -0.2%	1.00 1.00	Yes Yes	Negligible			
First	R1	W1	Bedroom	37.3	35.2	2.1	5.6%	0.94	Yes	Negligible			
30 York Street													
Ground	R1	W1 W2	Residential	36.2 63.9	34.6 63.7	1.7 0.2	4.6% 0.4%	0.95 1.00	Yes Yes	Negligible			

				Vertical Sky Component (VSC)										
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)	
First	R1	W3	Bedroom	33.3	32.5	0.8	2.3%	0.98	Yes	Negligible				
32 York Street														
Ground	R1	W1	LKD	34.8	33.3	1.5	4.4%	0.96	Yes	Negligible				
First	R1	W1	Bedroom	37.4	35.1	2.3	6.0%	0.94	Yes	Negligible				
		W2		83.7	83.7	0.0	0.0%	1.00	Yes					
		W3		83.3	82.0	1.3	1.5%	0.99	Yes					
34 York Street														
Ground	R1	W1	Kitchen	34.1	32.8	1.3	3.9%	0.96	Yes	Negligible				
Ground	R2	W2	Living Room	11.0	10.6	0.4	3.4%	0.97	Yes	Negligible				
		W3		27.0	27.0	0.0	0.0%	1.00	Yes					
		W4		25.5	25.5	0.0	0.0%	1.00	Yes					
First	R1	W1	Bedroom	34.2	31.8	2.4	7.0%	0.93	Yes	Negligible				
36 York Street														
First	R1	W1	Bedroom	23.3	23.0	0.3	1.2%	0.99	Yes	Negligible				
First	R3	W3	Bedroom	37.1	34.5	2.7	7.1%	0.93	Yes	Negligible				
38 York Street														
Ground	R2	W2	Kitchen	9.5	9.0	0.5	5.2%	0.95	Yes	Negligible				
Ground	R3	W3	Living Room	14.7	13.0	1.7	11.6%	0.88	Yes	Negligible				
		W4		26.1	26.1	0.0	0.0%	1.00	Yes					
		W5		27.9	27.9	0.0	0.0%	1.00	Yes					
		W6		26.8	26.8	0.0	0.0%	1.00	Yes					
First	R2	W2	Bedroom	30.7	28.6	2.1	6.9%	0.93	Yes	Negligible				
40 York Street														
Ground	R1	W1	LKD	3.4	3.5	-0.1	-1.8%	1.02	Yes	Negligible				
		W2		34.6	31.9	2.8	8.0%	0.92	Yes					
		W3		47.2	47.1	0.1	0.2%	1.00	Yes					
		W4		56.9	56.7	0.1	0.2%	1.00	Yes					
		W5		26.1	26.1	0.0	0.0%	1.00	Yes					
First	R2	W2	Bedroom	37.0	33.6	3.4	9.2%	0.91	Yes	Negligible				
		W3		88.7	88.5	0.2	0.2%	1.00	Yes					
		W4		90.5	89.3	1.1	1.3%	0.99	Yes					
Second	R1	W1	Bedroom	38.7	35.5	3.2	8.3%	0.92	Yes	Negligible				
42 York Street														
Ground	R2	W1	LKD	10.8	10.0	0.9	7.9%	0.92	Yes	Negligible				
		W4		15.9	15.0	0.9	5.5%	0.95	Yes					
		W5		26.8	26.8	0.0	0.0%	1.00	Yes					
		W6		26.5	26.5	0.0	0.0%	1.00	Yes					
		W7		26.6	26.6	0.0	0.0%	1.00	Yes					
First	R1	W1	Bedroom	28.2	25.1	3.1	11.1%	0.89	Yes	Negligible				
44 York Street														
Ground	R2	W3	Kitchen	20.7	19.5	1.2	5.9%	0.94	Yes	Negligible				
		W4		11.2	10.2	0.9	8.4%	0.92	Yes					
		W5		8.5	8.2	0.3	3.1%	0.97	Yes					
Ground	R3	W6	Living Room	17.0	15.1	1.9	11.2%	0.89	Yes	Negligible				
		W7		26.1	26.1	0.0	0.0%	1.00	Yes					
First	R2	W2	Bedroom	35.1	32.2	2.9	8.3%	0.92	Yes	Negligible				
46 York Street														
Ground	R1	W1	Residential	31.6	29.5	2.1	6.6%	0.93	Yes	Negligible				
Ground	R2	W5	Residential	22.5	22.5	0.0	0.0%	1.00	Yes	Negligible				
		W6		20.6	20.6	0.0	0.0%	1.00	Yes					
		W7		90.0	88.9	1.1	1.2%	0.99	Yes					
		W8		90.3	88.3	2.0	2.2%	0.98	Yes					
First	R1	W1	Bedroom	37.3	33.2	4.1	11.0%	0.89	Yes	Negligible				
		W2		86.3	85.9	0.5	0.5%	1.00	Yes					
Second	R1	W1	Residential	85.8	83.3	2.5	2.9%	0.97	Yes	Negligible				
48 York Street														
Ground	R1	W1	LKD	31.7	28.7	3.0	9.4%	0.91	Yes	Negligible				

Address	Room	Window	Room use	Vertical Sky Component (VSC)							Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction			
50 York Street		W2		26.3	26.3	0.0	0.0%	1.00	Yes				
		W3		27.8	27.8	0.0	0.0%	1.00	Yes				
		W4		27.3	27.3	0.0	0.0%	1.00	Yes				
	First	R2	W2	36.4	32.4	4.0	11.0%	0.89	Yes				Negligible
	Ground	R1	W1	21.3	18.8	2.5	11.7%	0.88	Yes				Negligible
			W2	18.0	16.0	2.0	11.1%	0.89	Yes				
	Ground	R2	W3	22.1	21.5	0.6	2.9%	0.97	Yes				Negligible
	First	R2	W1	24.2	22.0	2.1	8.9%	0.91	Yes				Negligible
52 York Street	Ground	R1	W1	22.2	18.9	3.2	14.6%	0.85	Yes				Negligible
			W2	6.6	6.0	0.6	9.0%	0.91	Yes				
	Ground	R2	W3	10.9	9.3	1.6	14.9%	0.85	Yes				Negligible
	First	R2	W2	22.9	21.1	1.8	8.0%	0.92	Yes				Negligible
	Ground	R1	W1	35.4	30.6	4.7	13.4%	0.87	Yes				Negligible
	First	R1	W1	37.3	32.3	5.0	13.4%	0.87	Yes				Negligible
			W2	37.3	32.2	5.1	13.5%	0.87	Yes				
	First	R2	W3	86.7	83.7	3.0	3.5%	0.97	Yes				Negligible
54 York Street	Ground	R1	W1	12.3	10.6	1.8	14.3%	0.86	Yes				Negligible
	Ground	R2	W2	35.2	30.7	4.5	12.8%	0.87	Yes				Negligible
	First	R1	W1	25.0	23.2	1.9	7.4%	0.93	Yes				Negligible
	First	R2	W2	37.3	32.1	5.1	13.7%	0.86	Yes				Negligible
	Ground	R1	W1	31.1	27.9	3.2	10.2%	0.90	Yes				Negligible
			W2	34.2	30.1	4.1	12.0%	0.88	Yes				
	Ground	R2	W3	36.3	31.6	4.7	12.9%	0.87	Yes				Negligible
	First	R1	W1	36.1	31.9	4.2	11.7%	0.88	Yes				Negligible
	First	R2	W2	37.3	32.6	4.7	12.6%	0.87	Yes				Negligible
56 York Street	Ground	R1	W1	18.4	16.7	1.6	8.9%	0.91	Yes				Negligible
	Ground	R2	W2	36.2	31.3	4.9	13.5%	0.87	Yes				Negligible
	First	R1	W1	28.0	25.2	2.8	10.0%	0.90	Yes				Negligible
	First	R2	W2	37.3	32.2	5.2	13.8%	0.86	Yes				Negligible
	Ground	R1	W1	10.1	9.1	0.9	9.2%	0.91	Yes				Negligible
			W5	27.0	27.0	0.0	0.0%	1.00	Yes				
			W6	25.6	25.6	0.0	0.0%	1.00	Yes				
	Ground	R2	W2	7.1	6.6	0.5	6.8%	0.93	Yes				Negligible
			W3	14.9	13.9	1.0	6.6%	0.93	Yes				
			W4	35.5	30.8	4.6	13.1%	0.87	Yes				
58 York Street	First	R1	W1	21.7	20.2	1.5	6.8%	0.93	Yes				Negligible
	Ground	R1	W1	36.1	31.1	5.1	14.0%	0.86	Yes				Negligible
			W2	36.7	31.4	5.3	14.5%	0.86	Yes				
			W3	45.2	44.3	0.8	1.8%	0.98	Yes				
	First	R1	W1	36.1	30.7	5.5	15.1%	0.85	Yes				Negligible
	Ground	R1	W1	36.3	30.8	5.5	15.0%	0.85	Yes				Negligible
			W2	34.9	29.9	5.0	14.4%	0.86	Yes				
60 York Street	Ground	R1	W1	36.3	30.8	5.5	15.0%	0.85	Yes				Negligible
			W2	34.9	29.9	5.0	14.4%	0.86	Yes				
	Ground	R1	W1	36.3	30.8	5.5	15.0%	0.85	Yes				Negligible
			W2	34.9	29.9	5.0	14.4%	0.86	Yes				
	Ground	R1	W1	36.3	30.8	5.5	15.0%	0.85	Yes				Negligible
			W2	34.9	29.9	5.0	14.4%	0.86	Yes				
	Ground	R1	W1	36.3	30.8	5.5	15.0%	0.85	Yes				Negligible
			W2	34.9	29.9	5.0	14.4%	0.86	Yes				

				Vertical Sky Component (VSC)										
Address	Room	Window	Room use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)	
First	R1	W1	Bedroom	37.9	32.4	5.5	14.6%	0.85	Yes	Negligible				
		W2		37.8	32.2	5.6	14.9%	0.85	Yes					
First	R2	W3	Residential	86.9	83.6	3.3	3.8%	0.96	Yes	Negligible				
70 York Street														
Ground	R1	W1	Residential	35.2	30.0	5.3	14.9%	0.85	Yes	Negligible				
Ground	R2	W2	Residential	11.3	10.2	1.1	9.6%	0.90	Yes	Negligible				
First	R1	W1	Residential	37.9	32.2	5.7	15.0%	0.85	Yes	Negligible				
First	R2	W2	Residential	25.2	22.2	2.9	11.7%	0.88	Yes	Negligible				
72 York Street														
Ground	R1	W1	Residential	36.2	30.1	6.1	16.9%	0.83	Yes	Negligible				
Ground	R2	W2	Residential	56.4	55.3	1.1	2.0%	0.98	Yes	Negligible				
		W3		36.1	35.4	0.7	1.9%	0.98	Yes					
First	R1	W1	Residential	20.3	17.8	2.5	12.2%	0.88	Yes	Negligible				
First	R2	W2	Residential	37.7	32.1	5.6	14.8%	0.85	Yes	Negligible				
74 York Street														
Ground	R1	W1	Residential	32.1	26.6	5.4	16.9%	0.83	Yes	Negligible				
		W2		79.6	77.0	2.6	3.3%	0.97	Yes					
		W3		38.9	38.0	0.9	2.3%	0.98	Yes					
First	R1	W1	Residential	37.7	32.0	5.6	15.0%	0.85	Yes	Negligible				
First	R2	W2	Residential	26.0	22.7	3.3	12.7%	0.87	Yes	Negligible				
Second	R2	W2	Residential	36.6	31.9	4.7	12.9%	0.87	Yes	Negligible				
76 York Street														
Ground	R1	W1	Dining Room	18.3	16.0	2.3	12.7%	0.87	Yes	Negligible				
Ground	R2	W2	Kitchen	29.2	25.9	3.3	11.4%	0.89	Yes	Negligible				
First	R1	W1	Bedroom	34.5	29.9	4.6	13.2%	0.87	Yes	Negligible				
78 York Street														
Ground	R1	W1	Residential	28.2	24.0	4.2	14.9%	0.85	Yes	Negligible				
		W2		35.0	34.2	0.8	2.3%	0.98	Yes					
First	R1	W1	Residential	32.3	28.0	4.4	13.6%	0.86	Yes	Negligible				
First	R2	W2	Residential	36.5	31.5	5.0	13.7%	0.86	Yes	Negligible				
Second	R1	W1	Residential	38.8	34.3	4.6	11.7%	0.88	Yes	Negligible				
80 York Street														
Ground	R1	W1	Residential	24.2	23.6	0.6	2.6%	0.97	Yes	Negligible				
Ground	R2	W2	Residential	19.4	17.5	1.8	9.4%	0.91	Yes	Negligible				
		W3		20.9	19.0	1.8	8.7%	0.91	Yes					
		W4		80.3	79.4	0.9	1.1%	0.99	Yes					
		W5		61.9	61.1	0.8	1.3%	0.99	Yes					
First	R1	W1	Residential	36.9	32.0	4.9	13.3%	0.87	Yes	Negligible				
Second	R1	W1	Residential	85.6	82.6	3.1	3.6%	0.96	Yes	Negligible				
		W2		85.7	82.7	3.0	3.5%	0.97	Yes					
80A York Street														
Ground	R1	W1	Residential	13.5	12.2	1.3	9.6%	0.90	Yes	Negligible				
Ground	R2	W2	Residential	14.6	14.4	0.3	1.7%	0.98	Yes	Negligible				
		W3		17.7	17.5	0.2	1.2%	0.99	Yes					
First	R1	W1	Residential	27.8	24.1	3.7	13.3%	0.87	Yes	Negligible				
First	R2	W2	Residential	30.9	29.3	1.6	5.2%	0.95	Yes	Negligible				
80B York Street														
Ground	R4	W8	Living Room	3.7	3.5	0.2	5.7%	0.94	Yes	Negligible				
		W9		25.4	25.4	0.0	0.0%	1.00	Yes					
		W10		27.0	27.0	0.0	0.0%	1.00	Yes					
		W11		26.0	26.0	0.0	0.0%	1.00	Yes					

Address	Room	Window	Room use	Vertical Sky Component (VSC)							Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction			
First	R1	W1	Bedroom	24.4	24.1	0.2	1.0%	0.99	Yes	Negligible			
First	R2	W2	Bedroom	18.6	17.3	1.3	7.2%	0.93	Yes	Negligible			
82 York Street													
Ground	R1	W1	Residential	32.3	29.0	3.3	10.2%	0.90	Yes	Negligible			
First	R1	W1	Residential	25.5	25.4	0.1	0.5%	1.00	Yes	Negligible			
84 York Street													
Ground	R1	W1	Dining Room	16.2	14.5	1.7	10.5%	0.90	Yes	Negligible			
		W5		26.4	26.4	0.0	0.0%	1.00	Yes				
		W6		27.3	27.3	0.0	0.0%	1.00	Yes				
		W7		25.7	25.7	0.0	0.0%	1.00	Yes				
Ground	R2	W2	Kitchen	20.5	19.5	1.0	4.8%	0.95	Yes	Negligible			
		W3		22.0	21.7	0.4	1.8%	0.98	Yes				
First	R1	W1	Bedroom	24.2	21.2	3.1	12.7%	0.87	Yes	Negligible			
		W2		85.9	83.6	2.3	2.7%	0.97	Yes				
First	R3	W4	Bedroom	36.9	33.2	3.7	9.9%	0.90	Yes	Negligible			
86 York Street													
Ground	R1	W1	Residential	28.0	26.5	1.5	5.3%	0.95	Yes	Negligible			
		W2		29.6	27.9	1.7	5.7%	0.94	Yes				
		W3		29.3	27.2	2.2	7.3%	0.93	Yes				
First	R1	W1	Residential	34.0	32.2	1.8	5.4%	0.95	Yes	Negligible			
First	R2	W2	Residential	36.1	33.7	2.4	6.7%	0.93	Yes	Negligible			
88 York Street													
Ground	R1	W1	Residential	28.5	27.8	0.6	2.2%	0.98	Yes	Negligible			
		W2		34.2	32.3	1.9	5.6%	0.94	Yes				
		W3		33.4	31.4	2.0	6.0%	0.94	Yes				
First	R1	W1	Residential	36.7	34.2	2.5	6.9%	0.93	Yes	Negligible			
First	R2	W2	Residential	36.9	34.4	2.5	6.7%	0.93	Yes	Negligible			
90 York Street													
Ground	R1	W1	Residential	32.9	31.9	1.0	3.1%	0.97	Yes	Negligible			
		W2		34.1	32.8	1.4	4.0%	0.96	Yes				
		W3		30.4	29.0	1.4	4.6%	0.95	Yes				
First	R1	W1	Residential	36.9	34.6	2.4	6.5%	0.94	Yes	Negligible			
First	R2	W2	Residential	37.0	34.6	2.3	6.3%	0.94	Yes	Negligible			
90A York Street													
Ground	R1	W1	Residential	29.2	29.2	0.0	0.0%	1.00	Yes	Negligible			
		W2		34.4	33.0	1.4	4.0%	0.96	Yes				
		W3		34.2	32.8	1.4	4.2%	0.96	Yes				
First	R1	W1	Residential	36.9	34.7	2.2	6.1%	0.94	Yes	Negligible			
First	R2	W2	Residential	36.8	34.6	2.2	6.0%	0.94	Yes	Negligible			
92 York Street													
Ground	R1	W1	Residential	17.0	16.6	0.4	2.1%	0.98	Yes	Negligible			
Ground	R2	W2	Residential	18.7	18.6	0.1	0.5%	1.00	Yes	Negligible			
First	R1	W1	Bedroom	24.8	22.7	2.1	8.6%	0.91	Yes	Negligible			
First	R2	W2	Bedroom	31.3	29.9	1.5	4.7%	0.95	Yes	Negligible			
92A York Street													
Ground	R2	W2	Kitchen	29.8	28.8	1.0	3.3%	0.97	Yes	Negligible			
		W3		52.5	52.5	0.0	0.0%	1.00	Yes				
		W4		42.4	42.4	0.0	0.0%	1.00	Yes				
First	R1	W1	Bedroom	33.1	33.1	0.0	0.0%	1.00	Yes	Negligible			
61 to 81 Inclusive Pym Court													
First	R1	W1	Residential	31.9	31.9	0.0	0.0%	1.00	Yes	Negligible			
First	R2	W2	Residential	23.3	23.3	0.0	0.1%	1.00	Yes	Negligible			

Address	Room	Window	Room use	Vertical Sky Component (VSC)							Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction			
First	R3	W3	Residential	26.4	26.4	0.0	0.2%	1.00	Yes	Negligible			
First	R4	W4	Residential	27.9	27.9	0.0	0.1%	1.00	Yes	Negligible			
First	R5	W5	Residential	29.3	29.2	0.1	0.2%	1.00	Yes	Negligible			
First	R6	W6	Residential	29.5	29.5	0.1	0.2%	1.00	Yes	Negligible			
First	R7	W7	Residential	29.7	29.7	0.1	0.2%	1.00	Yes	Negligible			
First	R8	W8	Residential	17.6	17.5	0.1	0.5%	1.00	Yes	Negligible			
First	R9	W9	Residential	17.5	17.5	0.0	0.0%	1.00	Yes	Negligible			
First	R10	W10	Residential	29.9	29.8	0.1	0.2%	1.00	Yes	Negligible			
First	R11	W11	Residential	29.9	29.8	0.1	0.3%	1.00	Yes	Negligible			
First	R12	W12	Residential	29.9	29.8	0.1	0.3%	1.00	Yes	Negligible			
First	R13	W13	Residential	29.9	29.8	0.1	0.3%	1.00	Yes	Negligible			
First	R14	W14	Residential	29.9	29.8	0.1	0.3%	1.00	Yes	Negligible			
First	R15	W15	Residential	17.5	17.4	0.2	1.1%	0.99	Yes	Negligible			
First	R16	W16	Residential	17.6	17.6	0.0	0.0%	1.00	Yes	Negligible			
First	R17	W17	Residential	30.0	29.8	0.1	0.5%	1.00	Yes	Negligible			
First	R18	W18	Residential	30.0	29.8	0.1	0.5%	1.00	Yes	Negligible			
First	R19	W19	Residential	30.0	29.8	0.2	0.5%	1.00	Yes	Negligible			
First	R20	W20	Residential	30.0	29.9	0.2	0.6%	0.99	Yes	Negligible			
First	R21	W21	Residential	30.1	29.9	0.2	0.8%	0.99	Yes	Negligible			
First	R22	W22	Residential	21.5	20.6	0.9	4.0%	0.96	Yes	Negligible			
First	R23	W23	Residential	24.8	23.6	1.2	4.7%	0.95	Yes	Negligible			
Second	R1	W1	Residential	35.5	35.5	0.0	0.0%	1.00	Yes	Negligible			
Second	R2	W2	Residential	30.0	29.9	0.1	0.5%	1.00	Yes	Negligible			
Second	R3	W3	Residential	31.5	31.3	0.2	0.5%	1.00	Yes	Negligible			
Second	R4	W4	Residential	32.2	32.0	0.2	0.6%	0.99	Yes	Negligible			
Second	R5	W5	Residential	32.8	32.6	0.2	0.6%	0.99	Yes	Negligible			
Second	R6	W6	Residential	33.0	32.7	0.2	0.7%	0.99	Yes	Negligible			
Second	R7	W7	Residential	33.0	32.8	0.3	0.8%	0.99	Yes	Negligible			
Second	R8	W8	Residential	19.9	19.6	0.3	1.4%	0.99	Yes	Negligible			
Second	R9	W9	Residential	19.8	19.8	0.0	0.1%	1.00	Yes	Negligible			
Second	R10	W10	Residential	33.1	32.8	0.3	0.9%	0.99	Yes	Negligible			
Second	R11	W11	Residential	33.1	32.8	0.3	0.9%	0.99	Yes	Negligible			
Second	R12	W12	Residential	33.1	32.8	0.3	1.0%	0.99	Yes	Negligible			
Second	R13	W13	Residential	33.1	32.8	0.4	1.1%	0.99	Yes	Negligible			
Second	R14	W14	Residential	33.2	32.7	0.4	1.2%	0.99	Yes	Negligible			
Second	R15	W15	Residential	19.9	19.3	0.5	2.6%	0.97	Yes	Negligible			
Second	R16	W16	Residential	19.9	19.8	0.1	0.4%	1.00	Yes	Negligible			
Second	R17	W17	Residential	33.2	32.7	0.5	1.4%	0.99	Yes	Negligible			
Second	R18	W18	Residential	33.2	32.6	0.5	1.6%	0.98	Yes	Negligible			
Second	R19	W19	Residential	33.2	32.6	0.6	1.7%	0.98	Yes	Negligible			
Second	R20	W20	Residential	33.2	32.6	0.6	1.9%	0.98	Yes	Negligible			
Second	R21	W21	Residential	33.3	32.5	0.7	2.2%	0.98	Yes	Negligible			
Second	R22	W22	Residential	22.9	21.9	1.0	4.5%	0.96	Yes	Negligible			
Second	R23	W23	Residential	27.7	26.0	1.7	6.1%	0.94	Yes	Negligible			
Third	R1	W1	Residential	38.2	38.1	0.1	0.3%	1.00	Yes	Negligible			

Address	Room	Window	Room use	Vertical Sky Component (VSC)							Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction			
Third	R2	W2	Residential	35.4	34.8	0.6	1.6%	0.98	Yes	Negligible			
Third	R3	W3	Residential	35.6	35.0	0.6	1.7%	0.98	Yes	Negligible			
Third	R4	W4	Residential	35.8	35.0	0.8	2.1%	0.98	Yes	Negligible			
Third	R5	W5	Residential	35.9	35.0	0.9	2.5%	0.98	Yes	Negligible			
Third	R6	W6	Residential	35.9	35.0	0.9	2.6%	0.97	Yes	Negligible			
Third	R7	W7	Residential	36.0	35.0	1.0	2.7%	0.97	Yes	Negligible			
Third	R8	W8	Residential	24.5	23.7	0.9	3.5%	0.97	Yes	Negligible			
Third	R9	W9	Residential	24.6	24.2	0.4	1.4%	0.99	Yes	Negligible			
Third	R10	W10	Residential	36.0	34.9	1.1	2.9%	0.97	Yes	Negligible			
Third	R11	W11	Residential	36.0	34.9	1.1	3.1%	0.97	Yes	Negligible			
Third	R12	W12	Residential	36.0	34.8	1.2	3.3%	0.97	Yes	Negligible			
Third	R13	W13	Residential	36.0	34.8	1.2	3.4%	0.97	Yes	Negligible			
Third	R14	W14	Residential	36.0	34.7	1.3	3.6%	0.96	Yes	Negligible			
Third	R15	W15	Residential	24.5	23.2	1.3	5.3%	0.95	Yes	Negligible			
Third	R16	W16	Residential	24.6	24.1	0.6	2.2%	0.98	Yes	Negligible			
Third	R17	W17	Residential	36.0	34.6	1.4	4.0%	0.96	Yes	Negligible			
Third	R18	W18	Residential	36.0	34.5	1.5	4.3%	0.96	Yes	Negligible			
Third	R19	W19	Residential	36.0	34.4	1.6	4.5%	0.96	Yes	Negligible			
Third	R20	W20	Residential	36.0	34.3	1.7	4.8%	0.95	Yes	Negligible			
Third	R21	W21	Residential	36.1	34.2	1.9	5.2%	0.95	Yes	Negligible			
Third	R22	W22	Residential	26.8	25.7	1.2	4.4%	0.96	Yes	Negligible			
Third	R23	W23	Residential	33.1	30.8	2.3	6.9%	0.93	Yes	Negligible			
84-97 Hampden Gardens													
Ground	R1	W1	Kitchen	31.1	29.3	1.8	5.8%	0.94	Yes	Negligible			
Ground	R6	W10	Living Room	35.2	31.8	3.5	9.9%	0.90	Yes	Negligible			
		W11		27.9	27.9	0.0	0.0%	1.00	Yes				
		W12		21.6	21.6	0.0	0.0%	1.00	Yes				
First	R1	W1	Kitchen	33.3	31.1	2.2	6.5%	0.94	Yes	Negligible			
First	R3	W3	Residential	15.6	15.6	0.1	0.5%	1.00	Yes	Negligible			
First	R5	W5	Bedroom	32.6	29.5	3.1	9.6%	0.90	Yes	Negligible			
First	R6	W6	Bedroom	36.1	32.7	3.4	9.5%	0.91	Yes	Negligible			
First	R7	W7	Living Room	36.5	32.9	3.6	10.0%	0.90	Yes	Negligible			
		W8		29.7	29.7	0.0	0.0%	1.00	Yes				
Second	R1	W1	Kitchen	34.9	32.2	2.7	7.7%	0.92	Yes	Negligible			
Second	R3	W3	Residential	16.2	15.9	0.3	1.8%	0.98	Yes	Negligible			
Second	R5	W5	Bedroom	33.4	30.0	3.4	10.1%	0.90	Yes	Negligible			
Second	R6	W6	Bedroom	37.0	33.4	3.6	9.8%	0.90	Yes	Negligible			
Second	R7	W7	Living Room	37.4	33.6	3.8	10.1%	0.90	Yes	Negligible			
		W8		30.9	30.9	0.0	0.0%	1.00	Yes				
Third	R1	W1	Kitchen	23.2	19.8	3.3	14.4%	0.86	Yes	Negligible			
Third	R3	W3	Residential	10.0	9.4	0.6	5.7%	0.94	Yes	Negligible			
Third	R5	W5	Bedroom	32.8	29.2	3.6	11.0%	0.89	Yes	Negligible			
Third	R6	W6	Bedroom	36.9	33.1	3.8	10.3%	0.90	Yes	Negligible			
Third	R7	W7	Living Room	37.2	33.3	3.9	10.5%	0.90	Yes	Negligible			
		W8		32.5	32.5	0.0	0.0%	1.00	Yes				
Fourth	R1	W1	Residential	15.1	14.4	0.6	4.1%	0.96	Yes	Negligible			
Fourth	R3	W3	Bedroom	19.0	15.6	3.4	17.9%	0.82	Yes	Negligible			

Address	Room	Window	Room use	Vertical Sky Component (VSC)							Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction			
Fourth	R4	W4	Bedroom	23.8	20.3	3.6	14.9%	0.85	Yes	Negligible			
Fourth	R5	W5	Living Room	23.9	20.3	3.6	15.0%	0.85	Yes	Negligible			
		W6		26.8	26.8	0.0	0.0%	1.00	Yes				
69-83 Hampden Gardens													
Ground	R4	W5	Residential	25.8	21.6	4.2	16.1%	0.84	Yes	Negligible			
		W6		30.0	25.5	4.5	15.1%	0.85	Yes				
Ground	R5	W7	Residential	34.5	29.8	4.7	13.6%	0.86	Yes	Negligible			
55-68 Hampden Gardens													
Ground	R1	W1	Living Room	36.4	31.6	4.8	13.3%	0.87	Yes	Negligible			
		W12		22.4	22.4	0.0	0.0%	1.00	Yes				
		W13		16.9	16.9	0.0	0.0%	1.00	Yes				
Ground	R4	W6	Residential	36.8	31.9	4.9	13.2%	0.87	Yes	Negligible			
Ground	R7	W11	Kitchen	31.5	27.1	4.4	13.9%	0.86	Yes	Negligible			
First	R1	W1	Living Room	37.3	32.6	4.6	12.4%	0.88	Yes	Negligible			
		W2		25.4	25.4	0.0	0.0%	1.00	Yes				
First	R2	W3	Bedroom	37.1	32.4	4.6	12.5%	0.88	Yes	Negligible			
First	R3	W4	Bedroom	32.6	27.9	4.6	14.2%	0.86	Yes	Negligible			
First	R5	W6	Residential	17.1	16.5	0.5	3.2%	0.97	Yes	Negligible			
First	R7	W8	Kitchen	32.8	28.4	4.4	13.4%	0.87	Yes	Negligible			
Second	R1	W1	Living Room	37.8	33.3	4.5	11.9%	0.88	Yes	Negligible			
		W2		28.2	28.2	0.0	0.0%	1.00	Yes				
Second	R2	W3	Bedroom	37.6	33.0	4.5	12.0%	0.88	Yes	Negligible			
Second	R3	W4	Bedroom	33.0	28.5	4.5	13.7%	0.86	Yes	Negligible			
Second	R7	W8	Kitchen	34.7	30.3	4.4	12.6%	0.87	Yes	Negligible			
Third	R1	W1	Living Room	37.4	33.1	4.3	11.5%	0.89	Yes	Negligible			
		W2		31.2	31.2	0.0	0.0%	1.00	Yes				
Third	R2	W3	Bedroom	37.1	32.8	4.3	11.6%	0.88	Yes	Negligible			
Third	R3	W4	Bedroom	32.0	27.6	4.3	13.5%	0.87	Yes	Negligible			
Third	R5	W6	Residential	10.6	10.1	0.5	5.2%	0.95	Yes	Negligible			
Third	R7	W8	Kitchen	23.6	19.4	4.2	17.9%	0.82	Yes	Negligible			
Fourth	R1	W1	Living Room	23.9	20.1	3.8	16.0%	0.84	Yes	Negligible			
		W2		26.6	26.6	0.0	0.0%	1.00	Yes				
Fourth	R2	W3	Bedroom	23.8	20.0	3.8	16.1%	0.84	Yes	Negligible			
Fourth	R3	W4	Bedroom	18.3	14.5	3.8	20.9%	0.79	No	Minor			
Fourth	R5	W6	Residential	15.7	15.3	0.5	3.0%	0.97	Yes	Negligible			
11-17 The Terrace													
Ground	R1	W1	Kitchen	36.6	32.1	4.5	12.3%	0.88	Yes	Negligible			
Ground	R2	W2	Residential	36.3	32.0	4.3	11.7%	0.88	Yes	Negligible			
Ground	R3	W3	Residential	35.9	31.7	4.2	11.7%	0.88	Yes	Negligible			
Ground	R5	W7	Residential	35.8	31.9	4.0	11.0%	0.89	Yes	Negligible			
Ground	R6	W8	Residential	36.3	32.4	3.9	10.7%	0.89	Yes	Negligible			
Ground	R7	W9	Kitchen	36.0	32.3	3.7	10.3%	0.90	Yes	Negligible			
First	R1	W1	Kitchen	37.6	33.1	4.5	12.0%	0.88	Yes	Negligible			
First	R3	W3	Bedroom	37.6	33.1	4.5	11.9%	0.88	Yes	Negligible			
First	R4	W4	Residential	37.7	33.3	4.4	11.7%	0.88	Yes	Negligible			
First	R5	W5	Bedroom	37.8	33.4	4.4	11.5%	0.89	Yes	Negligible			
First	R7	W7	Kitchen	37.8	33.6	4.2	11.1%	0.89	Yes	Negligible			
Second	R1	W1	LKD	37.9	33.4	4.5	11.9%	0.88	Yes	Negligible			
		W9		30.8	30.8	0.0	0.0%	1.00	Yes				

Address	Room	Window	Room use	Vertical Sky Component (VSC)									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Numerical Reduction	Existing Weighted VSC	Proposed Weighted VSC	Proportion Retained (Weighted)
Second	R3	W3	Bedroom	38.0	33.5	4.5	11.8%	0.88	Yes	Negligible			
Second	R4	W4	Residential	37.9	33.5	4.4	11.6%	0.88	Yes	Negligible			
Second	R5	W5	Bedroom	38.0	33.7	4.3	11.4%	0.89	Yes	Negligible			
Second	R7	W7	LKD	37.9	33.8	4.2	11.0%	0.89	Yes	Negligible			
		W8		35.8	35.8	0.0	0.0%	1.00	Yes				

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Proportion Retained	Meets BRE Targets	
					m²	%	m²	%					
150 Sleaford Street													
First	R2	W2	Kitchen	5.1	4.9	96%	4.9	96%	0.0	0.5%	1.00	Yes	Negligible
First	R3	W3 W4	Living Room	17.3	17.1	99%	17.1	99%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Bedroom	9.1	9.0	99%	9.0	99%	0.0	0.0%	1.00	Yes	Negligible
Second	R2	W2	Bedroom	13.1	12.9	98%	12.9	98%	0.0	0.1%	1.00	Yes	Negligible
148 Sleaford Street													
Ground	R1	W1	Bedroom	7.9	7.7	97%	5.9	74%	1.8	24.0%	0.76	No	Minor
Ground	R2	W2	Living Room	19.2	18.8	98%	18.7	97%	0.1	0.7%	0.99	Yes	Negligible
77 Sleaford Street													
First	R1	W1	Kitchen	6.5	6.3	97%	6.3	97%	0.0	0.0%	1.00	Yes	Negligible
First	R3	W4 W5	Living Room	17.1	17.0	99%	17.0	99%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Bedroom	11.5	10.8	94%	10.7	94%	0.0	0.2%	1.00	Yes	Negligible
Second	R3	W3	Bedroom	13.4	11.7	88%	11.7	88%	0.0	0.0%	1.00	Yes	Negligible
69 Sleaford Street													
Ground	R1	W1	Bedroom	11.5	11.4	99%	11.4	99%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2	Living Room	26.2	23.9	91%	23.9	91%	0.0	0.0%	1.00	Yes	Negligible
61 Sleaford Street													
First	R1	W1	Kitchen	6.5	6.2	95%	6.2	95%	0.0	0.0%	1.00	Yes	Negligible
First	R3	W4 W5	Living Room	17.1	16.6	97%	16.6	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Bedroom	11.5	11.0	96%	11.0	96%	0.0	0.0%	1.00	Yes	Negligible
Second	R3	W3	Bedroom	13.4	12.0	90%	12.0	90%	0.0	0.0%	1.00	Yes	Negligible
55 Sleaford Street													
Ground	R1	W1	Bedroom	11.5	11.4	99%	11.4	99%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2	Living Room	26.2	25.7	98%	25.7	98%	0.0	0.0%	1.00	Yes	Negligible
2 York Street													
Ground	R1	W1	Residential	10.9	10.1	92%	10.1	92%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2 W3 W4	Residential	5.8	5.5	95%	5.5	95%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	5.5	5.4	99%	5.4	99%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Residential	5.4	5.0	92%	5.0	92%	0.0	0.0%	1.00	Yes	Negligible
4 York Street													
Ground	R1	W1 W2	Residential	8.0	7.8	98%	7.8	98%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W3	Residential	11.9	7.1	60%	7.1	60%	0.0	0.1%	1.00	Yes	Negligible
First	R1	W1	Residential	3.5	3.5	99%	3.5	99%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Residential	6.3	6.1	98%	6.1	98%	0.0	0.0%	1.00	Yes	Negligible
6 York Street													
Ground	R1	W1	Living Room	11.3	6.7	59%	6.7	59%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2 W3	Kitchen	6.5	6.0	92%	6.0	92%	0.0	0.0%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	Room Area	No-Sky Line (NSL)								Numerical Reduction
					Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
					m ²	%	m ²	%					
First	R1	W1	Bedroom	5.8	5.7	99%	5.7	99%	0.0	0.0%	1.00	Yes	Negligible
8 York Street													
Ground	R1	W1 W4	Kitchen	7.1	6.9	96%	6.9	96%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W5	Living Room	8.7	6.7	76%	6.7	76%	0.0	0.0%	1.00	Yes	Negligible
Ground	R3	W2 W3	Dining Room	5.2	5.2	100%	5.2	100%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	7.1	7.0	99%	7.0	99%	0.0	0.0%	1.00	Yes	Negligible
10 York Street													
Ground	R1	W1 W2	Residential	13.2	13.0	98%	13.0	98%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	5.4	5.2	96%	5.2	96%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Residential	5.0	5.0	100%	5.0	100%	0.0	0.0%	1.00	Yes	Negligible
12 York Street													
Ground	R1	W1 W2 W3	Living Room	16.2	16.2	100%	16.2	100%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1 W2 W3	Bedroom	9.1	9.0	99%	9.0	99%	0.0	0.0%	1.00	Yes	Negligible
14 York Street													
Ground	R1	W1 W2 W3 W4	LKD	38.2	35.5	93%	33.9	89%	1.7	4.7%	0.95	Yes	Negligible
First	R1	W1	Bedroom	6.4	6.1	96%	6.1	96%	0.0	0.0%	1.00	Yes	Negligible
16 York Street													
Ground	R1	W1 W2	Kitchen	14.4	14.2	98%	14.2	98%	0.0	0.0%	1.00	Yes	Negligible
18 York Street													
Ground	R1	W1 W2 W3	Residential	13.3	12.9	97%	12.9	97%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	11.9	11.8	99%	11.8	99%	0.0	0.0%	1.00	Yes	Negligible
20 York Street													
Ground	R1	W1	Residential	4.5	4.5	99%	4.5	99%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2	Residential	6.7	6.7	99%	6.7	99%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	7.7	5.4	70%	5.4	70%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Residential	6.7	6.7	100%	6.7	100%	0.0	0.0%	1.00	Yes	Negligible
22 York Street													
Ground	R1	W1	Residential	8.1	7.8	97%	7.8	97%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	7.4	7.2	96%	7.2	96%	0.0	0.0%	1.00	Yes	Negligible
24 York Street													
Ground	R1	W1 W2	Kitchen	8.1	8.0	99%	8.0	99%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	7.4	7.0	94%	7.0	94%	0.0	0.0%	1.00	Yes	Negligible
26 York Street													
Ground	R2	W2	Kitchen										

No-Sky Line

Address	Room	Window	Room use	Room Area	No-Sky Line (NSL)						Meets BRE Targets	Numerical Reduction
					Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	
		W3		13.8	11.3	82%	11.3	82%	0.0	0.0%	1.00	Negligible
First	R1	W1	Bedroom	6.9	6.6	94%	6.5	93%	0.1	1.3%	0.99	Yes Negligible
28 York Street												
Ground	R1	W1 W2	Kitchen	17.2	12.6	73%	12.6	73%	0.0	0.0%	1.00	Yes Negligible
First	R1	W1	Bedroom	7.8	7.5	96%	7.5	96%	0.0	0.0%	1.00	Yes Negligible
30 York Street												
Ground	R1	W1 W2	Residential	12.5	11.6	93%	11.4	92%	0.2	1.6%	0.98	Yes Negligible
First	R1	W3	Bedroom	7.6	7.3	97%	7.3	97%	0.0	0.0%	1.00	Yes Negligible
32 York Street												
Ground	R1	W1	LKD	21.3	21.0	99%	19.0	89%	2.0	9.7%	0.90	Yes Negligible
First	R1	W1 W2 W3	Bedroom	11.6	11.6	100%	11.6	100%	0.0	0.0%	1.00	Yes Negligible
34 York Street												
Ground	R1	W1	Kitchen	6.1	6.0	98%	5.0	82%	1.0	16.3%	0.84	Yes Negligible
Ground	R2	W2 W3 W4	Living Room	19.5	12.7	65%	11.8	60%	1.0	7.8%	0.92	Yes Negligible
First	R1	W1	Bedroom	6.1	6.0	98%	6.0	98%	0.0	0.2%	1.00	Yes Negligible
36 York Street												
First	R1	W1	Bedroom	5.8	5.7	97%	5.7	97%	0.0	0.0%	1.00	Yes Negligible
First	R3	W3	Bedroom	6.5	6.4	98%	6.2	95%	0.2	3.1%	0.97	Yes Negligible
38 York Street												
Ground	R2	W2	Kitchen	5.6	0.8	14%	0.8	14%	0.0	0.0%	1.00	Yes Negligible
Ground	R3	W3 W4 W5 W6	Living Room	21.5	18.3	85%	17.7	82%	0.7	3.7%	0.96	Yes Negligible
First	R2	W2	Bedroom	8.0	7.7	96%	7.7	96%	0.0	0.0%	1.00	Yes Negligible
40 York Street												
Ground	R1	W1 W2 W3 W4 W5	LKD	38.2	35.2	92%	33.3	87%	1.9	5.4%	0.95	Yes Negligible
First	R2	W2 W3 W4	Bedroom	13.6	13.6	100%	13.6	100%	0.0	0.0%	1.00	Yes Negligible
Second	R1	W1	Bedroom	13.5	11.8	87%	10.4	77%	1.4	12.1%	0.88	Yes Negligible
42 York Street												
Ground	R2	W1 W4 W5 W6 W7	LKD	24.3	20.5	84%	20.4	84%	0.1	0.6%	0.99	Yes Negligible
First	R1	W1	Bedroom	8.1	6.7	83%	5.8	71%	0.9	13.7%	0.86	Yes Negligible
44 York Street												
Ground	R2	W3 W4	Kitchen									

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)								Numerical Reduction	
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained		Meets BRE Targets
					m ²	%	m ²	%					
Ground	R3	W5	Living Room	5.4	5.2	96%	5.2	96%	0.0	0.0%	1.00	Yes	Negligible
		W6 W7		18.8	16.7	89%	15.8	84%	0.8	5.1%	0.95	Yes	Negligible
First	R2	W2	Bedroom	7.6	7.2	95%	6.5	86%	0.7	10.1%	0.90	Yes	Negligible
46 York Street													
Ground	R1	W1	Residential	7.2	7.0	97%	7.0	97%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W5 W6 W7 W8	Residential	17.4	17.4	100%	17.4	100%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1 W2	Bedroom	7.2	7.2	100%	7.2	100%	0.0	0.0%	1.00	Yes	Negligible
Second	R1	W1	Residential	7.7	7.3	95%	7.3	95%	0.0	0.0%	1.00	Yes	Negligible
48 York Street													
Ground	R1	W1 W2 W3 W4	LKD	28.6	25.1	88%	16.6	58%	8.4	33.6%	0.66	No	Moderate
First	R2	W2	Bedroom	5.8	5.7	98%	5.4	94%	0.2	4.2%	0.96	Yes	Negligible
50 York Street													
Ground	R1	W1 W2	Dining Room	10.5	9.5	91%	9.5	91%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W3	Kitchen	5.3	4.1	78%	4.1	77%	0.0	0.8%	0.99	Yes	Negligible
First	R2	W1	Bedroom	10.5	8.8	84%	8.8	84%	0.0	0.0%	1.00	Yes	Negligible
52 York Street													
Ground	R1	W1 W2	Kitchen	5.3	4.9	93%	3.2	60%	1.7	35.1%	0.65	No	Moderate
Ground	R2	W3	Dining Room	11.1	5.3	48%	4.5	41%	0.8	15.1%	0.85	Yes	Negligible
First	R2	W2	Bedroom	11.1	9.6	87%	9.6	87%	0.0	0.0%	1.00	Yes	Negligible
54 York Street													
Ground	R1	W1	Residential	14.0	13.6	97%	11.3	81%	2.3	16.6%	0.83	Yes	Negligible
First	R1	W1 W2	Bedroom	14.0	14.0	100%	13.9	99%	0.1	0.5%	1.00	Yes	Negligible
First	R2	W3	Residential	6.8	6.8	100%	6.8	100%	0.0	0.0%	1.00	Yes	Negligible
56 York Street													
Ground	R1	W1	Residential	13.9	6.3	45%	6.2	45%	0.0	0.5%	1.00	Yes	Negligible
Ground	R2	W2	Residential	6.9	6.9	100%	5.6	81%	1.3	18.9%	0.81	Yes	Negligible
First	R1	W1	Residential	6.9	6.7	97%	6.7	97%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Residential	6.9	6.9	100%	6.1	88%	0.8	12.2%	0.88	Yes	Negligible
58 York Street													
Ground	R1	W1 W2	Residential	6.8	6.7	97%	6.7	97%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W3	Residential	7.7	7.1	93%	7.1	93%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	9.4	9.0	96%	9.0	96%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Residential	9.1	8.7	96%	8.7	96%	0.0	0.0%	1.00	Yes	Negligible
62 York Street													
Ground	R1	W1	Residential	12.5	10.7	85%	10.6	85%	0.0	0.4%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Proportion Retained	Meets BRE Targets	
					m²	%	m²	%					
Ground	R2	W2	Residential	6.2	6.2	99%	5.9	95%	0.3	4.3%	0.96	Yes	Negligible
First	R1	W1	Residential	6.6	6.5	99%	6.5	99%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Residential	4.2	4.1	98%	4.1	98%	0.0	0.0%	1.00	Yes	Negligible
64 York Street													
Ground	R1	W1 W5 W6	Living Room	20.9	16.4	78%	15.9	76%	0.5	3.3%	0.97	Yes	Negligible
Ground	R2	W2 W3 W4	Kitchen	6.7	6.7	100%	6.7	100%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	5.0	5.0	100%	5.0	100%	0.0	0.0%	1.00	Yes	Negligible
66 York Street													
Ground	R1	W1 W2 W3	Kitchen	12.9	12.5	97%	12.5	97%	0.0	0.1%	1.00	Yes	Negligible
First	R1	W1	Bedroom	6.7	6.5	96%	6.5	96%	0.0	0.0%	1.00	Yes	Negligible
68 York Street													
Ground	R1	W1 W2	Residential	12.0	11.9	99%	11.9	99%	0.0	0.3%	1.00	Yes	Negligible
First	R1	W1 W2	Bedroom	12.0	11.9	99%	11.9	99%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W3	Residential	5.2	5.2	100%	5.2	100%	0.0	0.0%	1.00	Yes	Negligible
70 York Street													
Ground	R1	W1	Residential	7.0	6.9	98%	6.6	94%	0.3	4.4%	0.96	Yes	Negligible
Ground	R2	W2	Residential	10.6	7.1	67%	7.1	67%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	7.0	7.0	100%	6.8	96%	0.2	3.1%	0.97	Yes	Negligible
First	R2	W2	Residential	5.3	5.3	99%	5.3	99%	0.0	0.0%	1.00	Yes	Negligible
72 York Street													
Ground	R1	W1	Residential	10.1	9.4	94%	8.4	84%	1.0	10.7%	0.89	Yes	Negligible
Ground	R2	W2 W3	Residential	9.1	6.5	72%	6.5	72%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	5.3	5.2	98%	4.7	89%	0.5	8.9%	0.91	Yes	Negligible
First	R2	W2	Residential	4.0	3.9	98%	3.9	98%	0.0	0.0%	1.00	Yes	Negligible
74 York Street													
Ground	R1	W1 W2 W3	Residential	13.8	13.8	100%	13.8	100%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	3.8	3.5	92%	1.5	40%	2.0	56.9%	0.43	No	Major
First	R2	W2	Residential	7.2	6.8	94%	5.7	79%	1.1	16.5%	0.84	Yes	Negligible
Second	R2	W2	Residential	4.6	4.3	93%	4.3	93%	0.0	0.0%	1.00	Yes	Negligible
76 York Street													
Ground	R1	W1	Dining Room	9.2	7.6	83%	7.3	80%	0.3	3.7%	0.96	Yes	Negligible
Ground	R2	W2	Kitchen	7.1	7.1	100%	4.9	69%	2.2	31.3%	0.69	No	Moderate
First	R1	W1	Bedroom	6.7	6.3	95%	6.3	95%	0.0	0.0%	1.00	Yes	Negligible
78 York Street													
Ground	R1	W1	Residential										

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)								Numerical Reduction	
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained		Meets BRE Targets
					m ²	%	m ²	%					
		W2		8.8	8.3	94%	8.3	94%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	7.3	7.2	97%	6.9	93%	0.3	4.1%	0.96	Yes	Negligible
First	R2	W2	Residential	7.2	7.2	99%	6.4	88%	0.8	10.8%	0.89	Yes	Negligible
Second	R1	W1	Residential	11.1	6.4	58%	6.4	58%	0.0	0.0%	1.00	Yes	Negligible
80 York Street													
Ground	R1	W1	Residential	3.1	2.9	93%	2.9	93%	0.0	0.0%	1.00	Yes	Negligible
Ground	R2	W2 W3 W4 W5	Residential	10.9	9.8	90%	9.8	90%	0.0	0.3%	1.00	Yes	Negligible
First	R1	W1	Residential	9.9	9.5	96%	9.2	93%	0.3	3.2%	0.97	Yes	Negligible
Second	R1	W1 W2	Residential	7.5	7.5	100%	7.5	100%	0.0	0.0%	1.00	Yes	Negligible
80A York Street													
Ground	R1	W1	Residential	8.4	5.3	63%	5.1	61%	0.2	3.1%	0.97	Yes	Negligible
Ground	R2	W2 W3	Residential	8.7	7.3	83%	7.3	83%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	8.9	8.5	95%	7.9	89%	0.6	7.0%	0.93	Yes	Negligible
First	R2	W2	Residential	8.7	6.9	79%	6.9	79%	0.0	0.2%	1.00	Yes	Negligible
80B York Street													
Ground	R4	W8 W9 W10 W11	Living Room	23.2	11.0	48%	11.0	48%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	9.1	7.0	77%	7.0	77%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Bedroom	7.1	6.5	92%	6.3	88%	0.3	3.9%	0.96	Yes	Negligible
82 York Street													
Ground	R1	W1	Residential	4.3	4.3	99%	4.3	99%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	4.3	3.5	81%	3.5	81%	0.0	0.0%	1.00	Yes	Negligible
84 York Street													
Ground	R1	W1 W5 W6 W7	Dining Room	22.3	19.8	89%	19.2	86%	0.7	3.5%	0.97	Yes	Negligible
Ground	R2	W2 W3	Kitchen	10.9	10.7	99%	10.7	98%	0.0	0.1%	1.00	Yes	Negligible
First	R1	W1 W2	Bedroom	7.9	7.9	100%	7.9	100%	0.0	0.0%	1.00	Yes	Negligible
First	R3	W4	Bedroom	5.6	5.6	99%	5.5	97%	0.1	2.3%	0.98	Yes	Negligible
86 York Street													
Ground	R1	W1 W2 W3	Residential	16.9	16.6	98%	16.4	97%	0.1	0.8%	0.99	Yes	Negligible
First	R1	W1	Residential	8.2	8.1	98%	7.0	85%	1.1	13.3%	0.87	Yes	Negligible
First	R2	W2	Residential	8.2	8.1	98%	7.2	87%	0.9	11.1%	0.89	Yes	Negligible
88 York Street													
Ground	R1	W1 W2 W3	Residential	17.1	16.7	98%	16.7	98%	0.0	0.0%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)								Meets BRE Targets	Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained		
					m ²	%	m ²	%					
First	R1	W1	Residential	8.4	8.2	98%	7.6	91%	0.6	7.3%	0.93	Yes	Negligible
First	R2	W2	Residential	8.4	8.2	98%	7.5	90%	0.7	8.7%	0.91	Yes	Negligible
90 York Street													
Ground	R1	W1 W2 W3	Residential	17.2	16.9	98%	16.9	98%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	8.4	8.2	98%	7.9	94%	0.4	4.7%	0.95	Yes	Negligible
First	R2	W2	Residential	8.4	8.2	98%	7.8	93%	0.5	5.6%	0.94	Yes	Negligible
90A York Street													
Ground	R1	W1 W2 W3	Residential	16.2	15.9	98%	15.9	98%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Residential	8.2	8.1	98%	8.0	98%	0.1	0.6%	0.99	Yes	Negligible
First	R2	W2	Residential	7.6	7.5	99%	7.5	99%	0.0	0.0%	1.00	Yes	Negligible
92 York Street													
Ground	R1	W1	Residential	6.7	5.4	81%	4.9	73%	0.5	9.1%	0.91	Yes	Negligible
Ground	R2	W2	Residential	7.1	4.0	57%	4.0	57%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	6.7	6.2	92%	6.2	92%	0.0	0.8%	0.99	Yes	Negligible
First	R2	W2	Bedroom	6.2	5.2	83%	5.2	83%	0.0	0.0%	1.00	Yes	Negligible
92A York Street													
Ground	R2	W2 W3 W4	Kitchen	7.5	7.4	99%	7.4	99%	0.0	0.0%	1.00	Yes	Negligible
First	R1	W1	Bedroom	6.1	5.4	89%	5.4	89%	0.0	0.0%	1.00	Yes	Negligible
61 to 81 Inclusive Pym Court													
First	R1	W1	Residential	5.9	4.9	84%	4.9	84%	0.0	0.0%	1.00	Yes	Negligible
First	R2	W2	Residential	16.3	9.1	56%	9.1	56%	0.0	0.0%	1.00	Yes	Negligible
First	R3	W3	Residential	18.8	12.8	68%	12.8	68%	0.0	0.0%	1.00	Yes	Negligible
First	R4	W4	Residential	11.8	9.7	82%	9.7	82%	0.0	0.0%	1.00	Yes	Negligible
First	R5	W5	Residential	11.8	9.7	82%	9.7	82%	0.0	0.0%	1.00	Yes	Negligible
First	R6	W6	Residential	18.8	14.7	78%	14.7	78%	0.0	0.0%	1.00	Yes	Negligible
First	R7	W7	Residential	16.3	12.9	79%	12.9	79%	0.0	0.0%	1.00	Yes	Negligible
First	R8	W8	Residential	8.7	8.2	93%	8.2	93%	0.0	0.0%	1.00	Yes	Negligible
First	R9	W9	Residential	8.7	8.2	93%	8.2	93%	0.0	0.0%	1.00	Yes	Negligible
First	R10	W10	Residential	16.3	12.9	79%	12.9	79%	0.0	0.0%	1.00	Yes	Negligible
First	R11	W11	Residential	18.8	14.7	78%	14.7	78%	0.0	0.0%	1.00	Yes	Negligible
First	R12	W12	Residential	11.8	9.6	81%	9.6	81%	0.0	0.0%	1.00	Yes	Negligible
First	R13	W13	Residential	18.8	14.7	78%	14.7	78%	0.0	0.0%	1.00	Yes	Negligible
First	R14	W14	Residential	16.3	12.9	79%	12.9	79%	0.0	0.0%	1.00	Yes	Negligible
First	R15	W15	Residential	8.8	8.2	93%	8.2	93%	0.0	0.0%	1.00	Yes	Negligible
First	R16	W16	Residential	8.8	8.2	93%	8.2	93%	0.0	0.0%	1.00	Yes	Negligible
First	R17	W17	Residential	16.3	12.8	79%	12.8	79%	0.0	0.0%	1.00	Yes	Negligible
First	R18	W18	Residential	18.8	14.6	78%	14.6	78%	0.0	0.1%	1.00	Yes	Negligible
First	R19	W19	Residential	12.6	10.2	81%	10.2	81%	0.0	0.0%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)									Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	
First	R20	W20	Residential	18.8	14.6	78%	14.5	77%	0.1	0.9%	0.99	Yes	Negligible
First	R21	W21	Residential	16.3	12.8	79%	12.6	77%	0.2	1.5%	0.99	Yes	Negligible
First	R22	W22	Residential	5.0	3.3	66%	3.3	66%	0.0	0.0%	1.00	Yes	Negligible
First	R23	W23	Residential	22.7	17.3	76%	16.3	72%	1.0	5.6%	0.94	Yes	Negligible
Second	R1	W1	Residential	5.9	4.9	84%	4.9	84%	0.0	0.0%	1.00	Yes	Negligible
Second	R2	W2	Residential	16.3	13.7	84%	13.7	84%	0.0	0.0%	1.00	Yes	Negligible
Second	R3	W3	Residential	18.8	17.3	92%	17.3	92%	0.0	0.0%	1.00	Yes	Negligible
Second	R4	W4	Residential	11.8	11.5	98%	11.5	98%	0.0	0.0%	1.00	Yes	Negligible
Second	R5	W5	Residential	11.8	11.5	97%	11.5	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R6	W6	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R7	W7	Residential	16.3	15.6	95%	15.6	95%	0.0	0.0%	1.00	Yes	Negligible
Second	R8	W8	Residential	8.7	8.2	93%	8.2	93%	0.0	0.0%	1.00	Yes	Negligible
Second	R9	W9	Residential	8.7	8.2	94%	8.2	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R10	W10	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Second	R11	W11	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R12	W12	Residential	11.8	11.5	97%	11.5	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R13	W13	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R14	W14	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Second	R15	W15	Residential	8.8	8.2	93%	8.2	93%	0.0	0.0%	1.00	Yes	Negligible
Second	R16	W16	Residential	8.8	8.2	94%	8.2	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R17	W17	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Second	R18	W18	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R19	W19	Residential	12.6	12.2	97%	12.2	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R20	W20	Residential	18.8	17.8	95%	17.8	95%	0.0	0.0%	1.00	Yes	Negligible
Second	R21	W21	Residential	16.3	15.5	95%	15.4	94%	0.2	1.1%	0.99	Yes	Negligible
Second	R22	W22	Residential	5.0	3.4	68%	3.4	68%	0.0	0.0%	1.00	Yes	Negligible
Second	R23	W23	Residential	22.7	17.8	78%	17.3	76%	0.5	2.8%	0.97	Yes	Negligible
Third	R1	W1	Residential	5.9	4.9	84%	4.9	84%	0.0	0.0%	1.00	Yes	Negligible
Third	R2	W2	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R3	W3	Residential	18.8	17.8	95%	17.8	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R4	W4	Residential	11.8	11.5	98%	11.5	98%	0.0	0.0%	1.00	Yes	Negligible
Third	R5	W5	Residential	11.8	11.5	97%	11.5	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R6	W6	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Third	R7	W7	Residential	16.3	15.6	95%	15.6	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R8	W8	Residential	8.7	8.5	97%	8.5	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R9	W9	Residential	8.7	8.5	97%	8.5	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R10	W10	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R11	W11	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Third	R12	W12	Residential	11.8	11.5	97%	11.5	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R13	W13	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible

No-Sky Line

Address	Room	Window	Room use	No-Sky Line (NSL)								Meets BRE Targets	Numerical Reduction
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained		
					m ²	%	m ²	%					
Third	R14	W14	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R15	W15	Residential	8.8	8.5	97%	8.5	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R16	W16	Residential	8.8	8.5	97%	8.5	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R17	W17	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R18	W18	Residential	18.8	17.7	94%	17.7	94%	0.0	0.0%	1.00	Yes	Negligible
Third	R19	W19	Residential	12.6	12.2	97%	12.2	97%	0.0	0.0%	1.00	Yes	Negligible
Third	R20	W20	Residential	18.8	17.8	95%	17.8	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R21	W21	Residential	16.3	15.5	95%	15.5	95%	0.0	0.0%	1.00	Yes	Negligible
Third	R22	W22	Residential	5.0	4.3	86%	4.3	86%	0.0	0.0%	1.00	Yes	Negligible
Third	R23	W23	Residential	22.7	20.8	92%	20.8	92%	0.0	0.2%	1.00	Yes	Negligible
84-97 Hampden Gardens													
Ground	R1	W1	Kitchen	11.5	10.3	89%	10.2	89%	0.0	0.3%	1.00	Yes	Negligible
Ground	R6	W10 W11 W12	Living Room	31.2	31.2	100%	30.8	98%	0.5	1.6%	0.98	Yes	Negligible
First	R1	W1	Kitchen	11.5	10.5	91%	10.5	91%	0.0	0.0%	1.00	Yes	Negligible
First	R3	W3	Residential	3.6	3.0	83%	3.0	83%	0.0	0.0%	1.00	Yes	Negligible
First	R5	W5	Bedroom	12.9	11.0	85%	11.0	85%	0.0	0.0%	1.00	Yes	Negligible
First	R6	W6	Bedroom	13.2	12.3	93%	12.3	93%	0.0	0.0%	1.00	Yes	Negligible
First	R7	W7 W8	Living Room	21.7	21.6	99%	21.4	98%	0.2	1.1%	0.99	Yes	Negligible
Second	R1	W1	Kitchen	11.5	10.7	93%	10.7	93%	0.0	0.0%	1.00	Yes	Negligible
Second	R3	W3	Residential	3.6	2.9	81%	2.9	81%	0.0	0.0%	1.00	Yes	Negligible
Second	R5	W5	Bedroom	12.9	11.0	85%	11.0	85%	0.0	0.0%	1.00	Yes	Negligible
Second	R6	W6	Bedroom	13.2	12.3	94%	12.3	94%	0.0	0.0%	1.00	Yes	Negligible
Second	R7	W7 W8	Living Room	21.7	21.7	100%	21.5	99%	0.2	0.7%	0.99	Yes	Negligible
Third	R1	W1	Kitchen	11.5	10.7	93%	10.7	93%	0.0	0.0%	1.00	Yes	Negligible
Third	R3	W3	Residential	3.6	2.6	71%	2.6	71%	0.0	0.0%	1.00	Yes	Negligible
Third	R5	W5	Bedroom	12.9	11.0	85%	11.0	85%	0.0	0.0%	1.00	Yes	Negligible
Third	R6	W6	Bedroom	13.2	12.3	93%	12.3	93%	0.0	0.0%	1.00	Yes	Negligible
Third	R7	W7 W8	Living Room	21.7	21.7	100%	21.6	100%	0.0	0.2%	1.00	Yes	Negligible
Fourth	R1	W1	Residential	3.6	2.9	78%	2.9	78%	0.0	0.0%	1.00	Yes	Negligible
Fourth	R3	W3	Bedroom	12.9	10.9	85%	10.9	85%	0.0	0.0%	1.00	Yes	Negligible
Fourth	R4	W4	Bedroom	13.2	12.3	93%	12.3	93%	0.0	0.0%	1.00	Yes	Negligible
Fourth	R5	W5 W6	Living Room	21.7	21.7	100%	21.6	100%	0.0	0.2%	1.00	Yes	Negligible
69-83 Hampden Gardens													
Ground	R4	W5 W6	Residential	10.7	9.6	90%	8.4	79%	1.2	12.3%	0.88	Yes	Negligible
Ground	R5	W7	Residential	11.8	11.0	94%	9.2	78%	1.9	16.9%	0.83	Yes	Negligible
55-68 Hampden Gardens													
Ground	R1	W1 W12	Living Room										

Address	Room	Window	Room use	No-Sky Line (NSL)								Numerical Reduction	
				Room Area	Existing NSL		Proposed NSL		Loss m ²	Loss %	Proportion Retained		Meets BRE Targets
		W13		31.1	30.3	98%	27.0	87%	3.3	10.9%	0.89	Yes	Negligible
Ground	R4	W6	Residential	3.8	3.6	96%	3.6	96%	0.0	0.0%	1.00	Yes	Negligible
Ground	R7	W11	Kitchen	11.5	9.4	81%	9.1	80%	0.2	2.4%	0.98	Yes	Negligible
First	R1	W1 W2	Living Room	21.5	21.1	98%	20.3	94%	0.9	4.2%	0.96	Yes	Negligible
First	R2	W3	Bedroom	13.2	12.3	93%	12.3	93%	0.0	0.0%	1.00	Yes	Negligible
First	R3	W4	Bedroom	12.9	10.7	83%	10.7	83%	0.0	0.0%	1.00	Yes	Negligible
First	R5	W6	Residential	3.8	3.2	84%	3.2	84%	0.0	0.0%	1.00	Yes	Negligible
First	R7	W8	Kitchen	11.5	9.4	82%	9.4	81%	0.1	0.7%	0.99	Yes	Negligible
Second	R1	W1 W2	Living Room	21.5	21.2	99%	21.0	98%	0.2	1.1%	0.99	Yes	Negligible
Second	R2	W3	Bedroom	13.2	12.3	93%	12.3	93%	0.0	0.0%	1.00	Yes	Negligible
Second	R3	W4	Bedroom	12.9	10.7	83%	10.7	83%	0.0	0.0%	1.00	Yes	Negligible
Second	R7	W8	Kitchen	11.5	10.0	87%	10.0	87%	0.0	0.0%	1.00	Yes	Negligible
Third	R1	W1 W2	Living Room	21.5	21.4	100%	21.3	99%	0.1	0.5%	1.00	Yes	Negligible
Third	R2	W3	Bedroom	13.2	12.3	93%	12.3	93%	0.0	0.0%	1.00	Yes	Negligible
Third	R3	W4	Bedroom	12.9	10.7	83%	10.7	83%	0.0	0.0%	1.00	Yes	Negligible
Third	R5	W6	Residential	3.8	2.9	77%	2.9	77%	0.0	0.0%	1.00	Yes	Negligible
Third	R7	W8	Kitchen	11.5	10.5	91%	10.5	91%	0.0	0.0%	1.00	Yes	Negligible
Fourth	R1	W1 W2	Living Room	21.5	21.4	100%	21.3	99%	0.2	0.7%	0.99	Yes	Negligible
Fourth	R2	W3	Bedroom	13.2	12.3	93%	12.3	93%	0.0	0.0%	1.00	Yes	Negligible
Fourth	R3	W4	Bedroom	12.9	10.6	83%	10.6	83%	0.0	0.0%	1.00	Yes	Negligible
Fourth	R5	W6	Residential	3.8	2.9	78%	2.9	78%	0.0	0.0%	1.00	Yes	Negligible
11-17 The Terrace													
Ground	R1	W1	Kitchen	11.2	11.0	99%	9.3	83%	1.7	15.3%	0.85	Yes	Negligible
Ground	R2	W2	Residential	11.5	11.1	97%	9.7	84%	1.5	13.0%	0.87	Yes	Negligible
Ground	R3	W3	Residential	7.4	7.3	99%	6.1	83%	1.2	16.6%	0.83	Yes	Negligible
Ground	R5	W7	Residential	7.4	7.3	99%	6.6	89%	0.8	10.2%	0.90	Yes	Negligible
Ground	R6	W8	Residential	11.5	11.1	97%	9.5	83%	1.6	14.7%	0.85	Yes	Negligible
Ground	R7	W9	Kitchen	11.2	11.0	99%	10.4	93%	0.6	5.7%	0.94	Yes	Negligible
First	R1	W1	Kitchen	9.7	9.6	99%	8.4	86%	1.2	12.8%	0.87	Yes	Negligible
First	R3	W3	Bedroom	7.8	7.5	97%	7.5	97%	0.0	0.0%	1.00	Yes	Negligible
First	R4	W4	Residential	18.6	17.6	94%	16.0	86%	1.6	8.9%	0.91	Yes	Negligible
First	R5	W5	Bedroom	7.8	7.5	97%	7.5	97%	0.0	0.0%	1.00	Yes	Negligible
First	R7	W7	Kitchen	9.7	9.5	98%	9.0	93%	0.5	5.3%	0.95	Yes	Negligible
Second	R1	W1 W9	LKD	22.1	22.0	99%	21.1	96%	0.8	3.9%	0.96	Yes	Negligible
Second	R3	W3	Bedroom	7.8	7.5	97%	7.5	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R4	W4	Residential	18.6	17.5	94%	16.8	90%	0.7	4.1%	0.96	Yes	Negligible
Second	R5	W5	Bedroom	7.8	7.5	97%	7.5	97%	0.0	0.0%	1.00	Yes	Negligible
Second	R7	W7 W8	LKD	22.1	22.0	100%	21.6	98%	0.4	1.8%	0.98	Yes	Negligible

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE		
				Total	Winter	Total	Winter	Total	Winter	Total	Winter	Targets		
150 Sleaford Street														
First	R2	W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R3	W3 W4	Living Room	68	25	67	25	0.99	1.00	1.5%	0.0%	Yes	Negligible	
Second	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R2	W2	Bedroom	73	26	73	26	N/A	N/A	N/A	N/A	N/A		
148 Sleaford Street														
Ground	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Living Room	55	15	54	15	0.98	1.00	1.8%	0.0%	Yes	Negligible	
77 Sleaford Street														
First	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R3	W4 W5	Living Room	56	20	56	20	1.00	1.00	0.0%	0.0%	Yes	Negligible	
Second	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R3	W3	Bedroom	65	24	65	24	N/A	N/A	N/A	N/A	N/A		
69 Sleaford Street														
Ground	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Living Room	55	19	55	19	1.00	1.00	0.0%	0.0%	Yes	Negligible	
61 Sleaford Street														
First	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R3	W4 W5	Living Room	48	17	48	17	1.00	1.00	0.0%	0.0%	Yes	Negligible	
Second	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R3	W3	Bedroom	57	20	57	20	N/A	N/A	N/A	N/A	N/A		
55 Sleaford Street														
Ground	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Living Room	51	16	51	16	1.00	1.00	0.0%	0.0%	Yes	Negligible	
2 York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2 W3 W4	Residential	63	20	63	20	1.00	1.00	0.0%	0.0%	Yes	Negligible	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
4 York Street														
Ground	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
6 York Street														
Ground	R1	W1	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2 W3	Kitchen	44	5	44	5	N/A	N/A	N/A	N/A	N/A		

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction					
				Total	Winter	Total	Winter	Total	Winter	Total	Winter				
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
8 York Street															
Ground	R1	W1 W4	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W5	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R3	W2 W3	Dining Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
10 York Street															
Ground	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
12 York Street															
Ground	R1	W1 W2 W3	Living Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1 W2 W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
14 York Street															
Ground	R1	W1 W2 W3 W4	LKD	82	20	81	20	0.99	1.00	1.2%	0.0%	Yes	Negligible		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
16 York Street															
Ground	R1	W1 W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
18 York Street															
Ground	R1	W1 W2 W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
20 York Street															
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
22 York Street															
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
24 York Street															
Ground	R1	W1 W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
26 York Street															
Ground	R2	W2	Kitchen												

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE		
				Total	Winter	Total	Winter	Total	Winter	Total	Winter	Targets		
		W3		42	8	42	8	N/A	N/A	N/A	N/A	N/A		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
28 York Street														
Ground	R1	W1 W2	Kitchen	32	0	32	0	N/A	N/A	N/A	N/A	N/A		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
30 York Street														
Ground	R1	W1 W2	Residential	62	17	62	17	1.00	1.00	0.0%	0.0%	Yes	Negligible	
First	R1	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
32 York Street														
Ground	R1	W1	LKD	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1 W2 W3	Bedroom	93	26	92	26	N/A	N/A	N/A	N/A	N/A		
34 York Street														
Ground	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2 W3 W4	Living Room	49	13	49	13	1.00	1.00	0.0%	0.0%	Yes	Negligible	
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
36 York Street														
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R3	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
38 York Street														
Ground	R2	W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R3	W3 W4 W5 W6	Living Room	48	14	47	14	0.98	1.00	2.1%	0.0%	Yes	Negligible	
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
40 York Street														
Ground	R1	W1 W2 W3 W4 W5	LKD	83	22	82	22	0.99	1.00	1.2%	0.0%	Yes	Negligible	
First	R2	W2 W3 W4	Bedroom	89	23	88	23	N/A	N/A	N/A	N/A	N/A		
Second	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
42 York Street														
Ground	R2	W1 W4 W5 W6 W7	LKD	52	15	51	15	0.98	1.00	1.9%	0.0%	Yes	Negligible	
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
44 York Street														
Ground	R2	W3 W4	Kitchen											

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room								Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction			
				Total	Winter	Total	Winter	Total	Winter	Total	Winter		
		W5		N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R3	W6 W7	Living Room	48	14	47	14	0.98	1.00	2.1%	0.0%	Yes	Negligible
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
46 York Street													
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W5 W6 W7 W8	Residential	92	26	87	26	0.95	1.00	5.4%	0.0%	Yes	Negligible
First	R1	W1 W2	Bedroom	83	23	82	23	N/A	N/A	N/A	N/A	N/A	
Second	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
48 York Street													
Ground	R1	W1 W2 W3 W4	LKD	80	20	77	20	0.96	1.00	3.8%	0.0%	Yes	Negligible
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
50 York Street													
Ground	R1	W1 W2	Dining Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W3	Kitchen	49	10	45	9	N/A	N/A	N/A	N/A	N/A	
First	R2	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
52 York Street													
Ground	R1	W1 W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W3	Dining Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
54 York Street													
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1 W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
56 York Street													
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
58 York Street													
Ground	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
62 York Street													
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE		
				Total	Winter	Total	Winter	Total	Winter	Total	Winter	Targets		
Ground	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
64 York Street														
Ground	R1	W1 W5 W6	Living Room	51	14	48	14	0.94	1.00	5.9%	0.0%	Yes	Negligible	
Ground	R2	W2 W3 W4	Kitchen	41	9	36	7	N/A	N/A	N/A	N/A	N/A		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
66 York Street														
Ground	R1	W1 W2 W3	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
68 York Street														
Ground	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1 W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
70 York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
72 York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2 W3	Residential	36	2	34	1	0.94	0.50	5.6%	50.0%	Yes	Negligible	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
74 York Street														
Ground	R1	W1 W2 W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
76 York Street														
Ground	R1	W1	Dining Room	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R2	W2	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
78 York Street														
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		

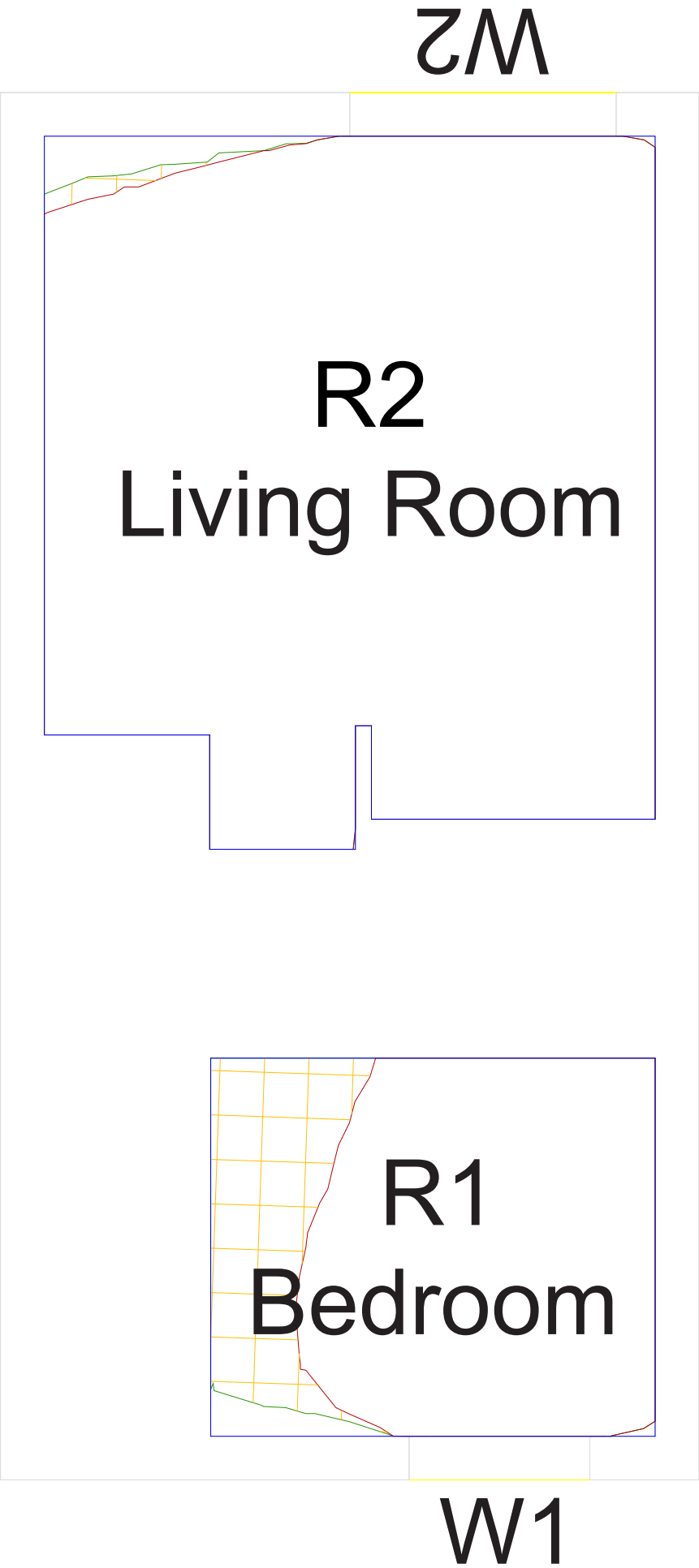
Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room								Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction			
				Total	Winter	Total	Winter	Total	Winter	Total	Winter		
		W2		35	5	32	5	0.91	1.00	8.6%	0.0%	Yes	Negligible
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
80 York Street													
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2 W3 W4 W5	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R1	W1 W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
80A York Street													
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2 W3	Residential	41	2	37	2	0.90	1.00	9.8%	0.0%	Yes	Negligible
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	69	17	64	15	0.93	0.88	7.2%	11.8%	Yes	Negligible
80B York Street													
Ground	R4	W8 W9 W10 W11	Living Room	47	14	47	14	1.00	1.00	0.0%	0.0%	Yes	Negligible
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
82 York Street													
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
84 York Street													
Ground	R1	W1 W5 W6 W7	Dining Room	72	14	68	14	N/A	N/A	N/A	N/A	N/A	
Ground	R2	W2 W3	Kitchen	56	7	51	6	N/A	N/A	N/A	N/A	N/A	
First	R1	W1 W2	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R3	W4	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
86 York Street													
Ground	R1	W1 W2 W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
88 York Street													
Ground	R1	W1 W2 W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction					
				Total	Winter	Total	Winter	Total	Winter	Total	Winter				
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
90 York Street															
Ground	R1	W1 W2 W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
90A York Street															
Ground	R1	W1 W2 W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
92 York Street															
Ground	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
Ground	R2	W2	Residential	45	2	45	2	1.00	1.00	0.0%	0.0%	Yes	Negligible		
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R2	W2	Bedroom	70	19	68	17	N/A	N/A	N/A	N/A	N/A			
92A York Street															
Ground	R2	W2 W3 W4	Kitchen	36	7	33	6	N/A	N/A	N/A	N/A	N/A			
First	R1	W1	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
61 to 81 Inclusive Pym Court															
First	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R4	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R5	W5	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R6	W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R7	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R8	W8	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R9	W9	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R10	W10	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R11	W11	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R12	W12	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R13	W13	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R14	W14	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R15	W15	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R16	W16	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R17	W17	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R18	W18	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			
First	R19	W19	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F			

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE Targets		
				Total	Winter	Total	Winter	Total	Winter	Total	Winter			
First	R20	W20	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R21	W21	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R22	W22	Residential	35	9	34	8	0.97	0.89	2.9%	11.1%	Yes	Negligible	
First	R23	W23	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R4	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R5	W5	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R6	W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R7	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R8	W8	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R9	W9	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R10	W10	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R11	W11	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R12	W12	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R13	W13	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R14	W14	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R15	W15	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R16	W16	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R17	W17	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R18	W18	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R19	W19	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R20	W20	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R21	W21	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R22	W22	Residential	40	10	38	8	0.95	0.80	5.0%	20.0%	Yes	Negligible	
Second	R23	W23	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R4	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R5	W5	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R6	W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R7	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R8	W8	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R9	W9	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R10	W10	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R11	W11	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R12	W12	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R13	W13	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room										Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction					
				Total	Winter	Total	Winter	Total	Winter	Total	Winter				
Third	R14	W14	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R15	W15	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R16	W16	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R17	W17	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R18	W18	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R19	W19	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R20	W20	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R21	W21	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R22	W22	Residential	49	13	46	11	0.94	0.85	6.1%	15.4%	Yes	Negligible		
Third	R23	W23	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
84-97 Hampden Gardens															
Ground	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R6	W10 W11 W12	Living Room	81	18	75	17	0.93	0.94	7.4%	5.6%	Yes	Negligible		
First	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R5	W5	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R6	W6	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
First	R7	W7 W8	Living Room	80	19	76	18	0.95	0.95	5.0%	5.3%	Yes	Negligible		
Second	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R5	W5	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R6	W6	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R7	W7 W8	Living Room	81	17	77	16	0.95	0.94	4.9%	5.9%	Yes	Negligible		
Third	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R5	W5	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R6	W6	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Third	R7	W7 W8	Living Room	81	22	79	21	0.98	0.96	2.5%	4.5%	Yes	Negligible		
Fourth	R1	W1	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R3	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R4	W4	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R5	W5 W6	Living Room	60	21	58	20	0.97	0.95	3.3%	4.8%	Yes	Negligible		
69-83 Hampden Gardens															
Ground	R4	W5 W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Ground	R5	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
55-68 Hampden Gardens															
Ground	R1	W1 W12	Living Room												

Address	Room	Window	Room use	Annual Probable Sunlight Hours (APSH) by Room								Meets BRE Targets	Numerical Reduction
				Existing APSH		Proposed APSH		Retained		% Reduction			
				Total	Winter	Total	Winter	Total	Winter	Total	Winter		
		W13		58	9	52	8	0.90	0.89	10.3%	11.1%	Yes	Negligible
Ground	R4	W6	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R7	W11	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1 W2	Living Room	65	11	61	11	0.94	1.00	6.2%	0.0%	Yes	Negligible
First	R2	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R3	W4	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R5	W6	Residential	35	9	32	9	0.91	1.00	8.6%	0.0%	Yes	Negligible
First	R7	W8	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R1	W1 W2	Living Room	72	12	68	12	0.94	1.00	5.6%	0.0%	Yes	Negligible
Second	R2	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R3	W4	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R7	W8	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Third	R1	W1 W2	Living Room	74	13	72	13	0.97	1.00	2.7%	0.0%	Yes	Negligible
Third	R2	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Third	R3	W4	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Third	R5	W6	Residential	23	7	22	7	0.96	1.00	4.3%	0.0%	Yes	Negligible
Third	R7	W8	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Fourth	R1	W1 W2	Living Room	60	20	58	20	0.97	1.00	3.3%	0.0%	Yes	Negligible
Fourth	R2	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Fourth	R3	W4	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Fourth	R5	W6	Residential	26	17	25	17	0.96	1.00	3.8%	0.0%	Yes	Negligible
11-17 The Terrace													
Ground	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R3	W3	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R5	W7	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R6	W8	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R7	W9	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R1	W1	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R3	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R4	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R5	W5	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R7	W7	Kitchen	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R1	W1 W9	LKD	95	29	92	29	0.97	1.00	3.2%	0.0%	Yes	Negligible
Second	R3	W3	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R4	W4	Residential	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R5	W5	Bedroom	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R7	W7 W8	LKD	96	30	94	30	0.98	1.00	2.1%	0.0%	Yes	Negligible



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

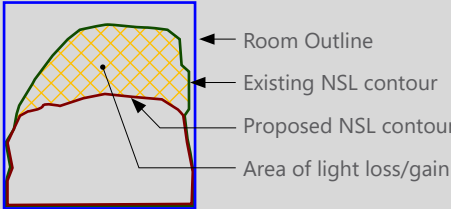
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Received 06/03/2021

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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge

Title 148 Sleaford Street
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS02 Page no. 261 CP01

Sources of information

Greenhatch Group
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Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
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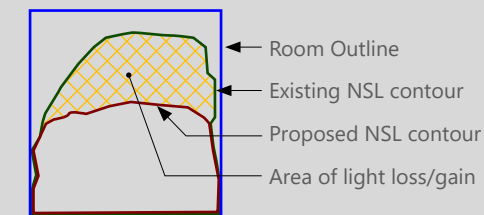
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Received 06/03/2021

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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Key

No Sky Line Analysis



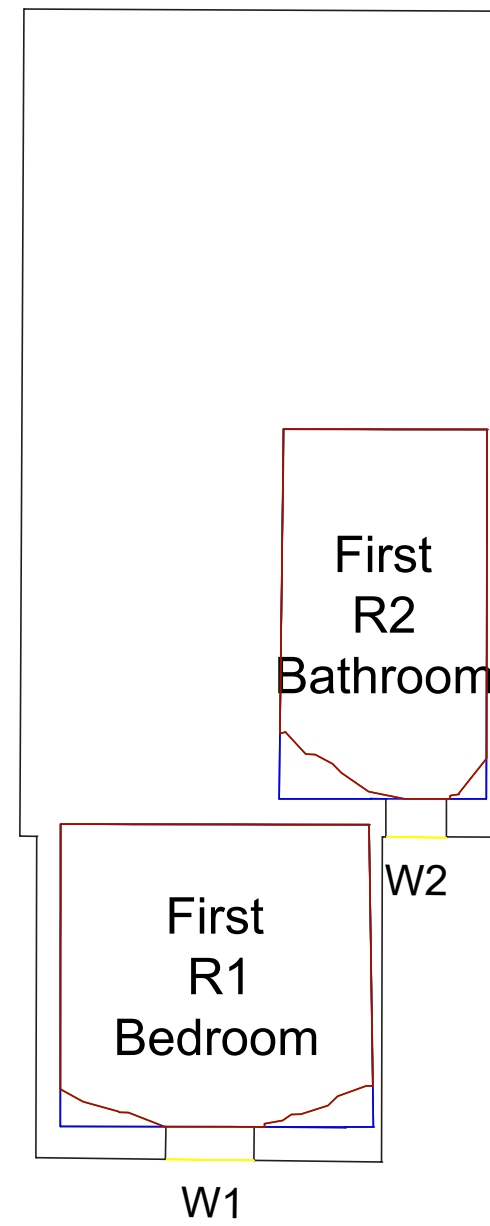
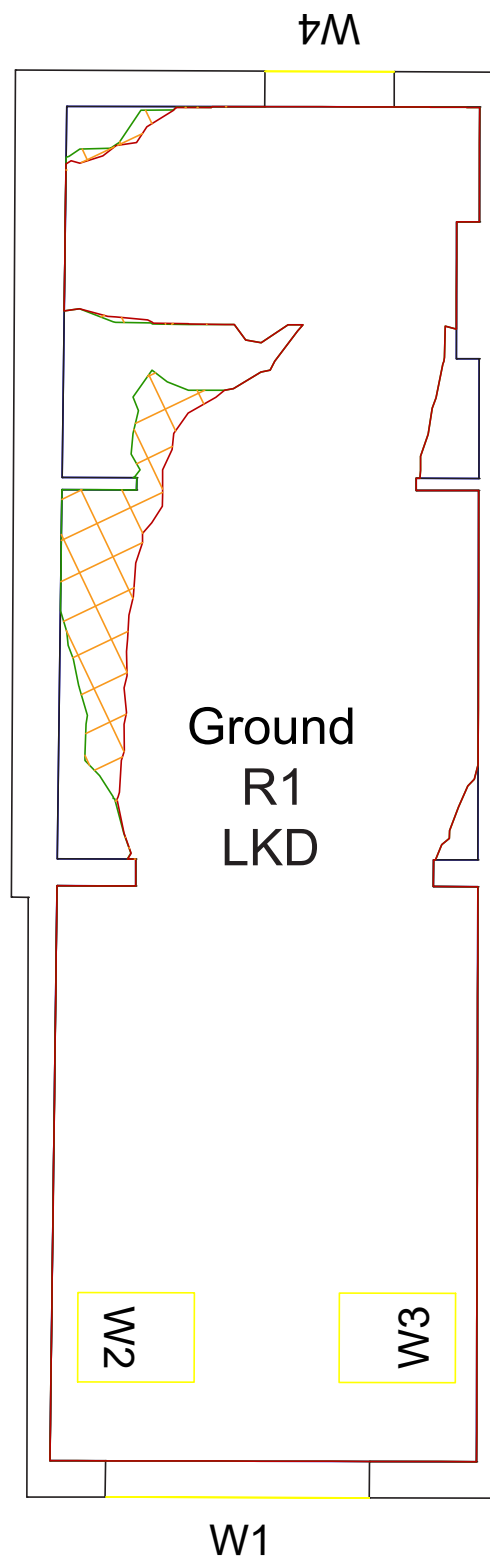
Project Project Otter
Cambridge
Illustrative Scheme

Title 14 York Street
No-Sky Line Contour plot

Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS01 Page no. 262 CP01





Sources of information

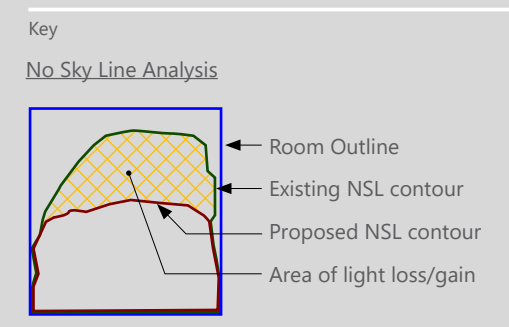
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35829A_T_REV1.dwg
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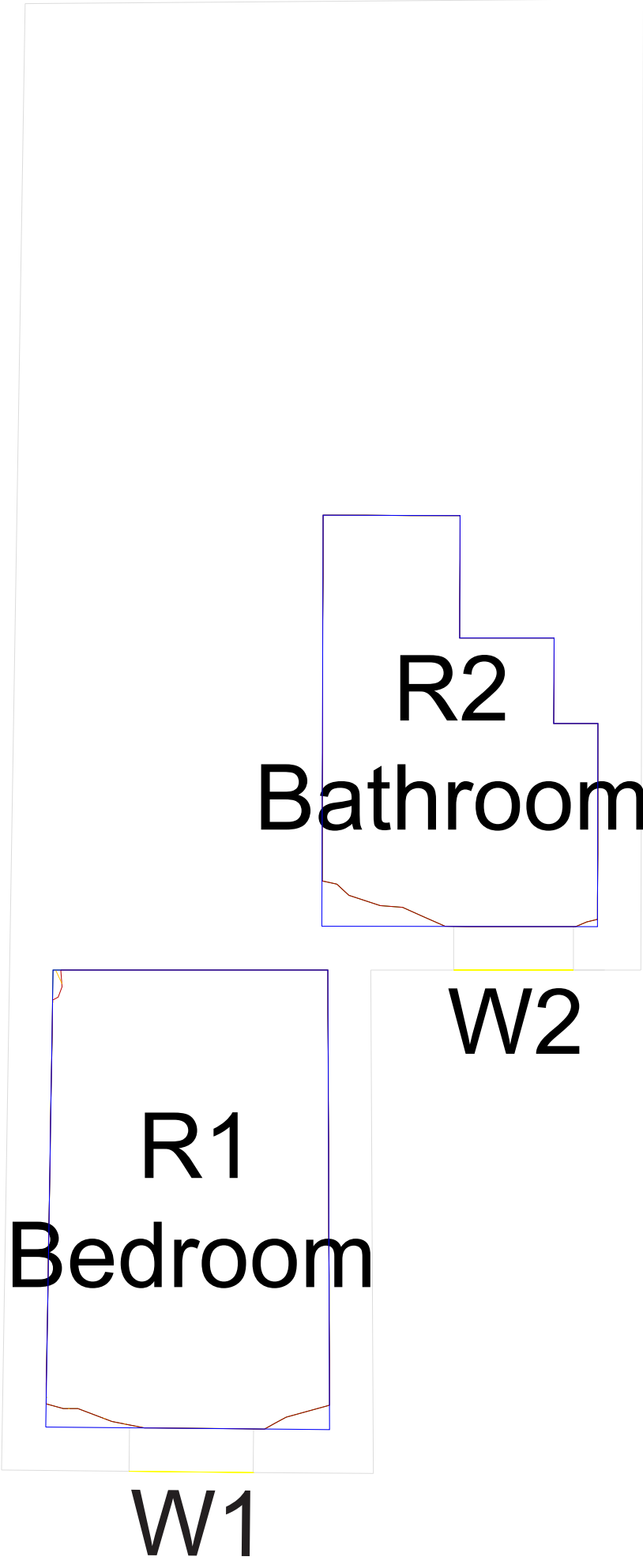
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024

NORTH



Project	Project Otter Cambridge		
Title	34 York Street Ground Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS02
		Page no.	263 CP01



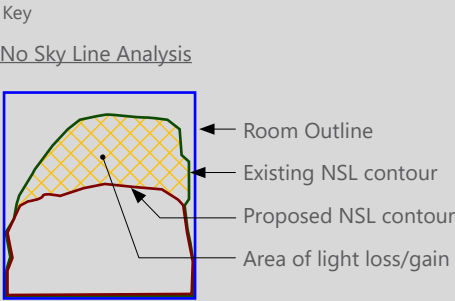
Sources of information

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Received 27/07/2021

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35829A_T_REV1.dwg
Received 01/03/2021

Zmap
Beehive Centre_060720_Solids XY@NE.dwg
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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
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Project Project Otter
Cambridge

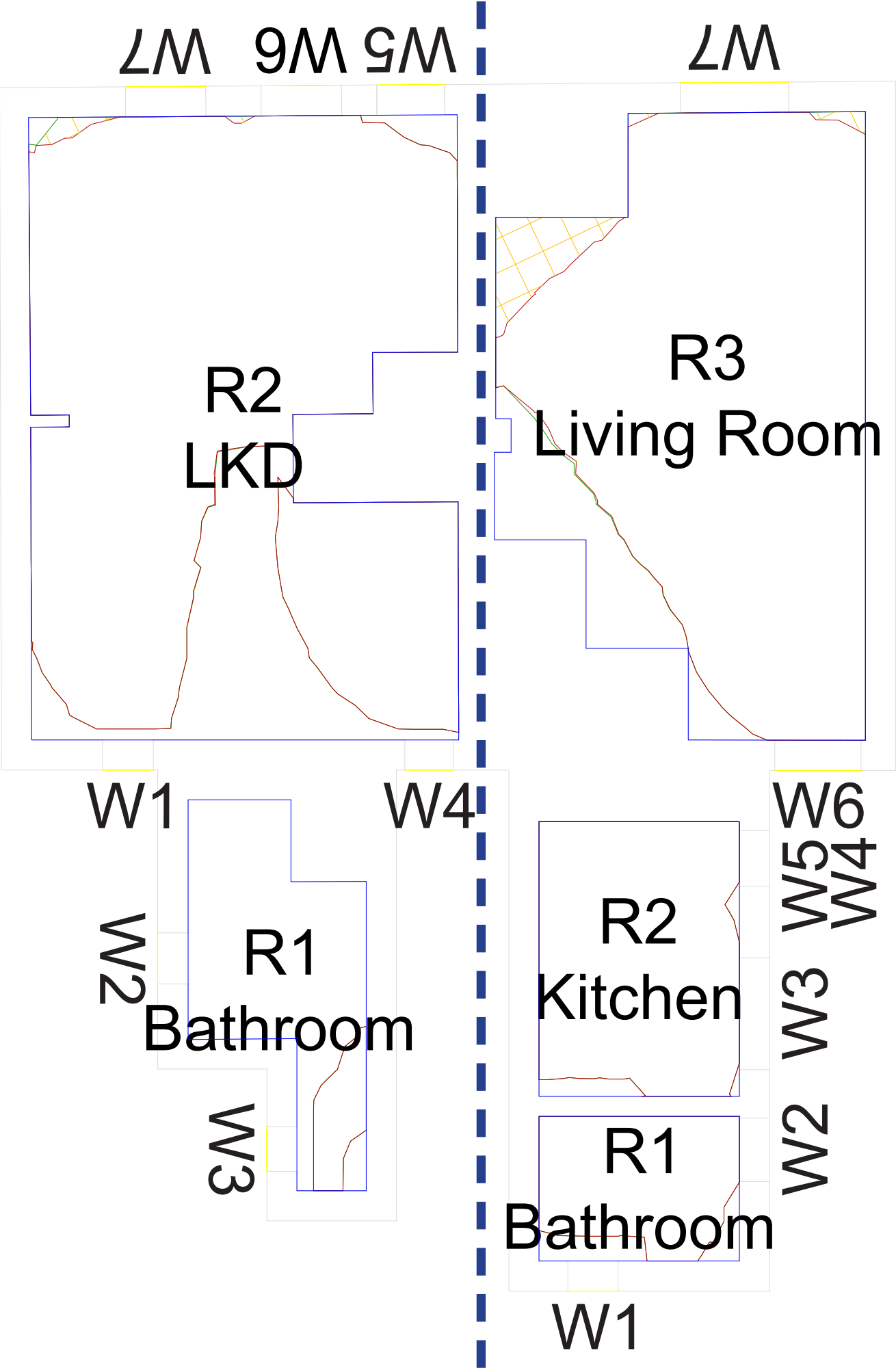
Title 34 York Street
First Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS02 Page no. 264 CP02

42



44

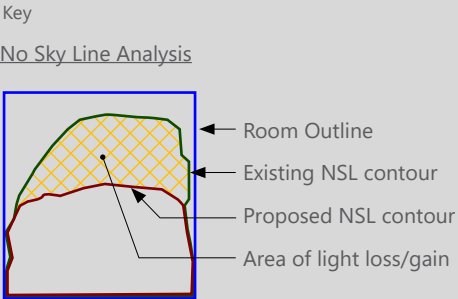
Sources of information

Greenhatch Group
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35829A_T_REV1.dwg
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Project Project Otter
Cambridge

Title 42-44 York Street
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS02 Page no. 265 CP01

Sources of information

Greenhatch Group

35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

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2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024

NORTH





Key

No Sky Line Analysis



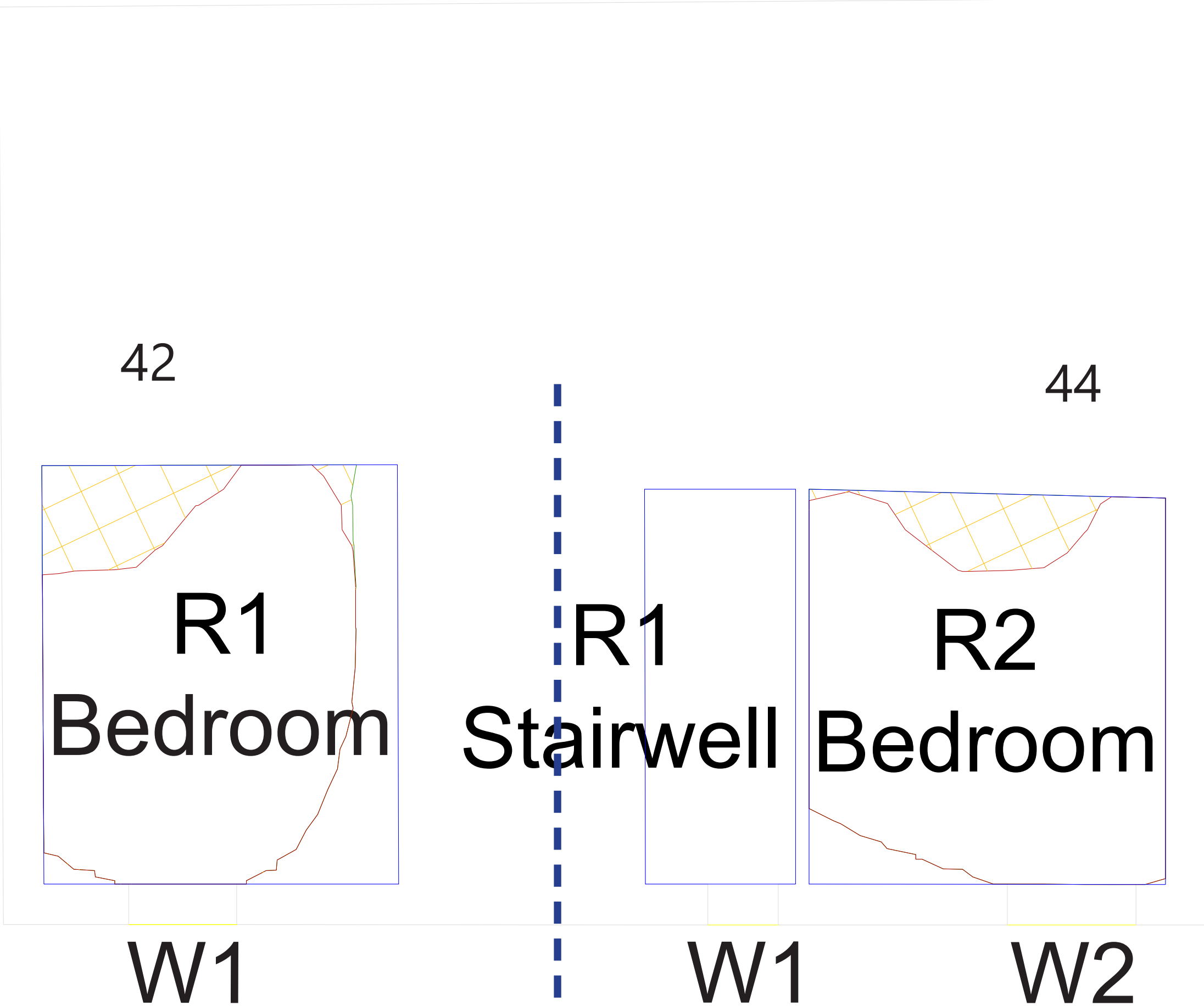
Room Outline

Existing NSL contour

Proposed NSL contour

Area of light loss/gain

Project	Project Otter Cambridge		
Title	42-44York Street First Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS02
		Page no.	266 CP02



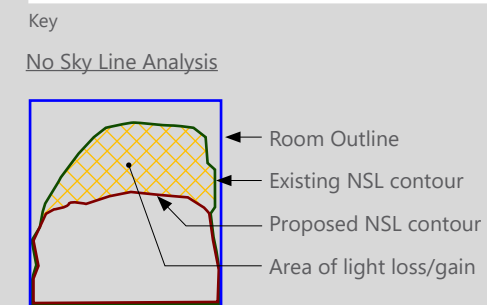
Sources of information

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35829A_T_REV1.dwg
Received 01/03/2021

Zmap
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024



Project **Project Otter
Cambridge**

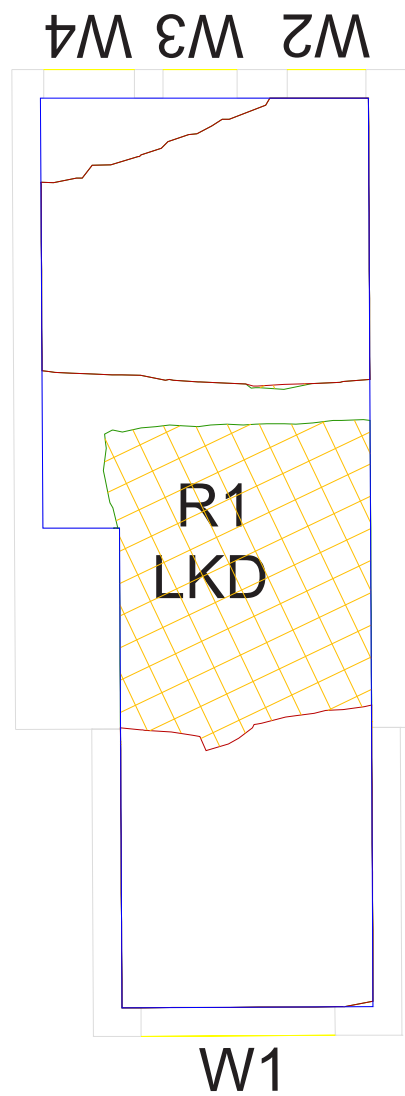
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Ground Floor
No-Sky Line Contour plot**

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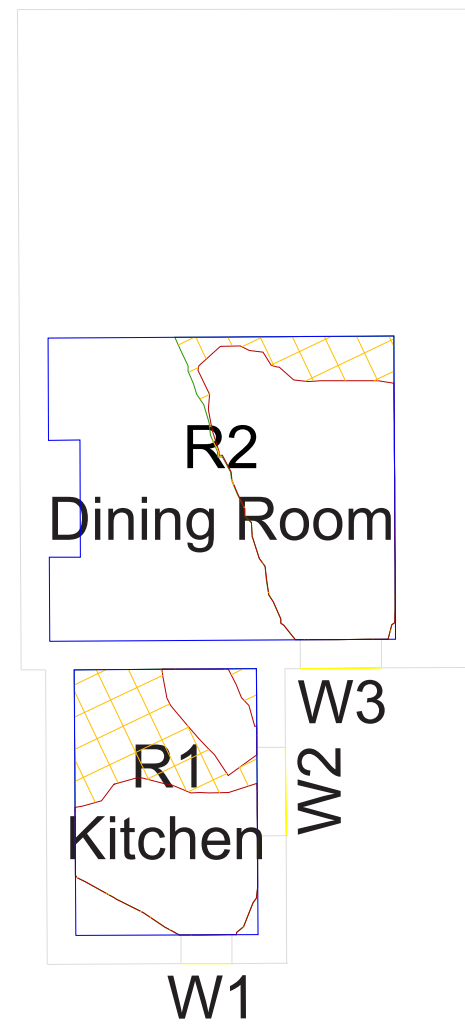
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Rel no. **06** Prefix **DS02** Page no. **267** **CP01**

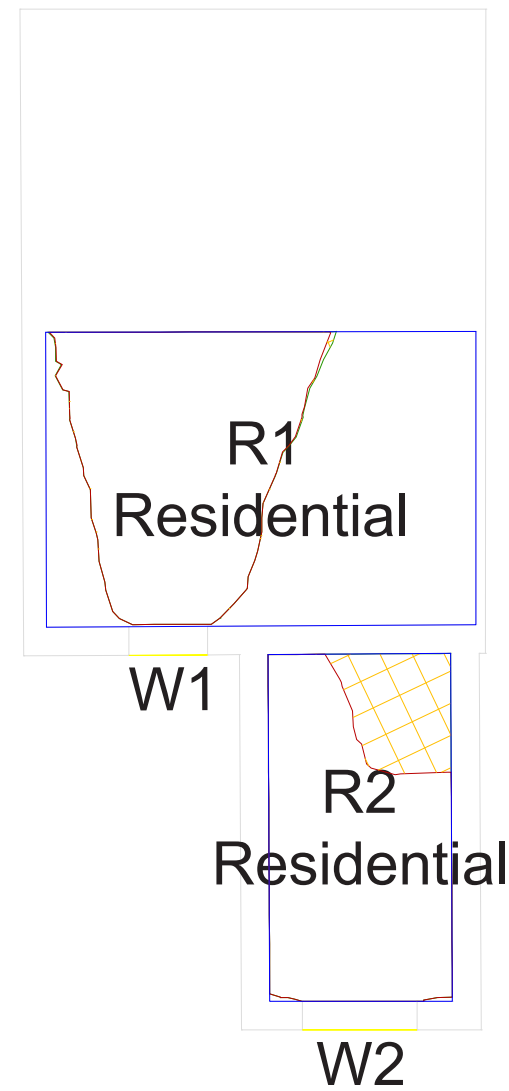
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56



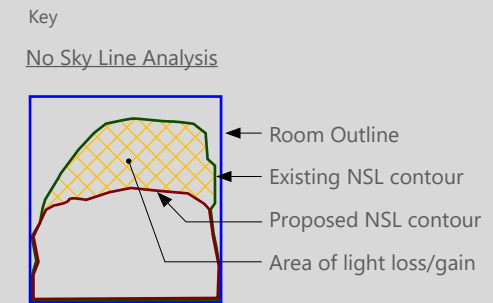
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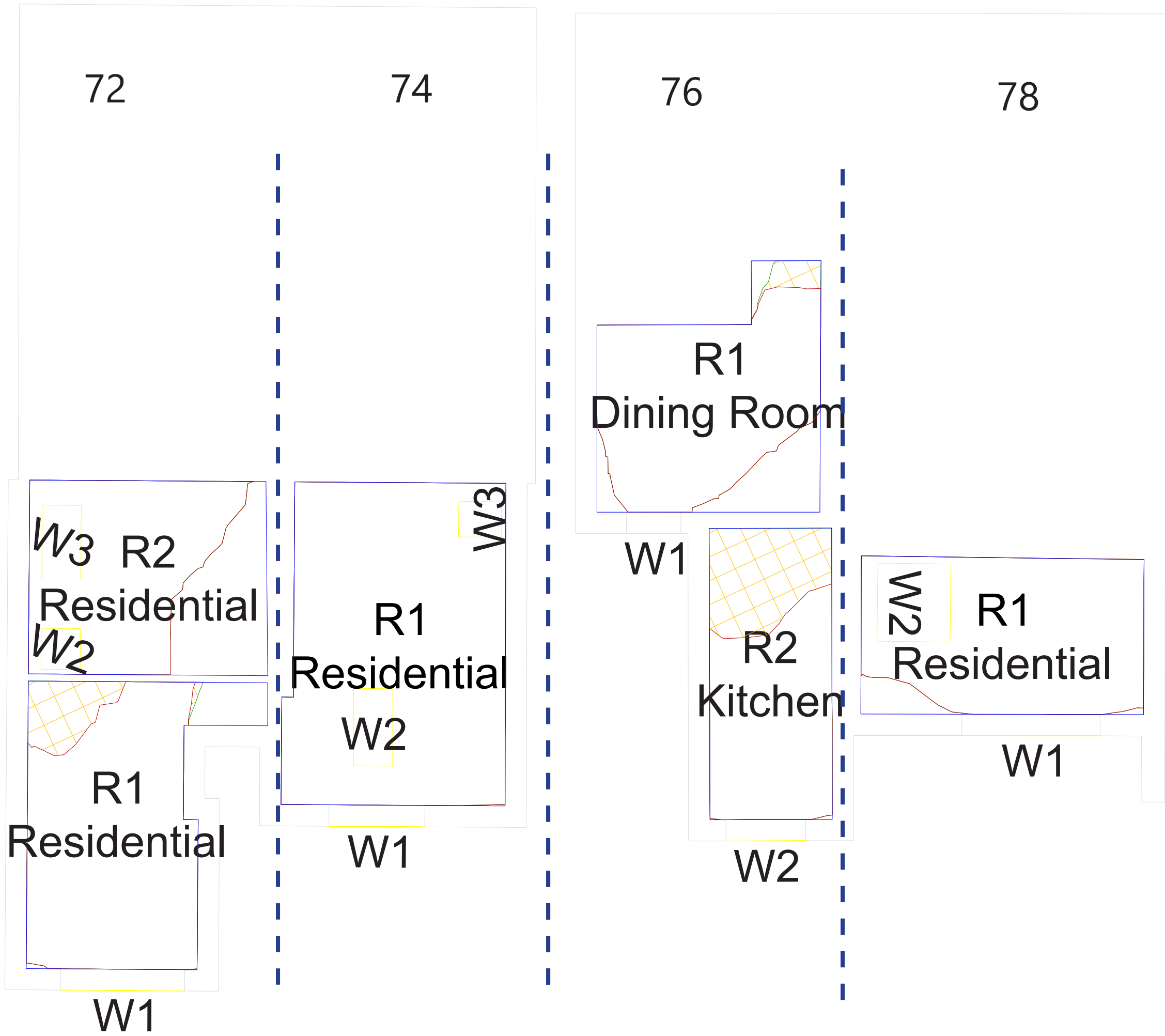
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Received 17/07/2024

NORTH





Project	Project Otter Cambridge		
Title	48-56 York Street First Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS02
		Page no.	268 CP02



Sources of information

Greenhatch Group
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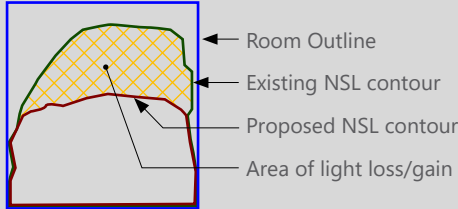
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge

Title 72-78 York Street
Ground Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS02 Page no. 269 CP01



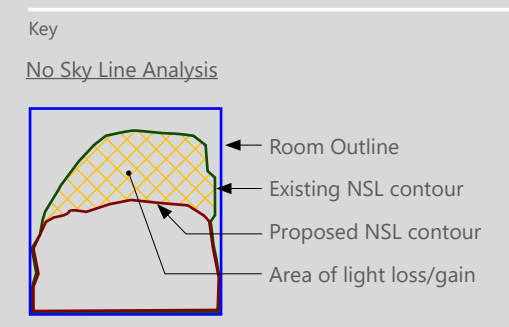
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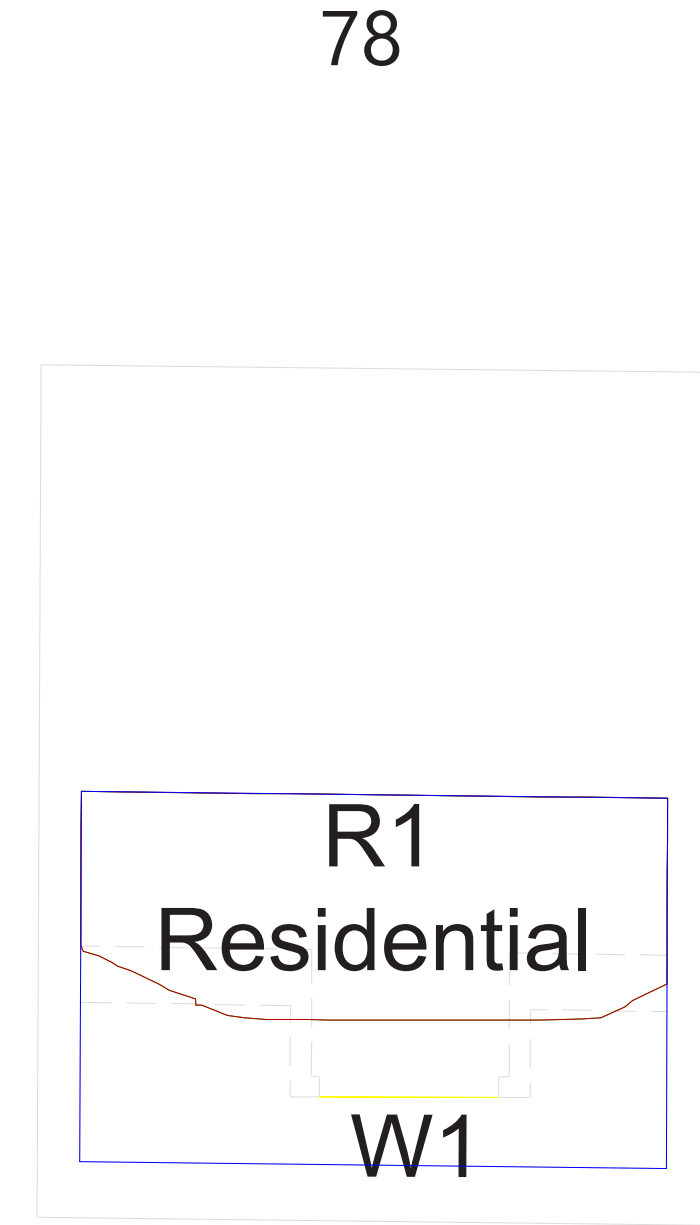
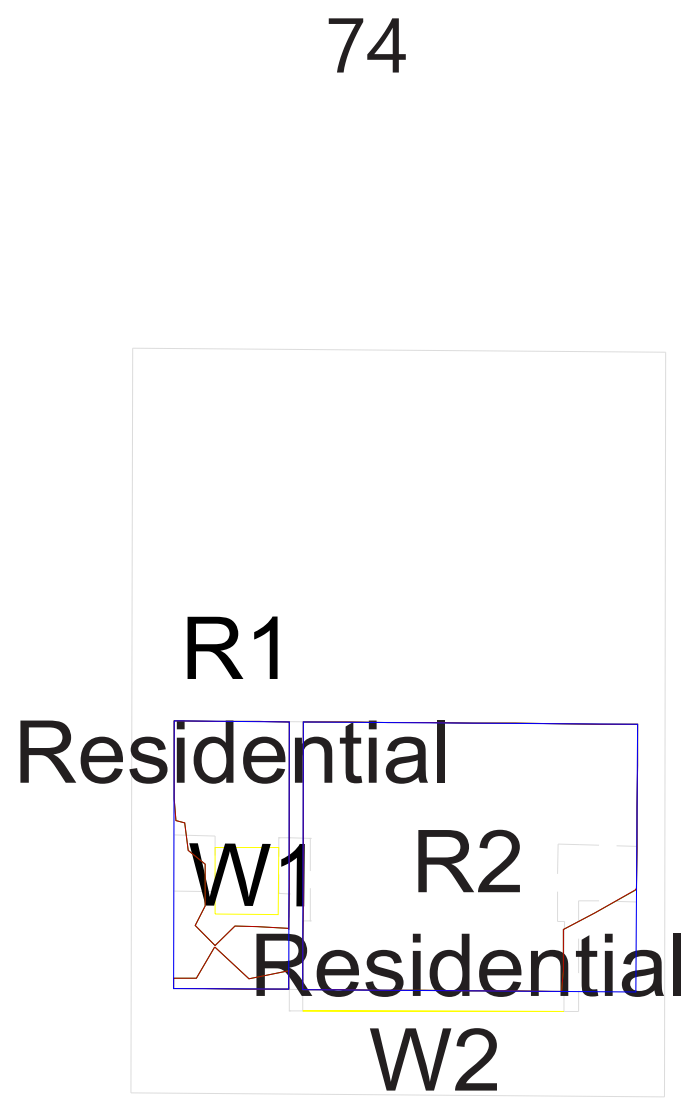
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Received 17/07/2024



Project	Project Otter Cambridge		
Title	72-78 York Street First Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS02
		Page no.	270 CP02



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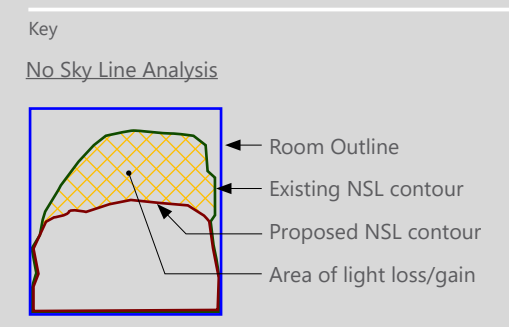
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Received 17/07/2024

NORTH





Project	Project Otter Cambridge		
Title	72-78 York Street Second Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS02
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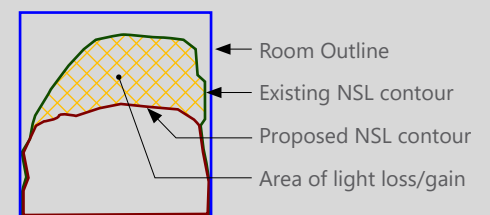
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Leonard Design Architects
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No Sky Line Analysis



Project

Title

Drawn

Date _____

Rel no.

Prefix

Page no.

06

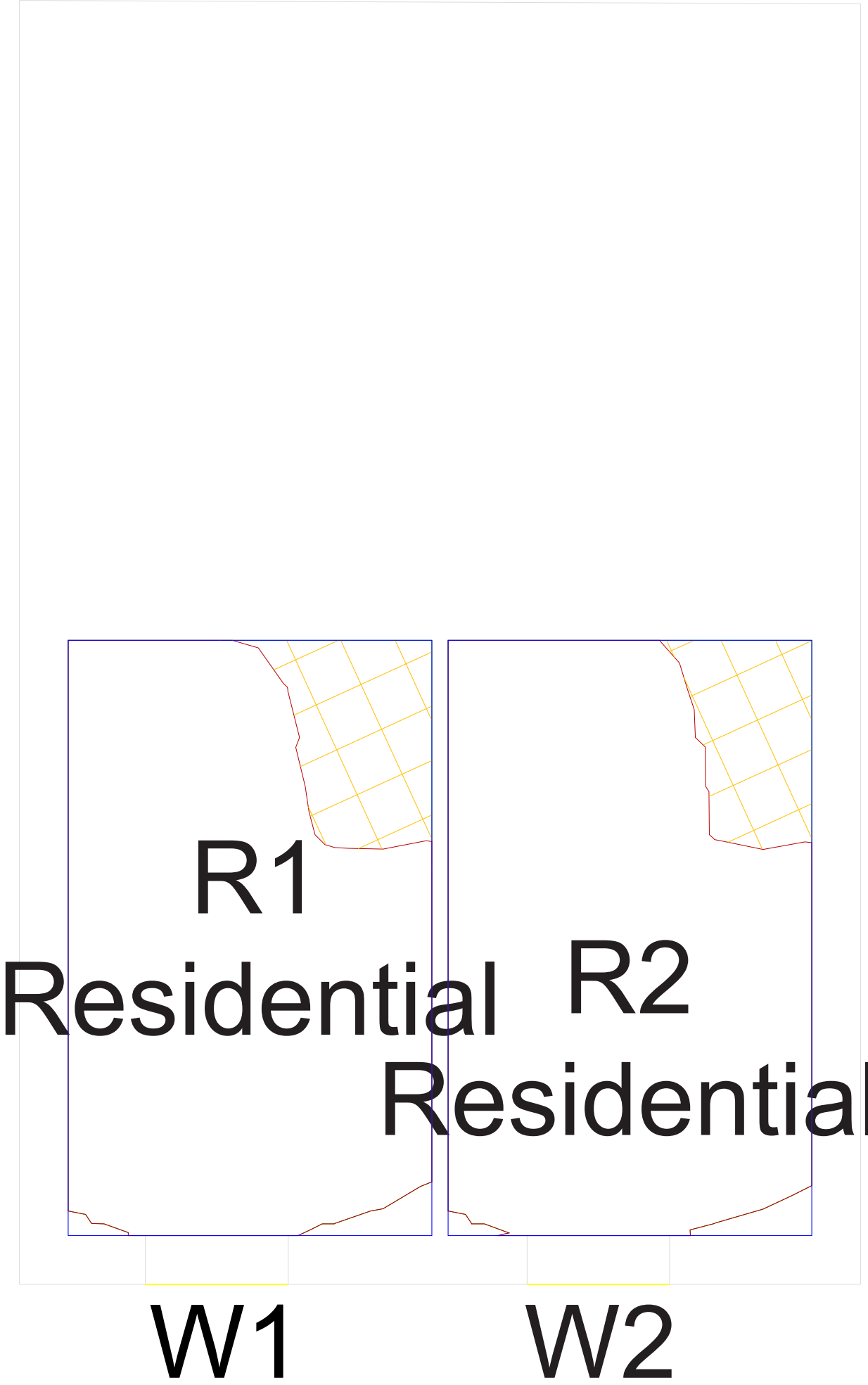
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CP01

R1 Residential

$W_1 W_2 \quad W_3$



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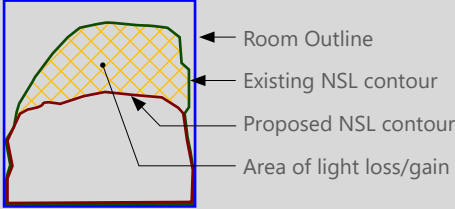
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge

Title 86 York Street
First Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS02 Page no. 273 CP02

Sources of information

Greenhatch Group
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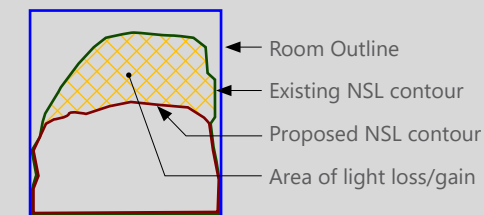
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Key

No Sky Line Analysis



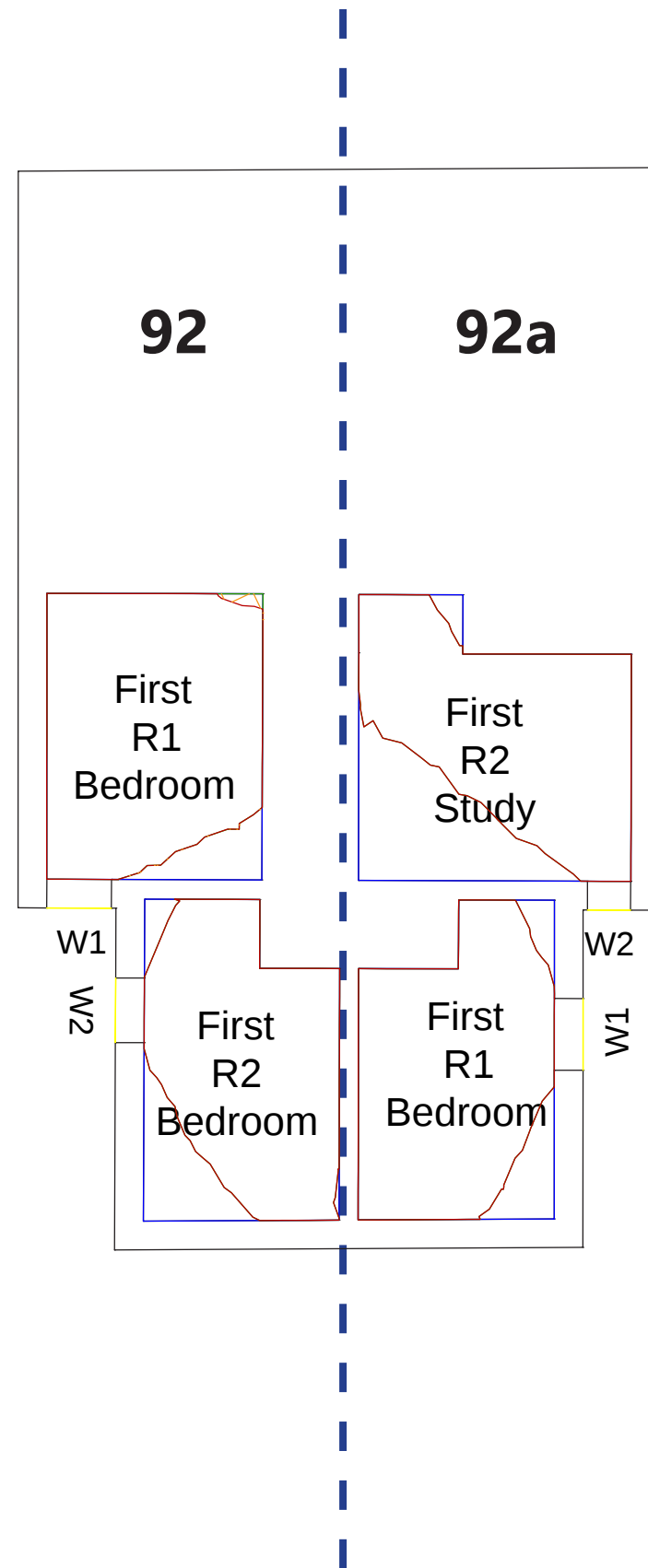
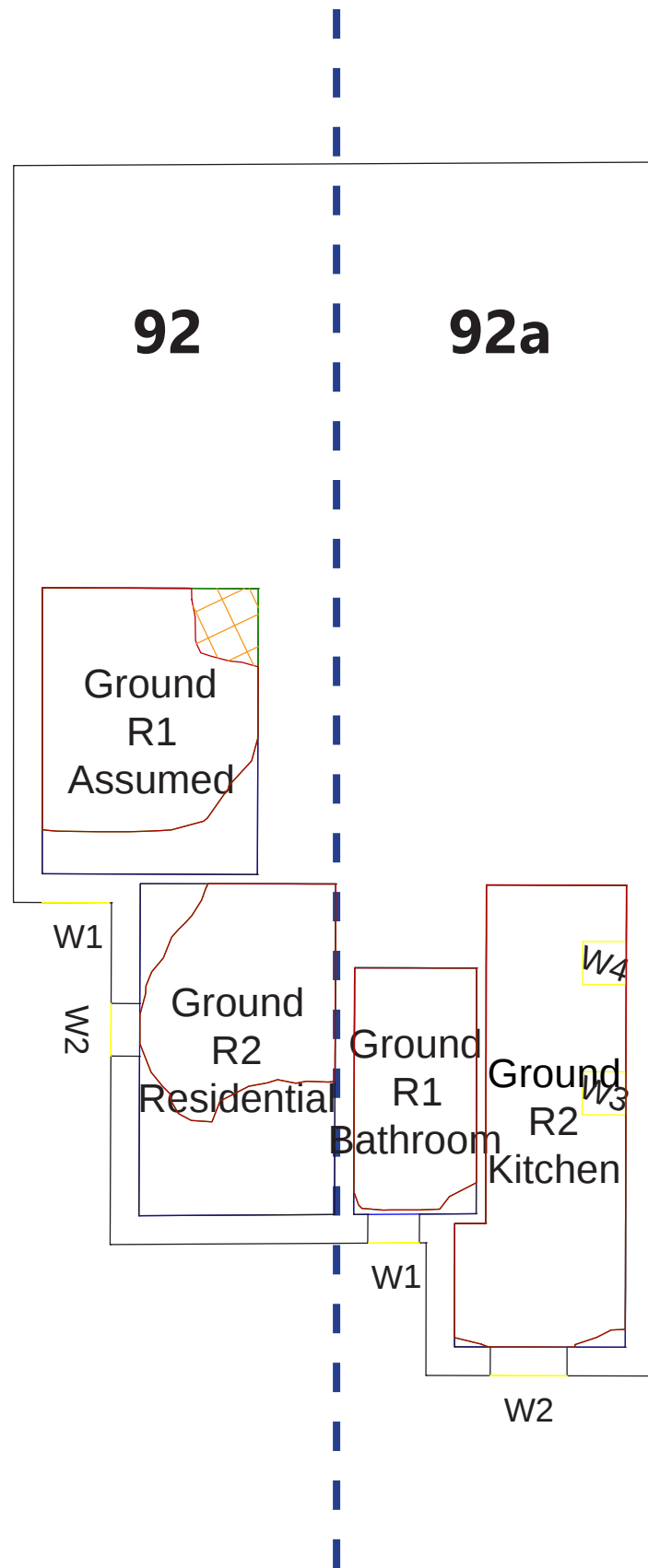
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Cambridge
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Drawn DC Checked --

Date 24/02/2025 Project 4802

Rel no. 07 Prefix DS01 Page no. 274 CP01



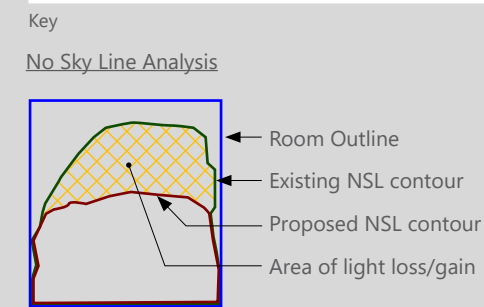
Sources of information

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Received 17/07/2024
- NORTH





Project	Project Otter Cambridge		
Title	69-83 Hampden Gardens Ground Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS02
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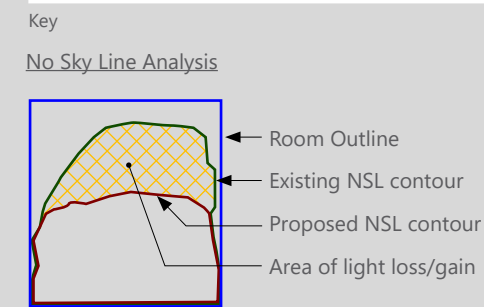
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Received 06/03/2021

Leonard Design Architects
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Received 17/07/2024
- NORTH





Project	Project Otter Cambridge		
Title	69-83 Hampden Gardens First Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS02
		Page no.	276 CP02



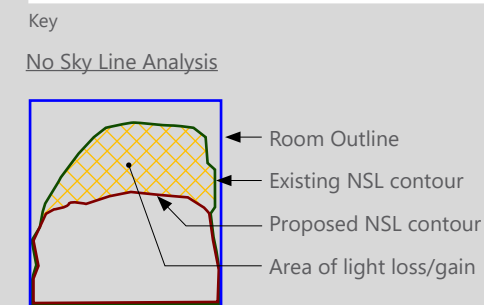
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Received 06/03/2021

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Received 17/07/2024
- NORTH





Project	Project Otter Cambridge		
Title	69-83 Hampden Gardens Second Floor No-Sky Line Contour plot		
Drawn	TR	Checked	--
Date	29/01/2025	Project	4802
Rel no.	06	Prefix	DS02
		Page no.	277 CP03





Sources of information

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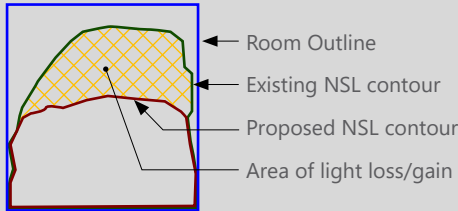
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge

Title 69-83 Hampden Gardens
Third Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS02 Page no. 278 CP04

Sources of information

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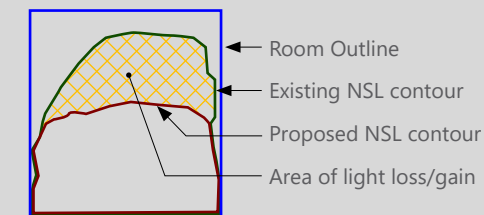
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Key

No Sky Line Analysis



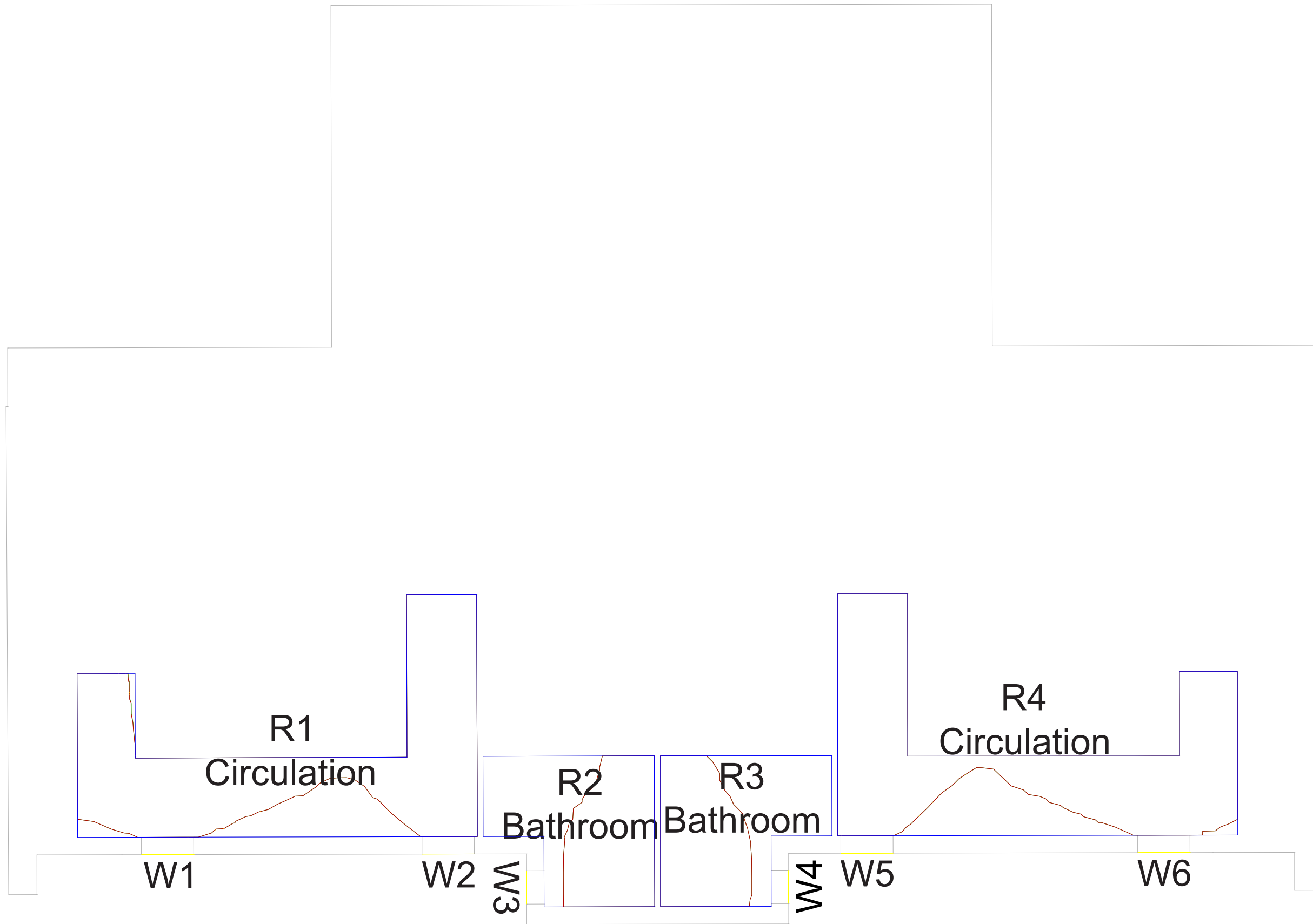
Project Project Otter
Cambridge

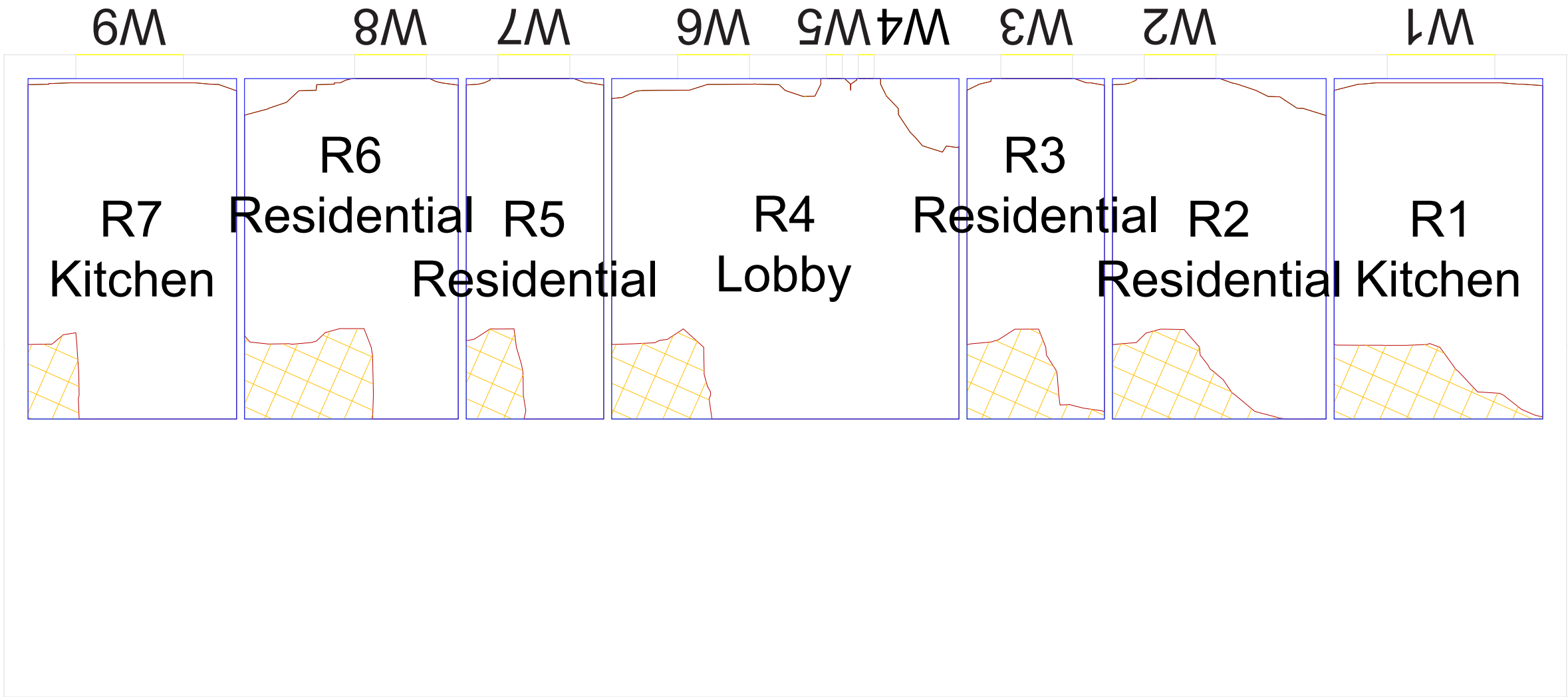
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No-Sky Line Contour plot

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Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS02 Page no. 279 CP05





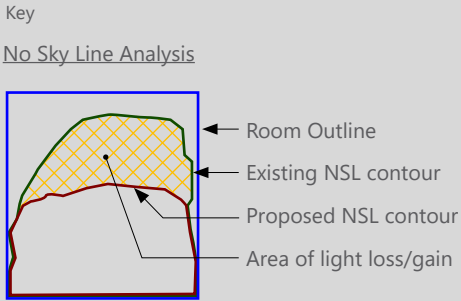
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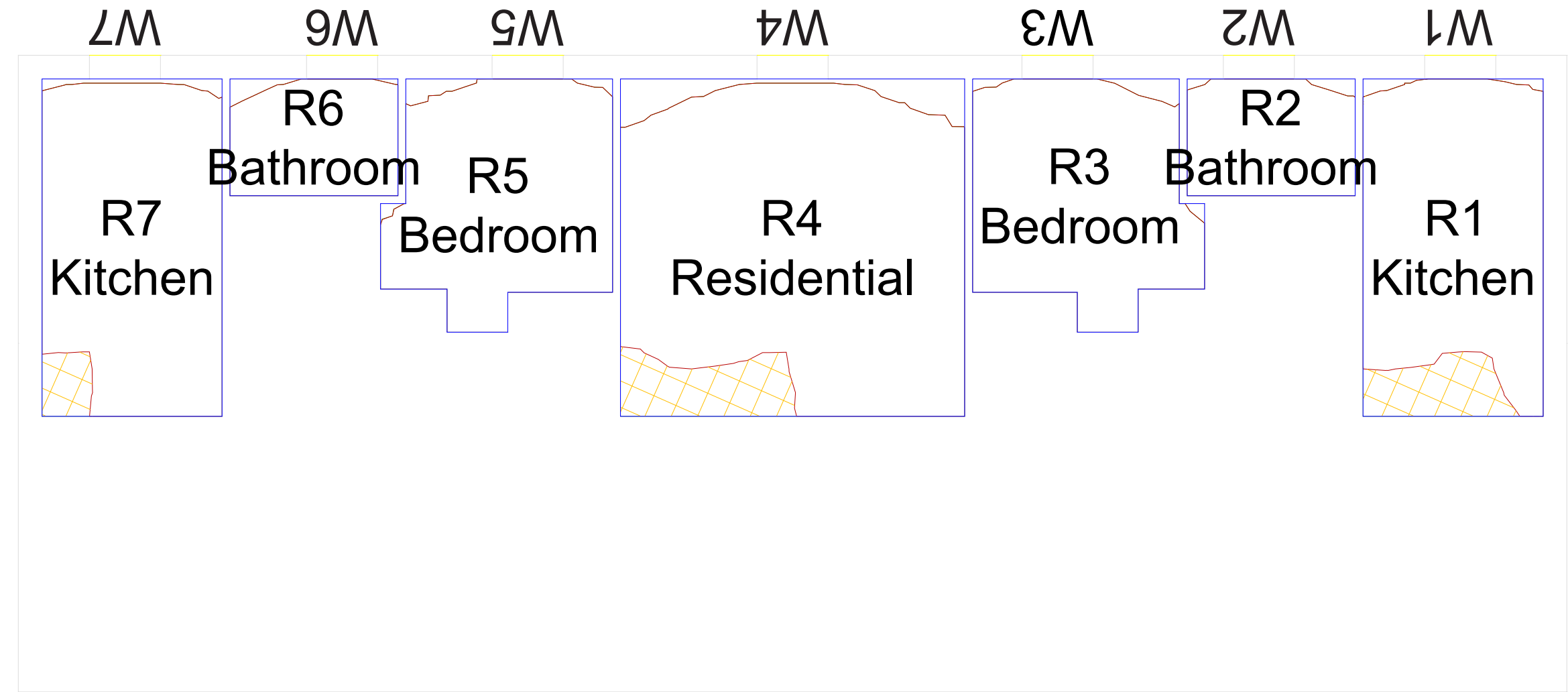
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Cambridge**

Title **11-17 The Terrace
Ground Floor
No-Sky Line Contour plot**

Drawn **TR** Checked **--**

Date **29/01/2025** Project **4802**

Rel no. **06** Prefix **DS02** Page no. **280** **CP01**



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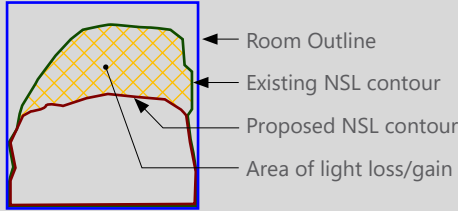
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Key

No Sky Line Analysis



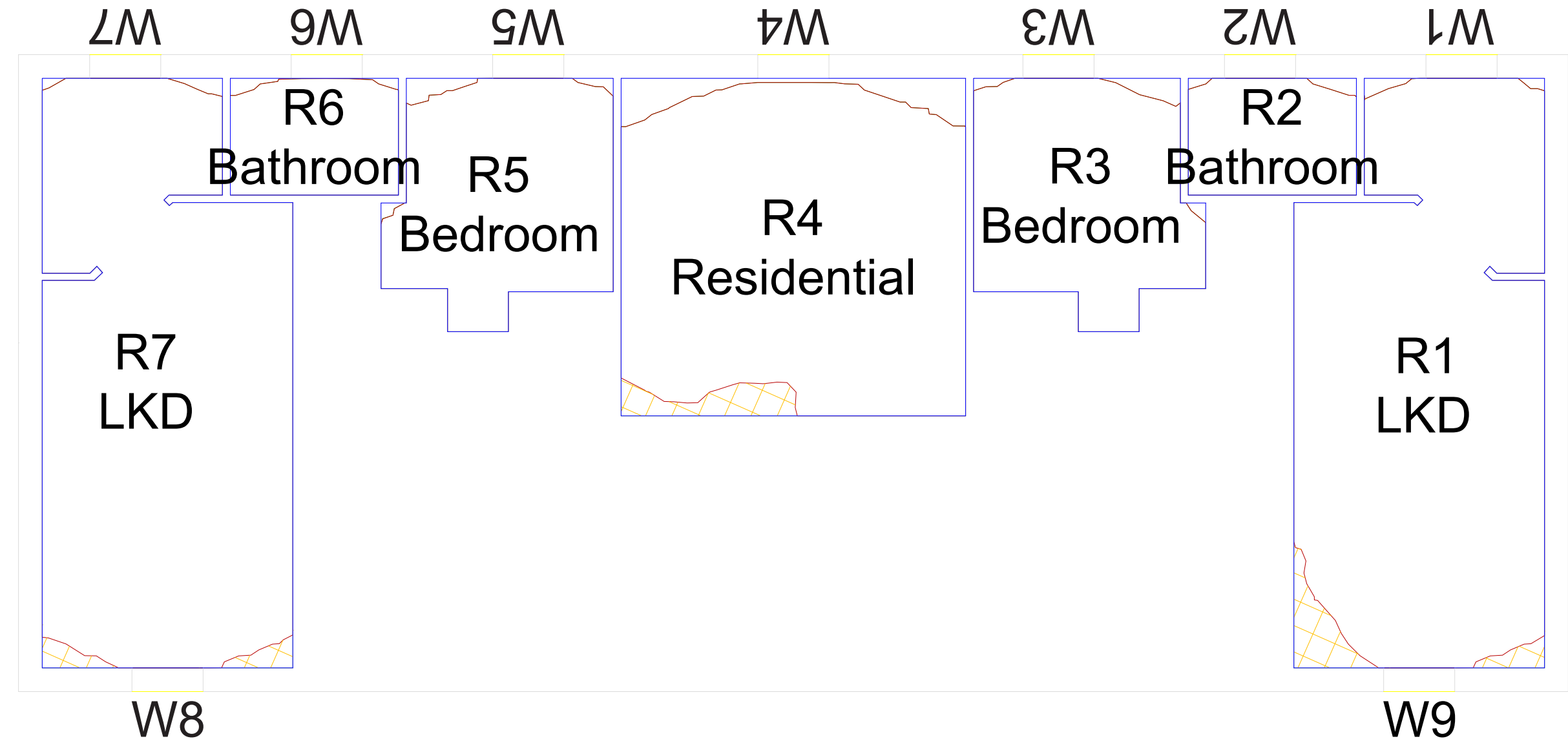
Project **Project Otter
Cambridge**

Title **11-17 The Terrace
First Floor
No-Sky Line Contour plot**

Drawn **TR** Checked **--**

Date **29/01/2025** Project **4802**

Rel no. **06** Prefix **DS02** Page no. **281** **CP02**



Sources of information

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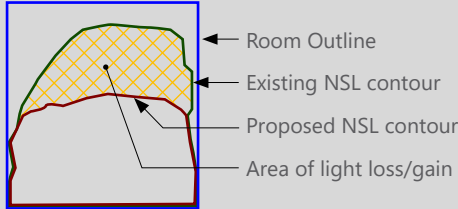
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Leonard Design Architects
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Received 17/07/2024



Key

No Sky Line Analysis



Project Project Otter
Cambridge

Title 11-17 The Terrace
Second Floor
No-Sky Line Contour plot

Drawn TR Checked --

Date 29/01/2025 Project 4802

Rel no. 06 Prefix DS02 Page no. 282 CP03

Appendix 4c

Window Maps:

Sleaford Street, York Street, Pym Court, Hampden Gardens and The Terrace



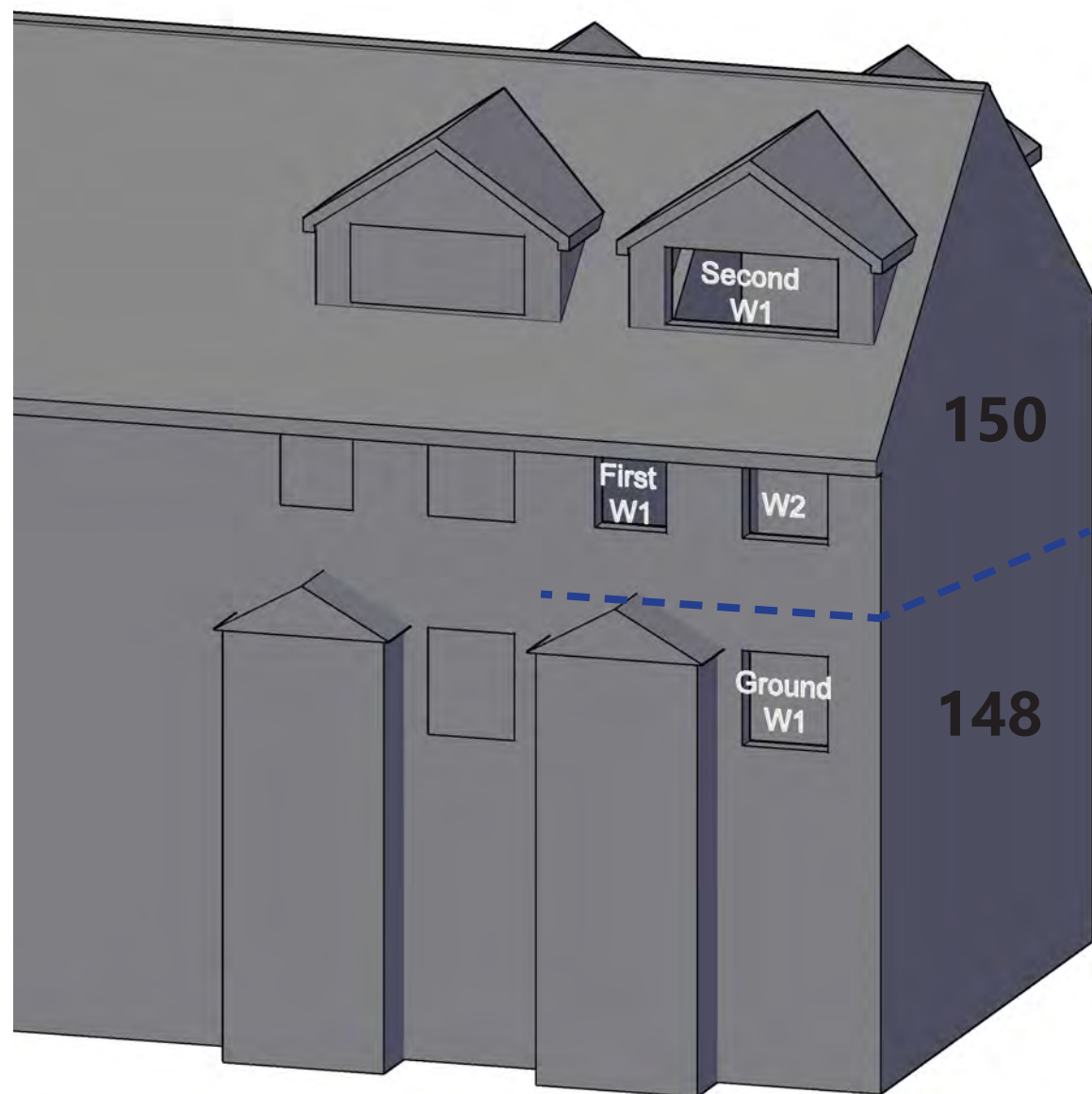
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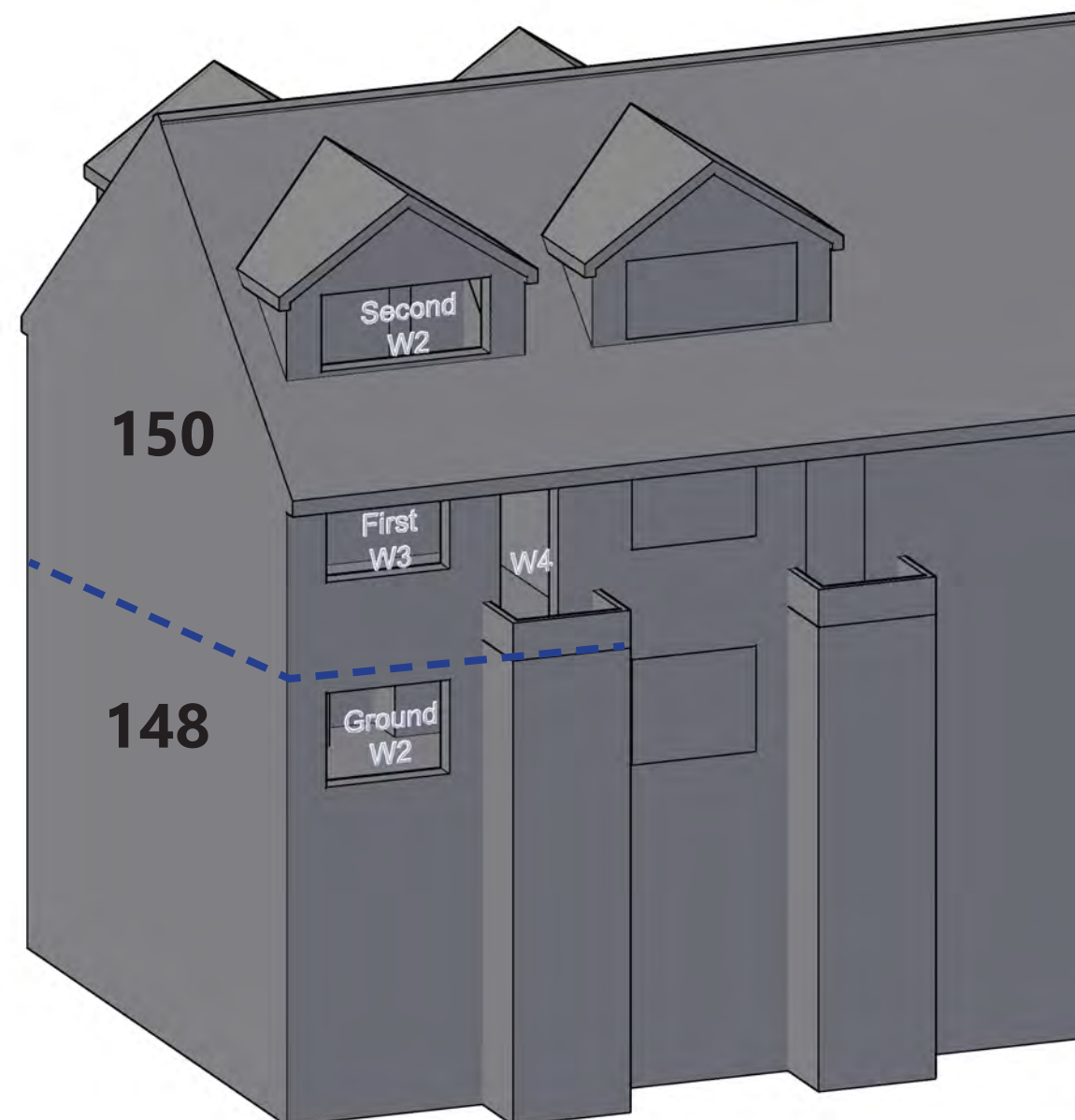
ZMapping
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Received 03/06/2021

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Site Photographs
Ordnance Survey

Front



Rear



Project	Project Otter Cambridge CB1 3ET		
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Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no. 284	01

Sources of information

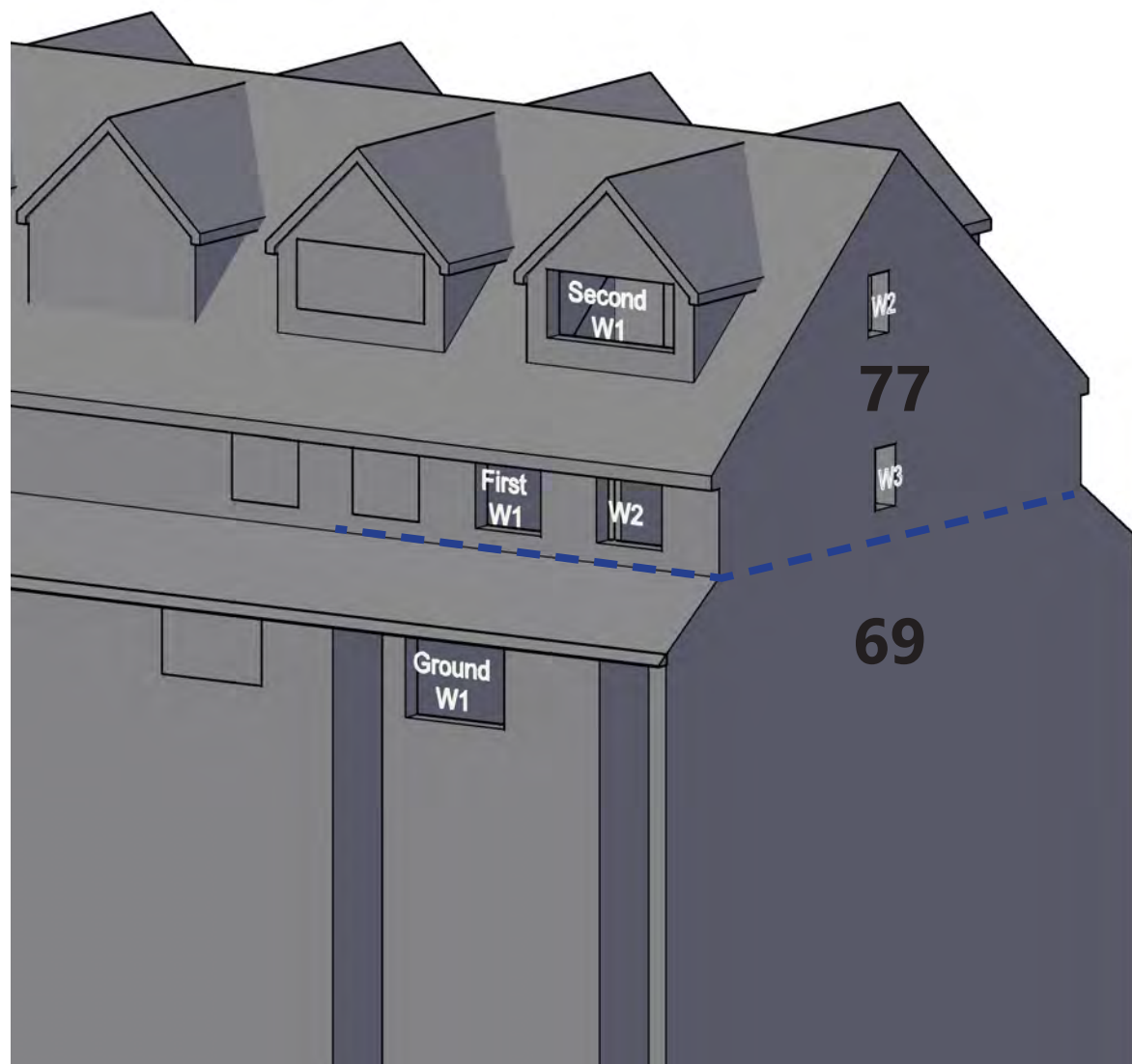
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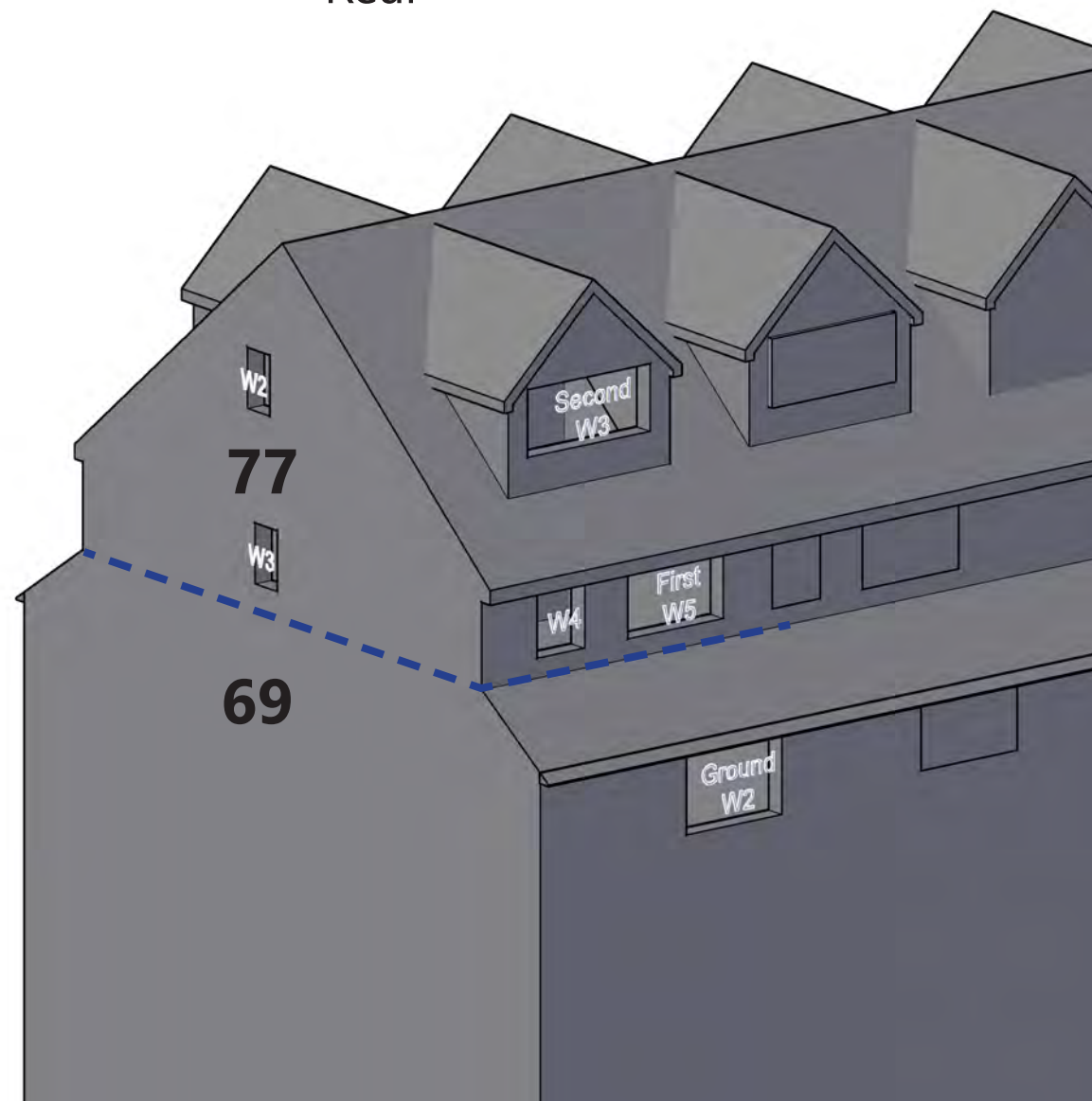
EB7 Ltd
Site Photographs
Ordnance Survey



Front



Rear



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Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no. 285	02

Sources of information

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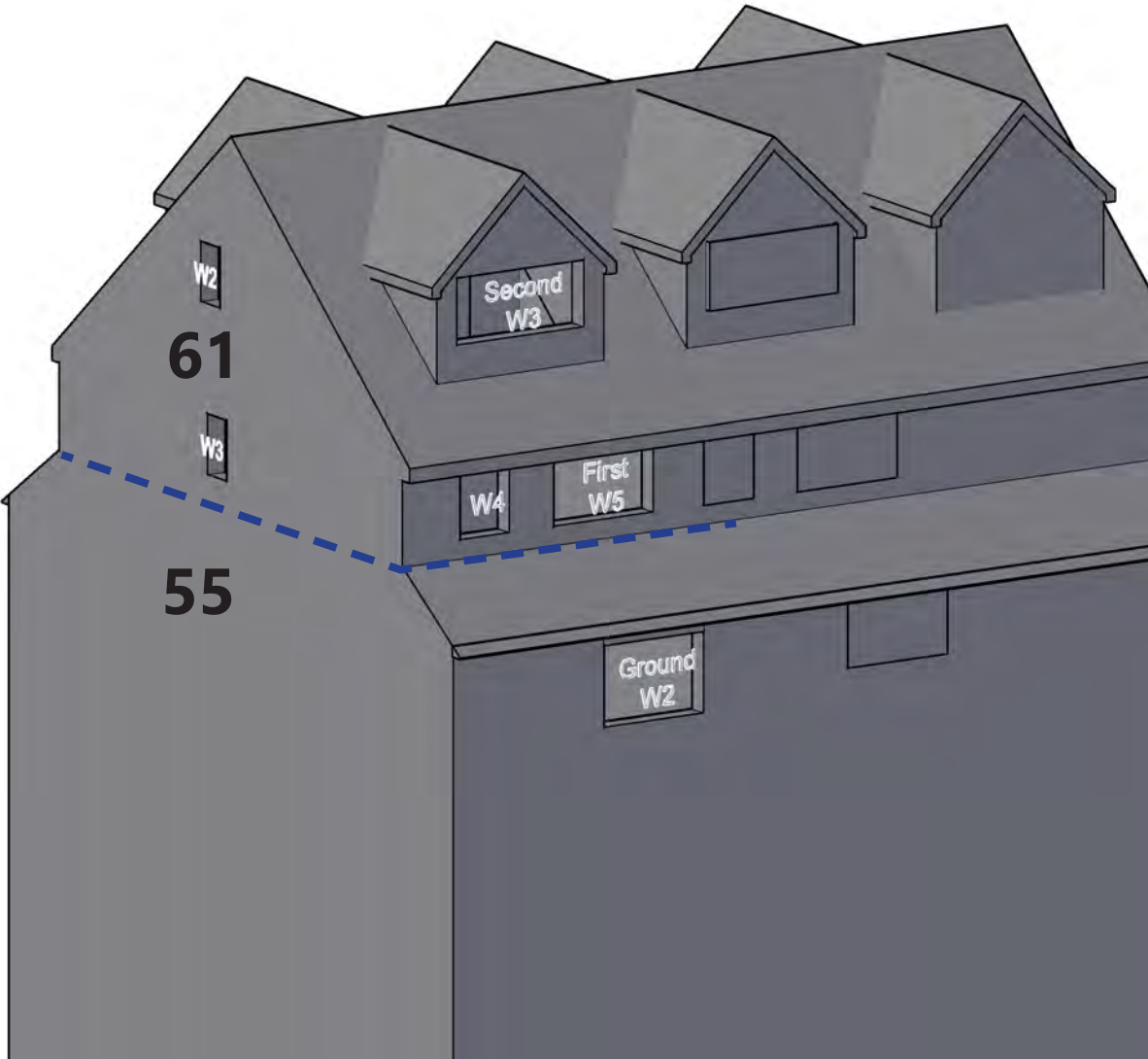
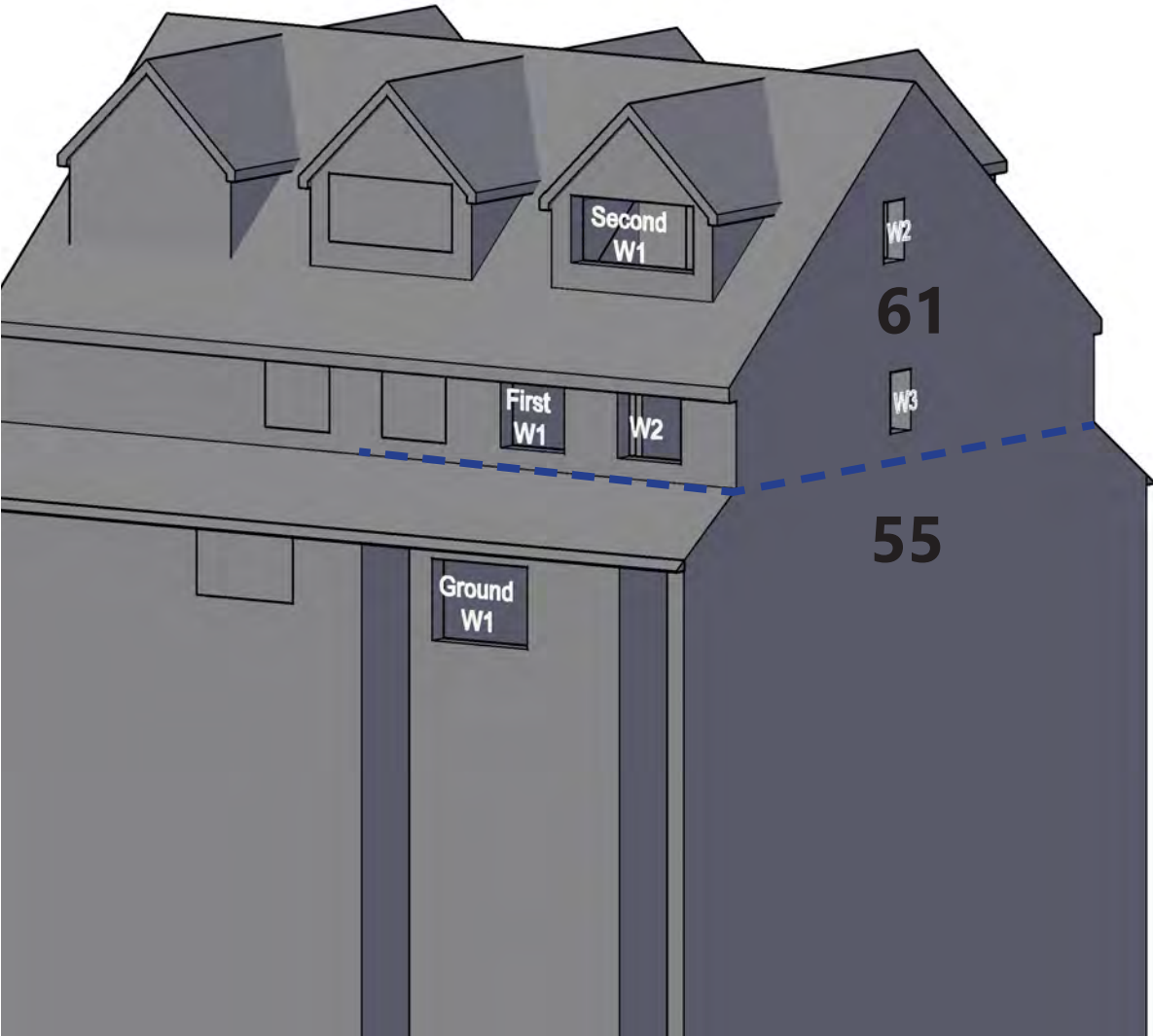
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Front

Rear



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Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	286 03

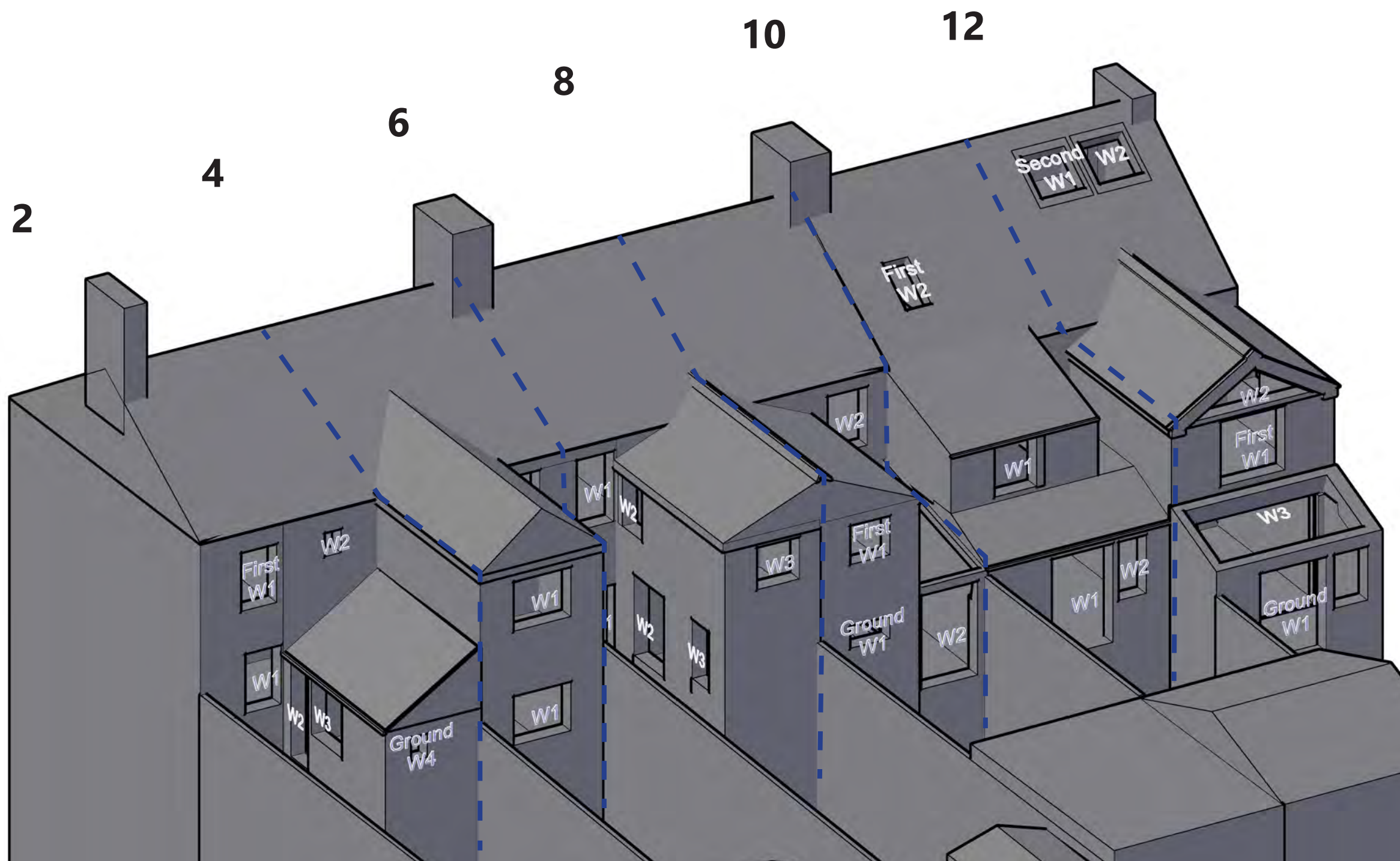


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ZMapping
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Received 03/06/2021

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Project Project Otter
Cambridge
CB1 3ET

Title 2-12 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

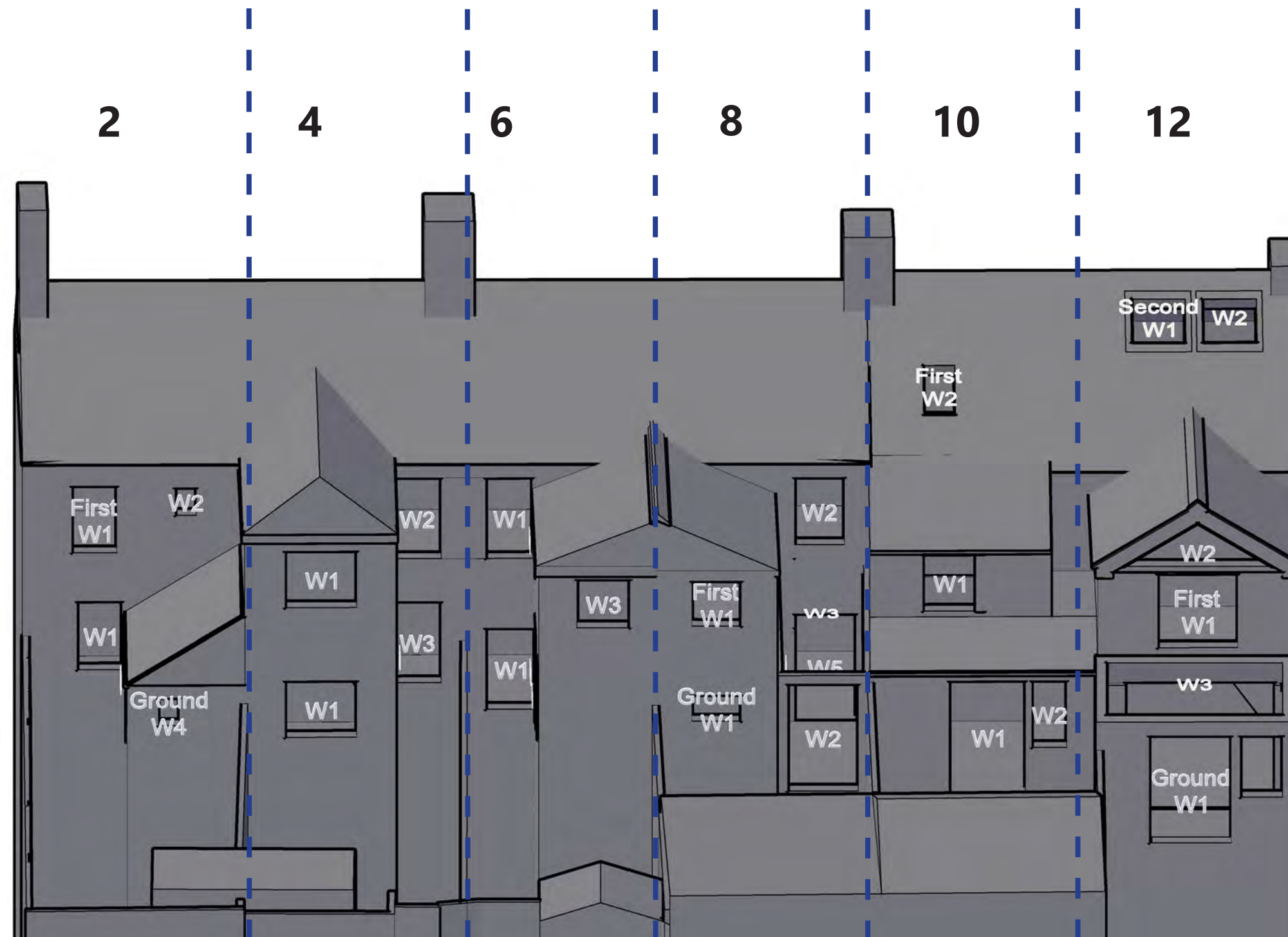
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Project	Project Otter Cambridge CB1 3ET		
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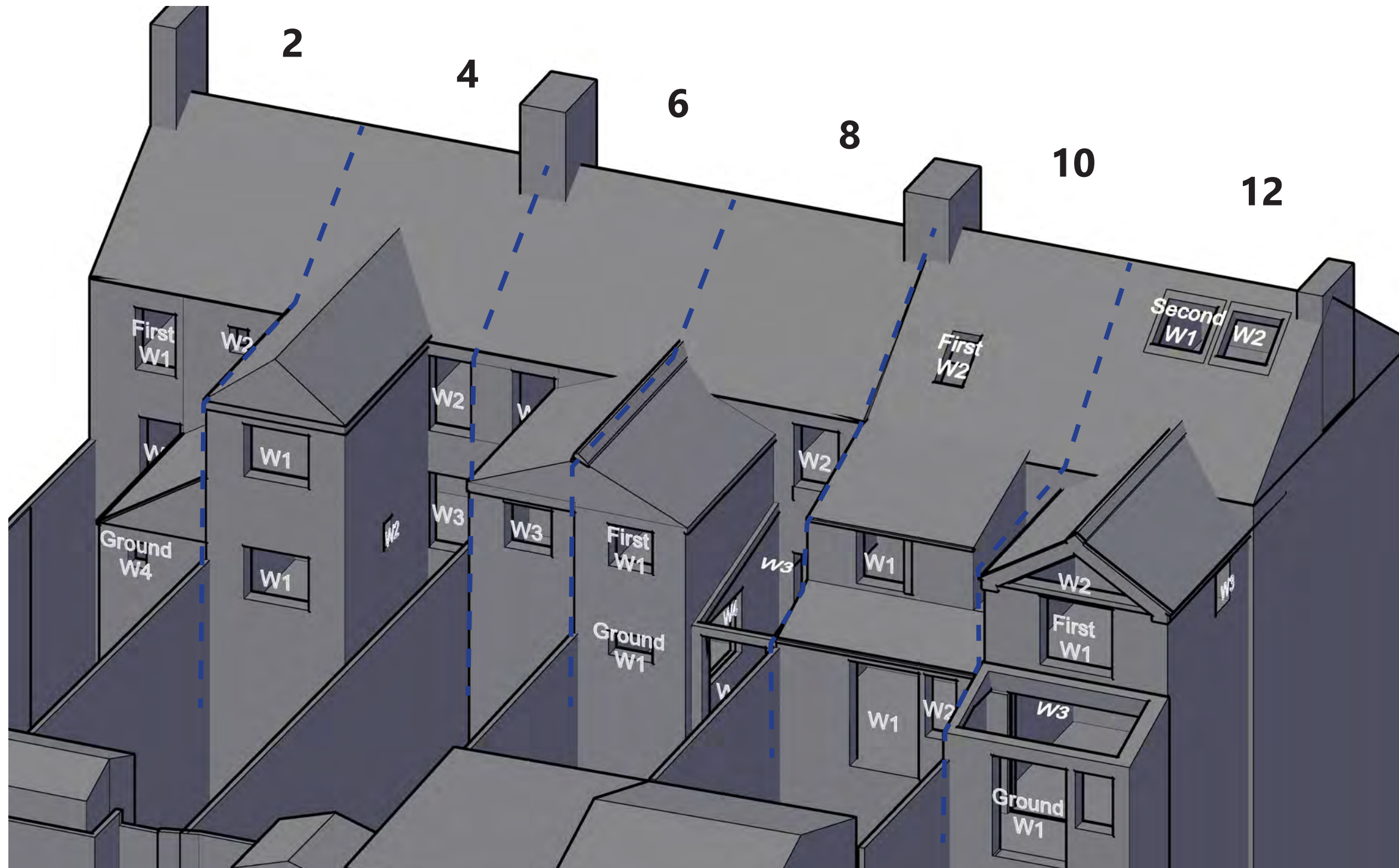


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Ordnance Survey



Project Project Otter
Cambridge
CB1 3ET

Title 2-12 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

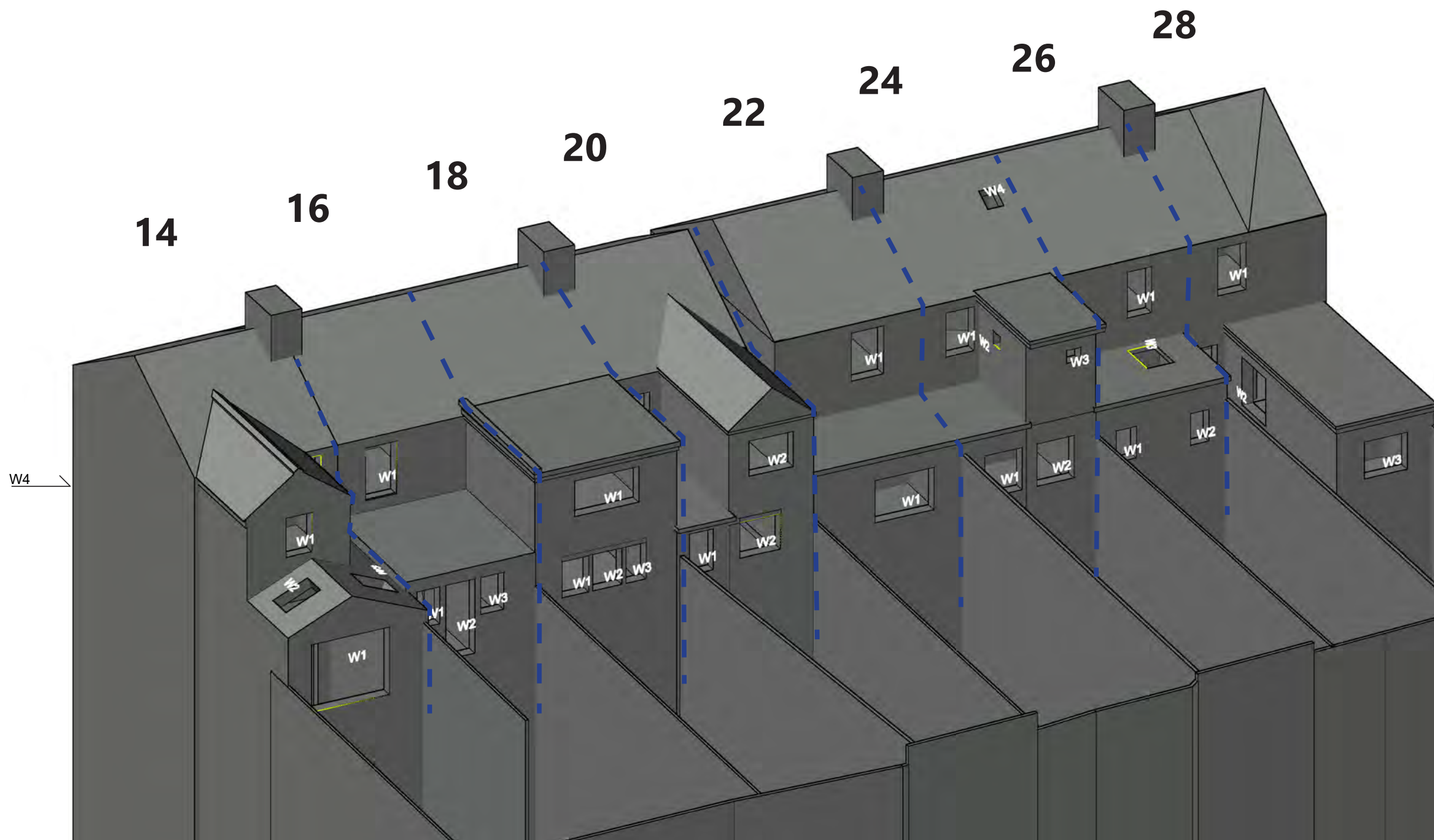
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Project Project Otter
Cambridge
CB1 3ET

Title 14-28 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

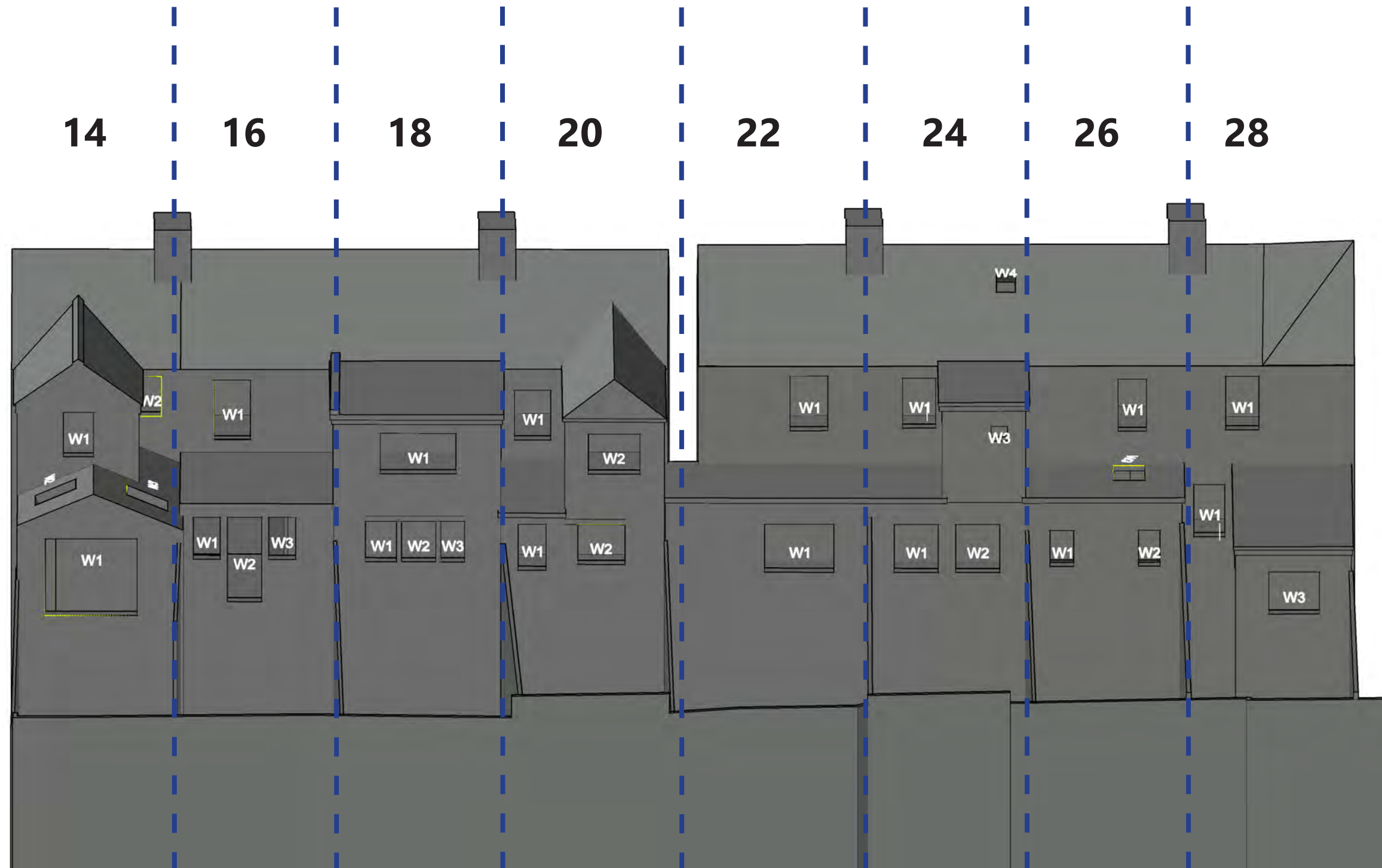
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Project Project Otter
Cambridge
CB1 3ET

Title 14-28 York Street
Window Map

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Date 15/05/2025 Project 4802

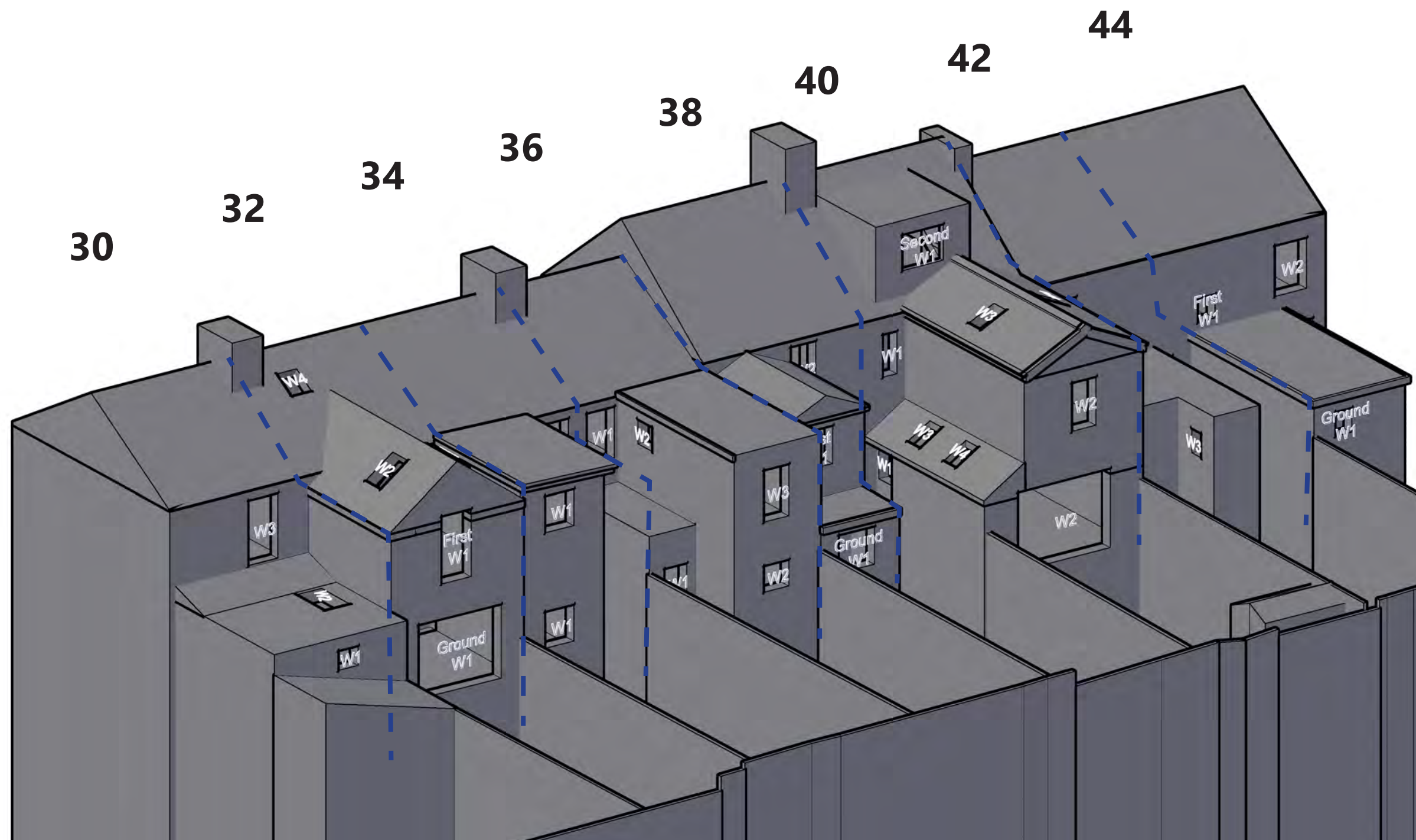
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Sources of information

Greenhatch Group
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35829A_T_REV1.dwg
Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project Project Otter
Cambridge
CB1 3ET

Title 30-44 York Street
Window Map

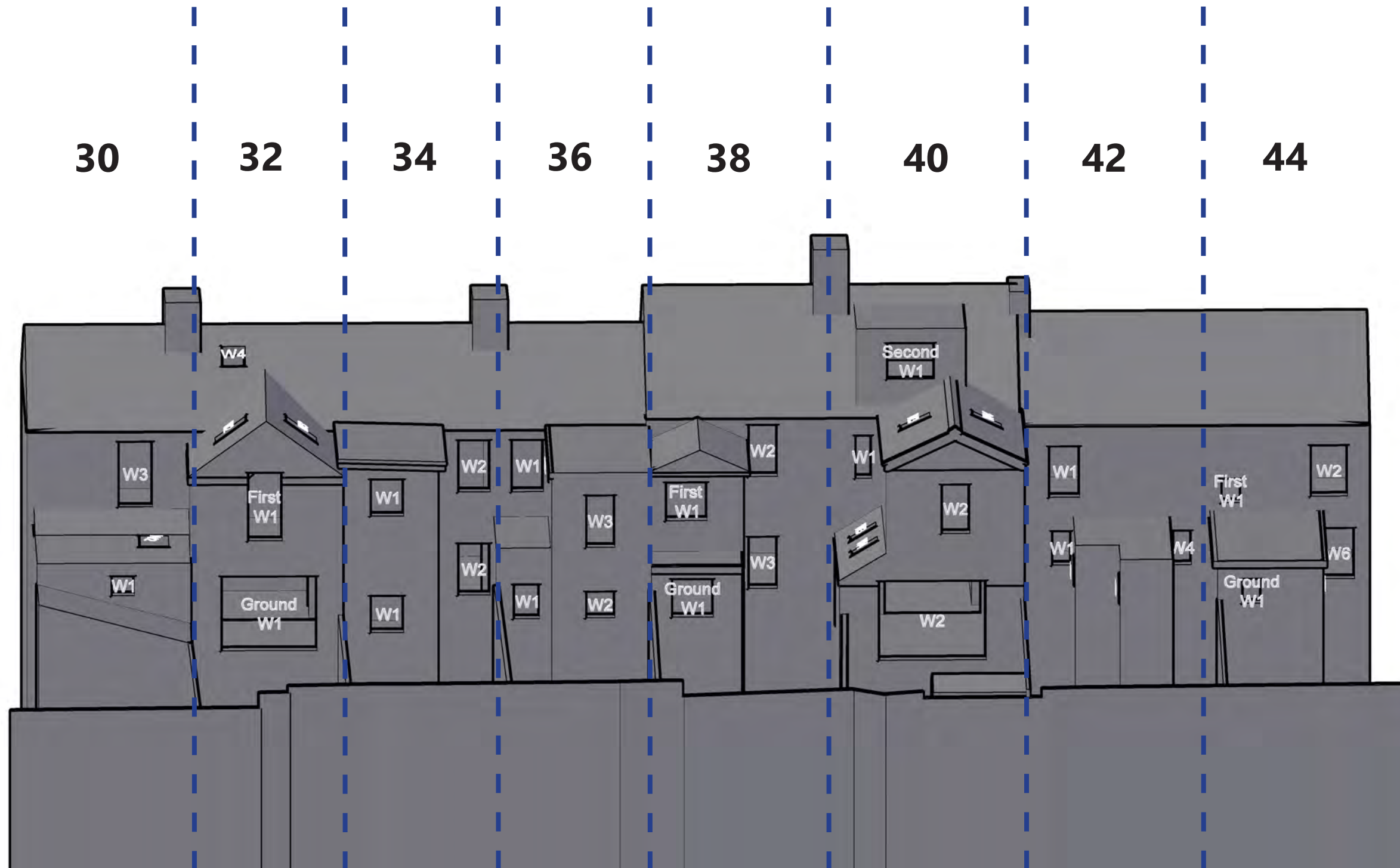
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Sources of information

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Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project Project Otter
Cambridge
CB1 3ET

Title 30-44 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 293 10

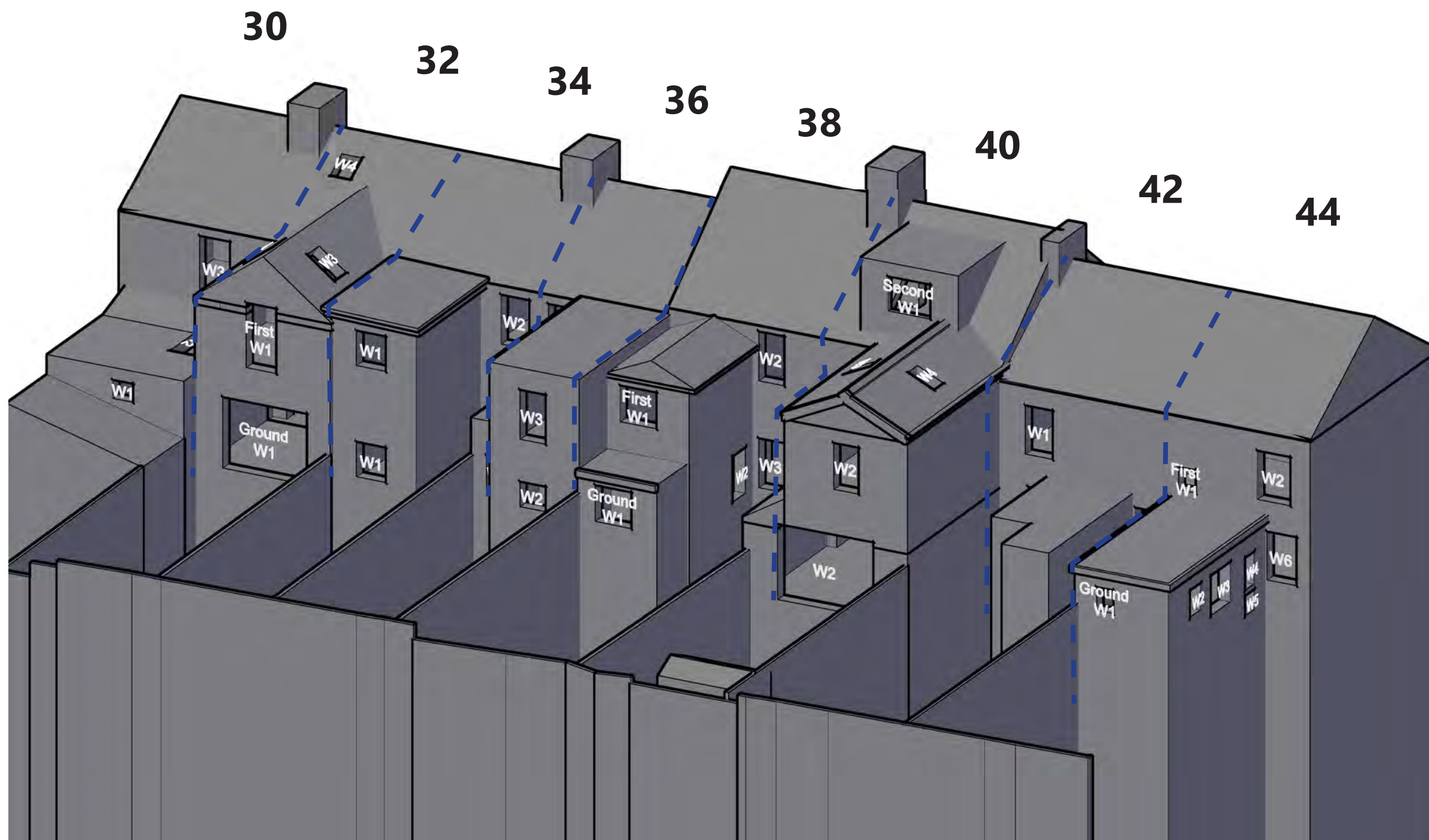


Sources of information

Greenhatch Group
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ZMapping
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Project Project Otter
Cambridge
CB1 3ET

Title 30-44 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

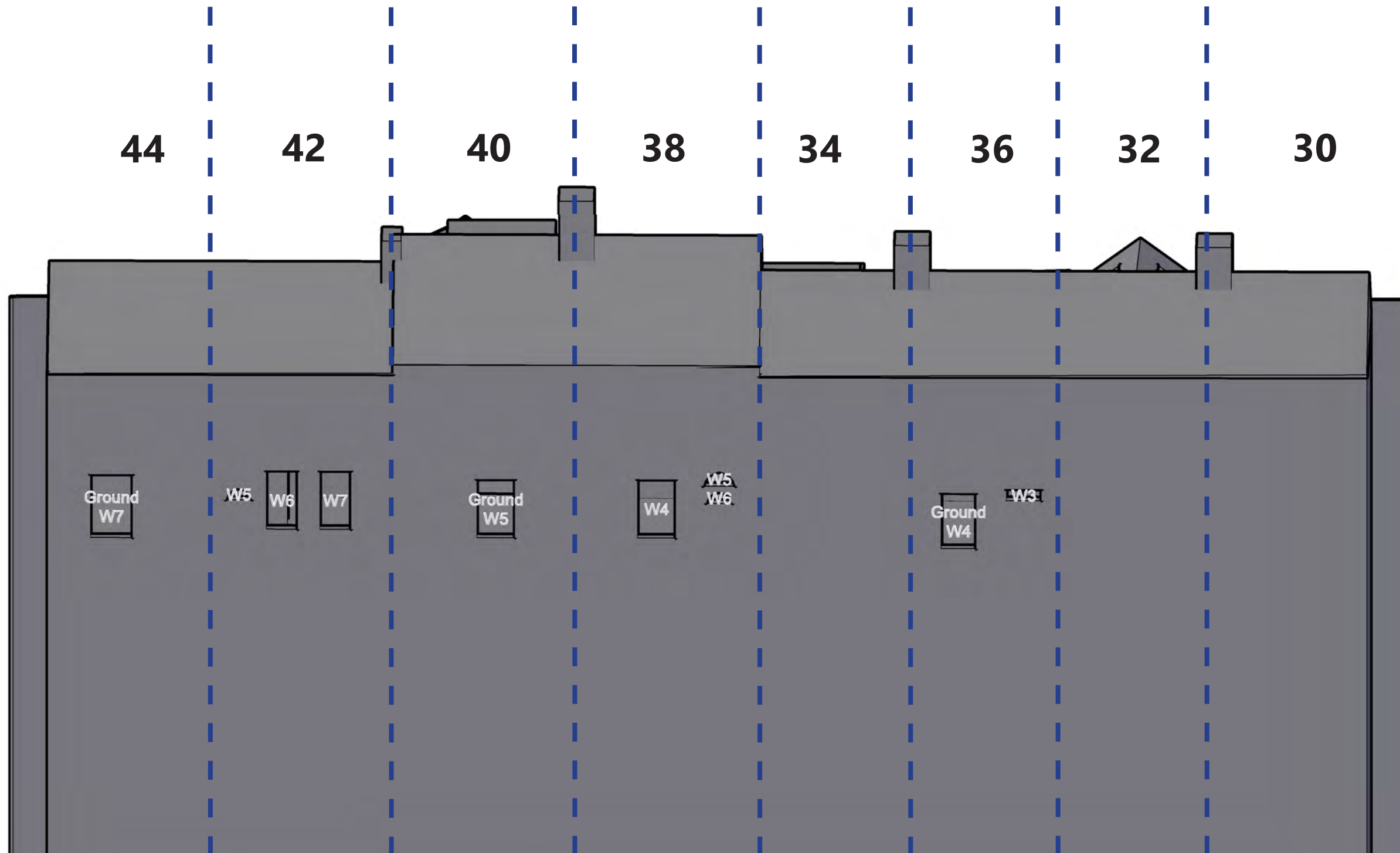
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Sources of information

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ZMapping
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Project Project Otter
Cambridge
CB1 3ET

Title 30-44 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

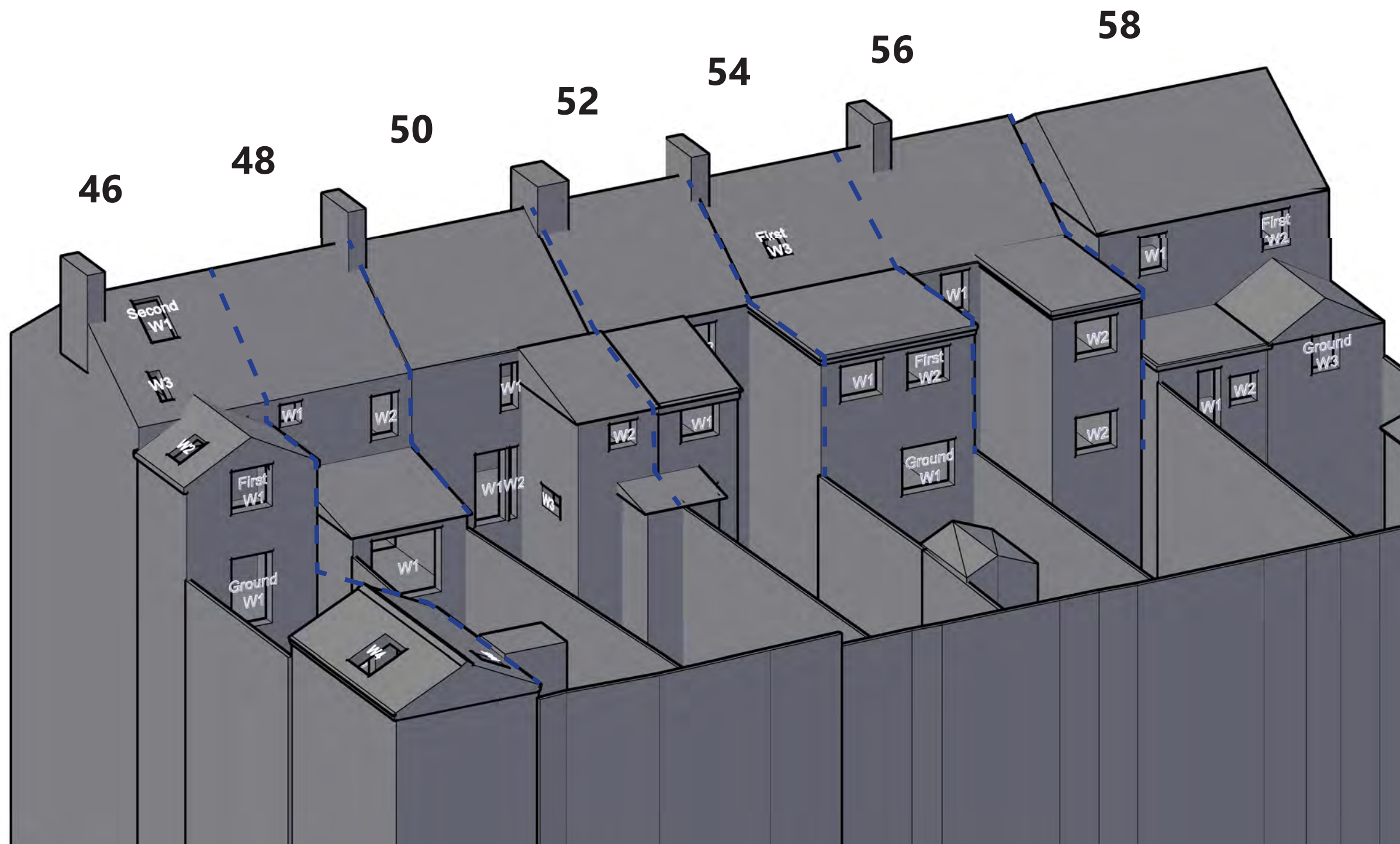
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Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project Project Otter
Cambridge
CB1 3ET

Title 46-58 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 296 13

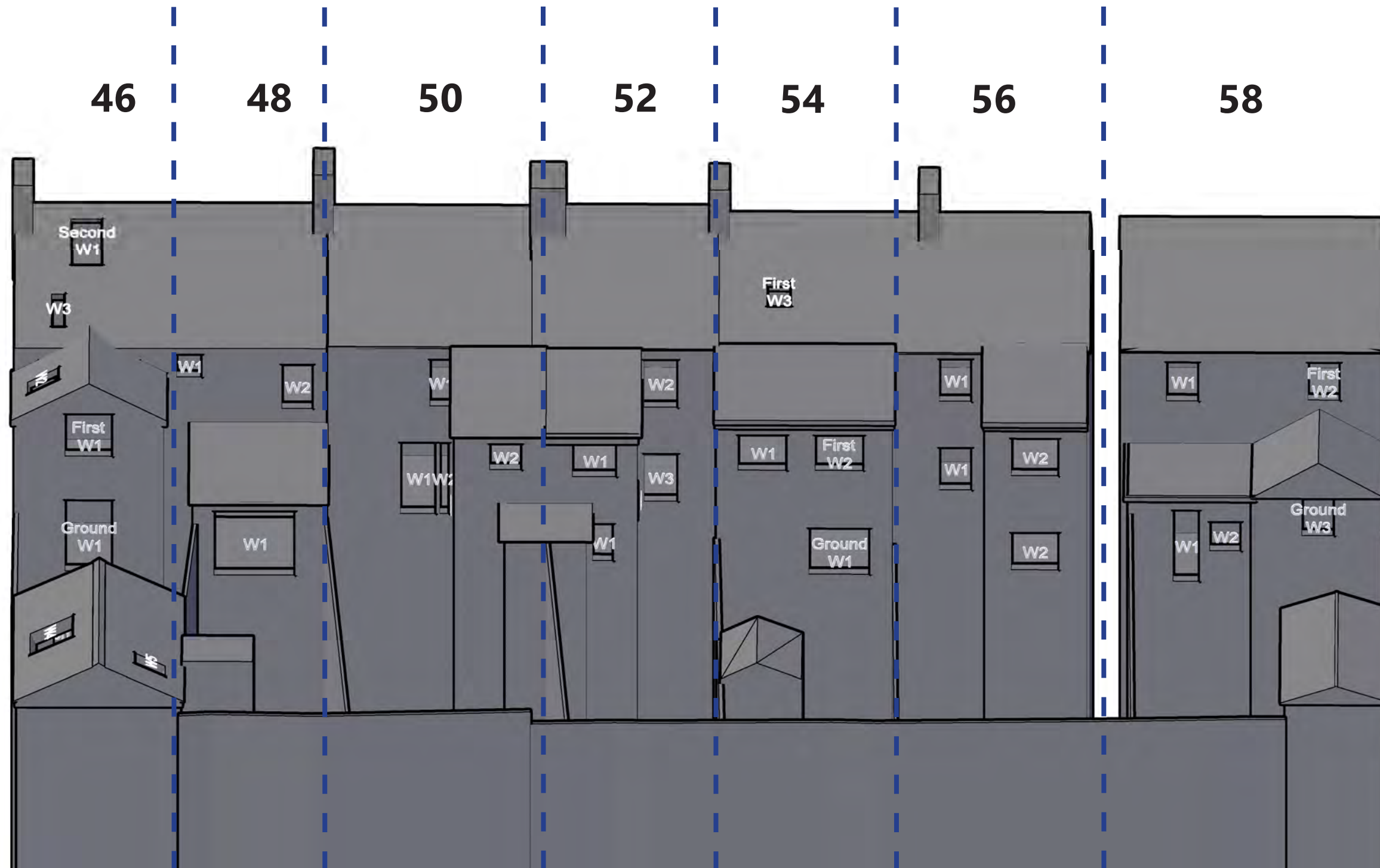


Sources of information

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Project Project Otter
Cambridge
CB1 3ET

Title 46-58 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 297 14

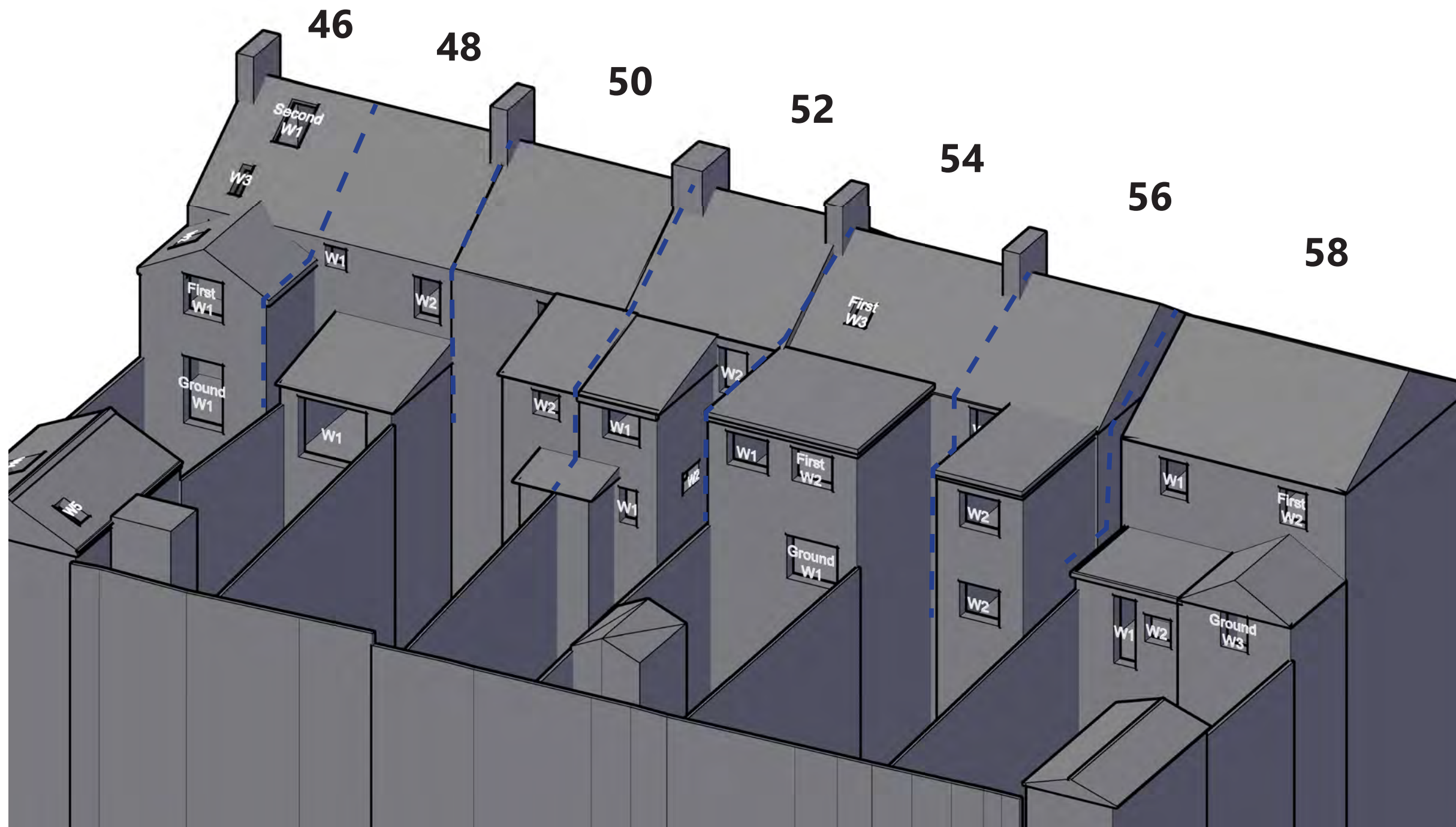


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Project Project Otter
Cambridge
CB1 3ET

Title 46-58 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

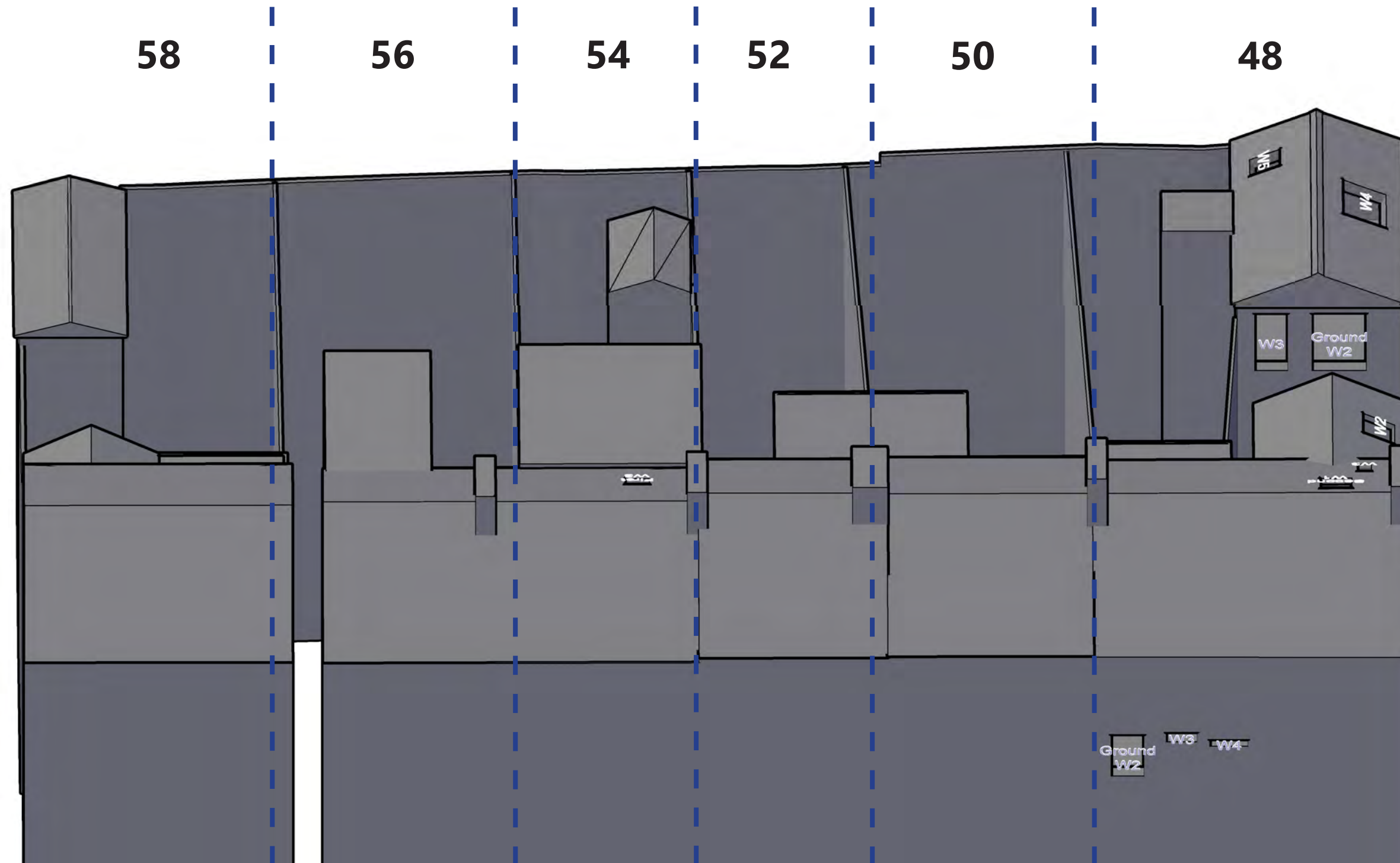
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Project Project Otter
Cambridge
CB1 3ET

Title 46-58 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

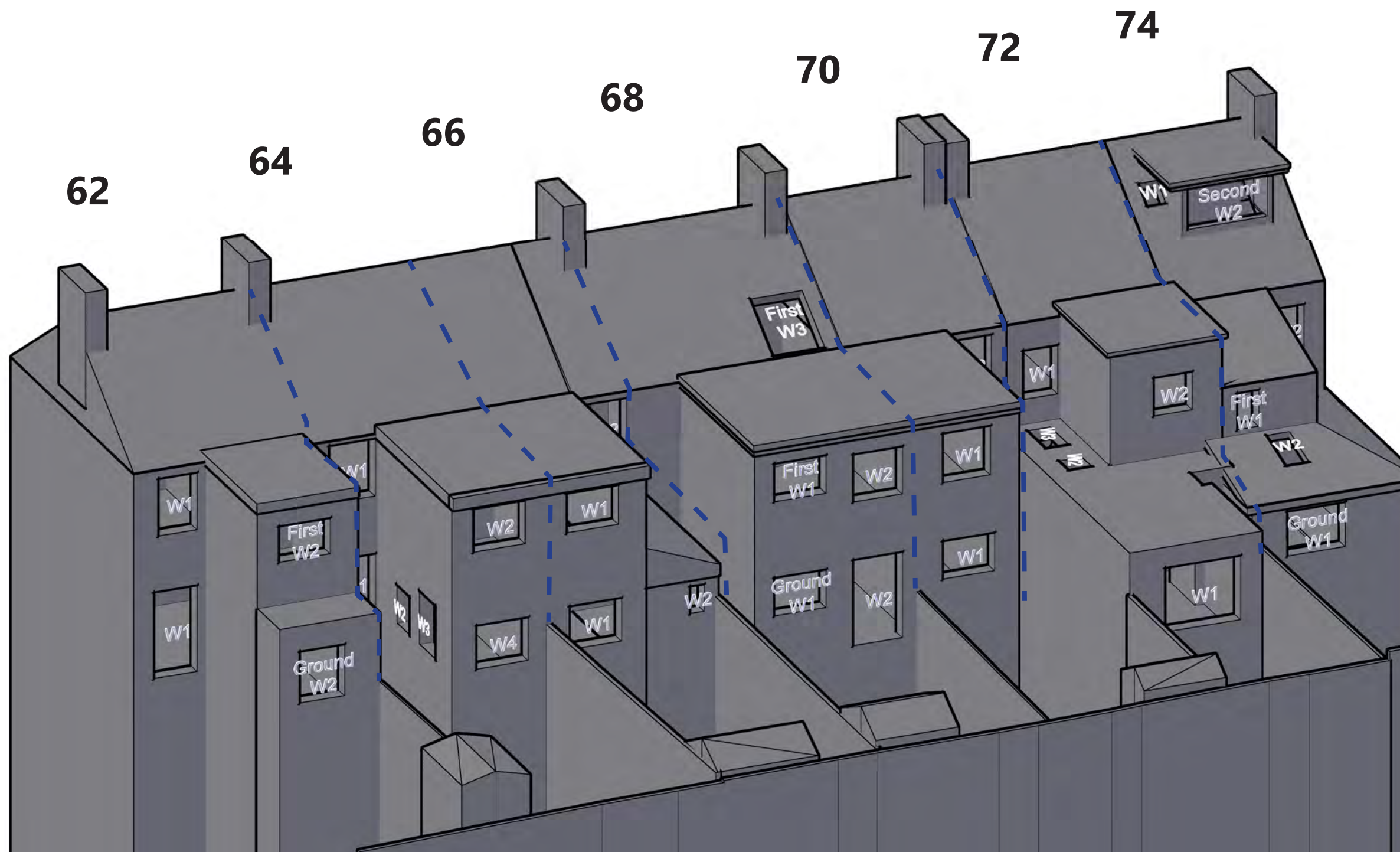
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Sources of information

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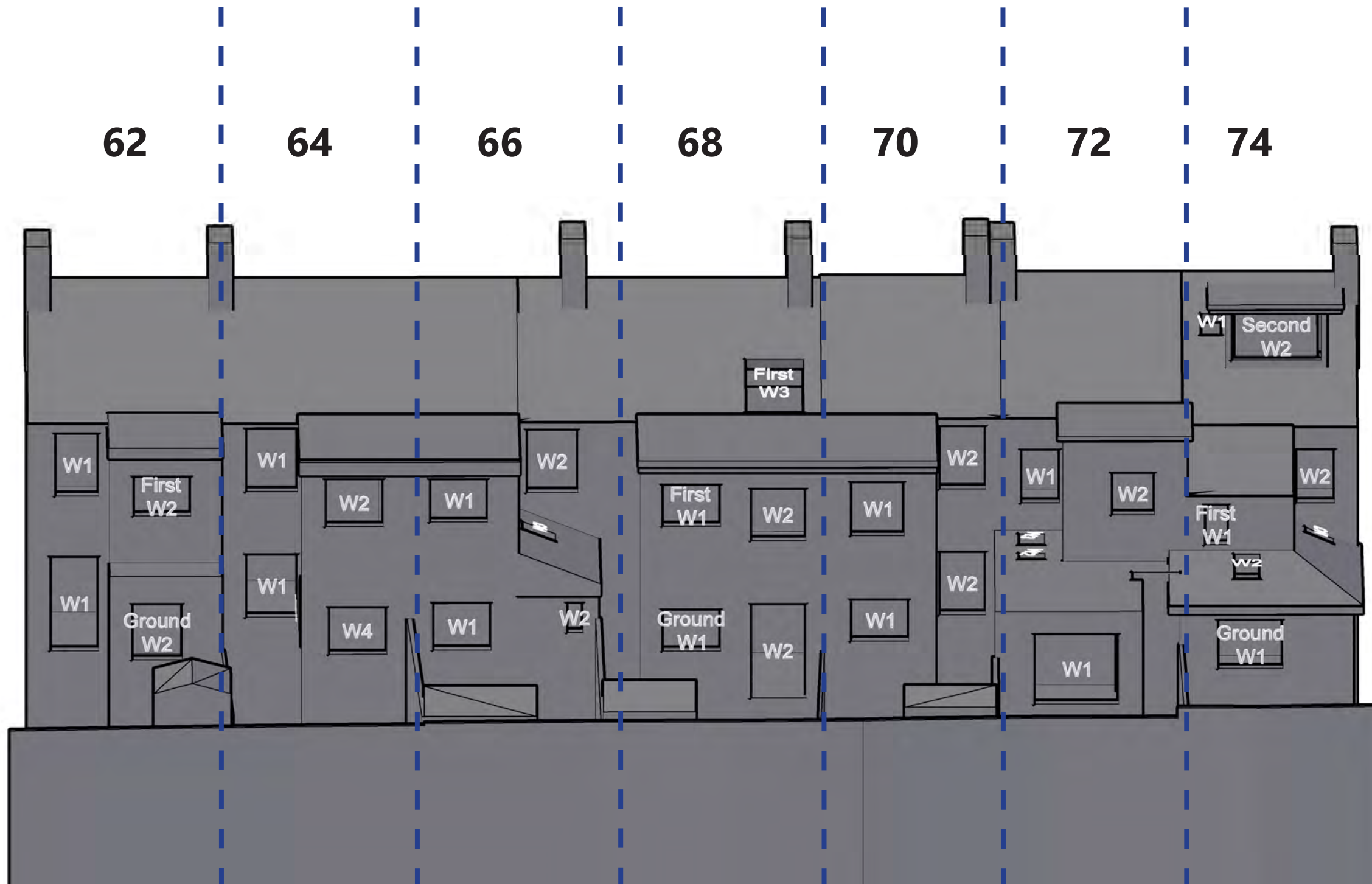
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Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no. 300	17

Sources of information

Greenhatch Group
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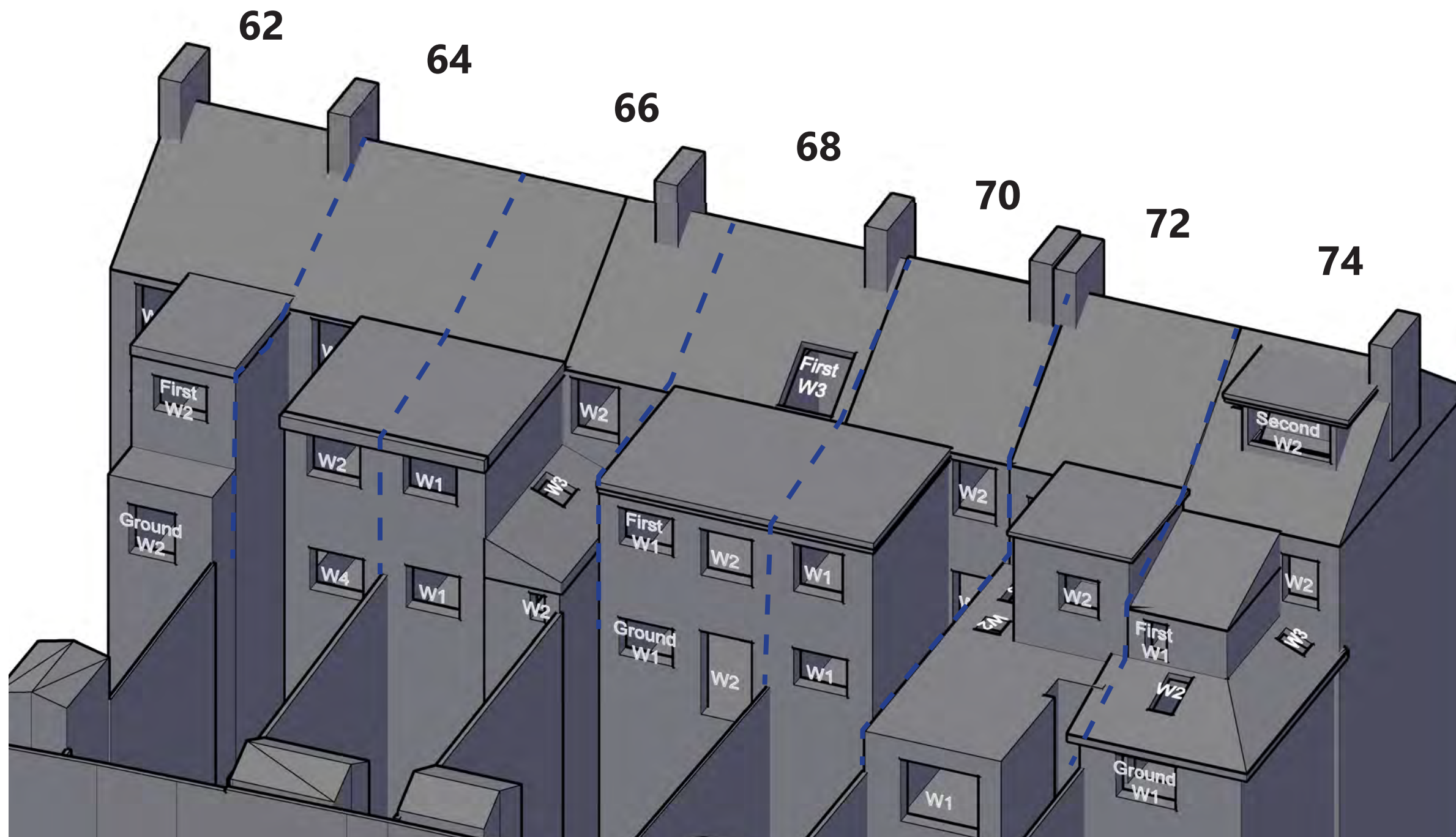
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Site Photographs
Ordnance Survey



Project	Project Otter Cambridge CB1 3ET		
Title	62-74 York Street Window Map		
Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no.	301 18



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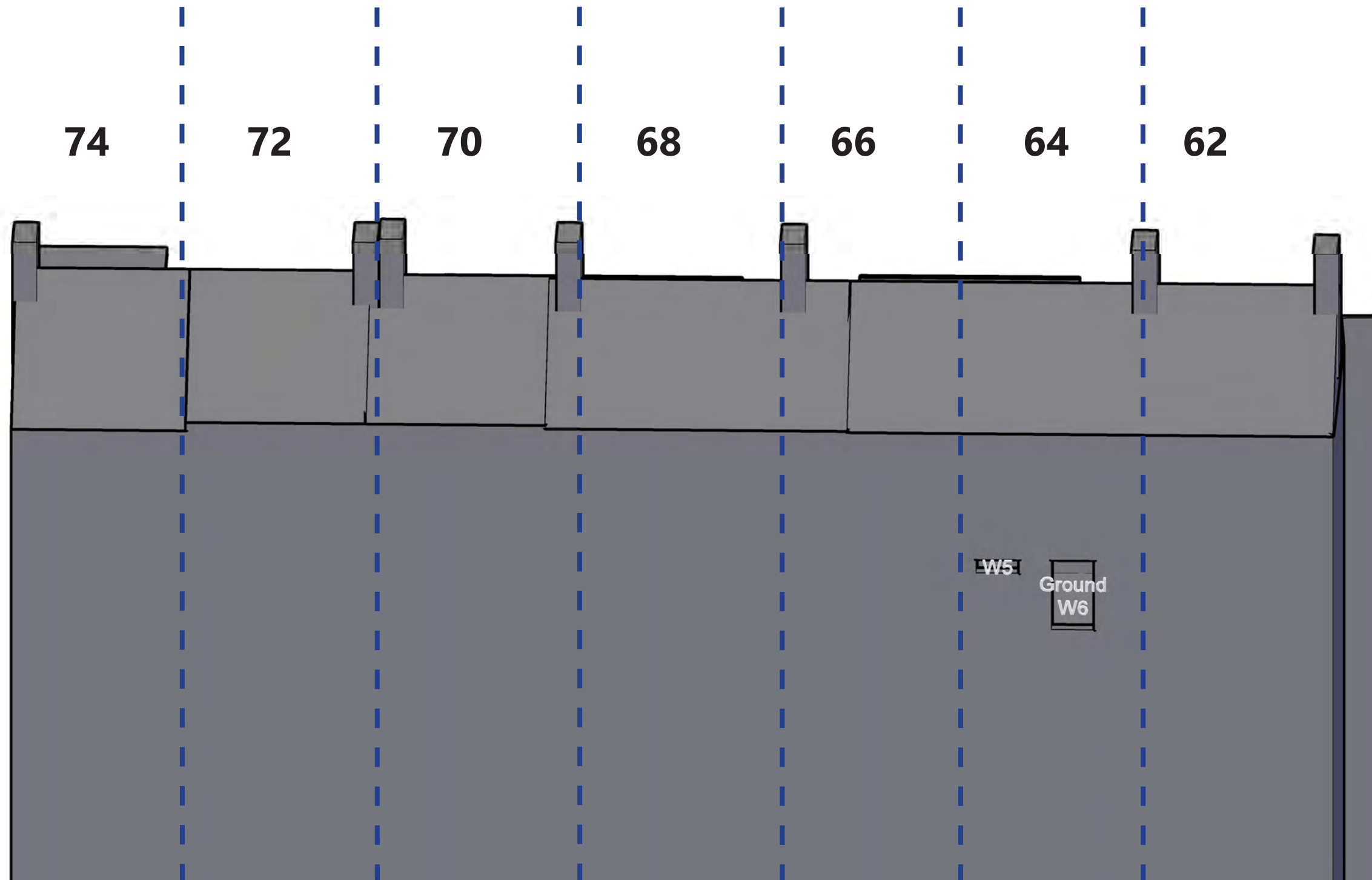


Sources of information

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Received 03/06/2021

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Project Project Otter
Cambridge
CB1 3ET

Title 62-74 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 303 20

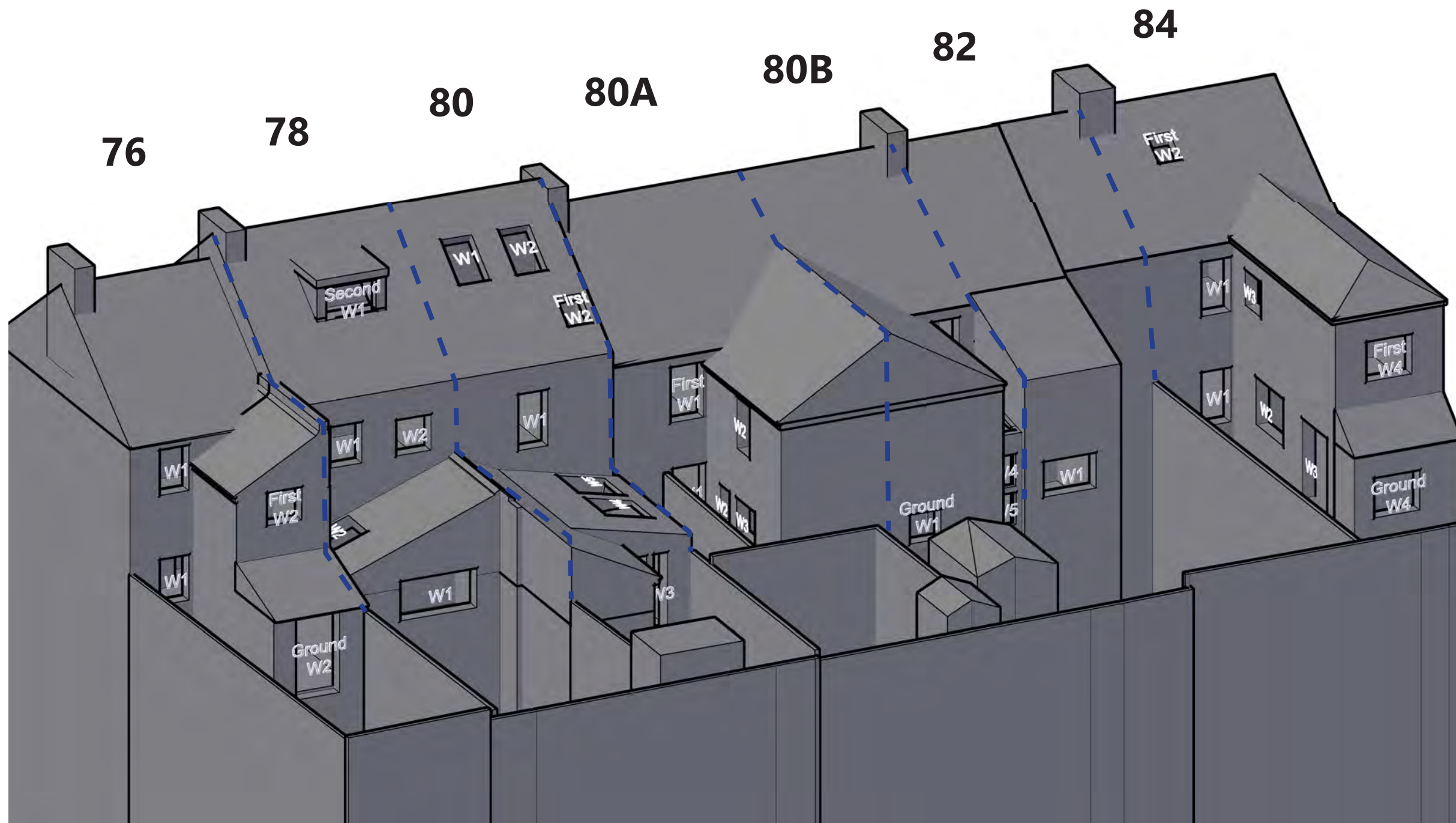


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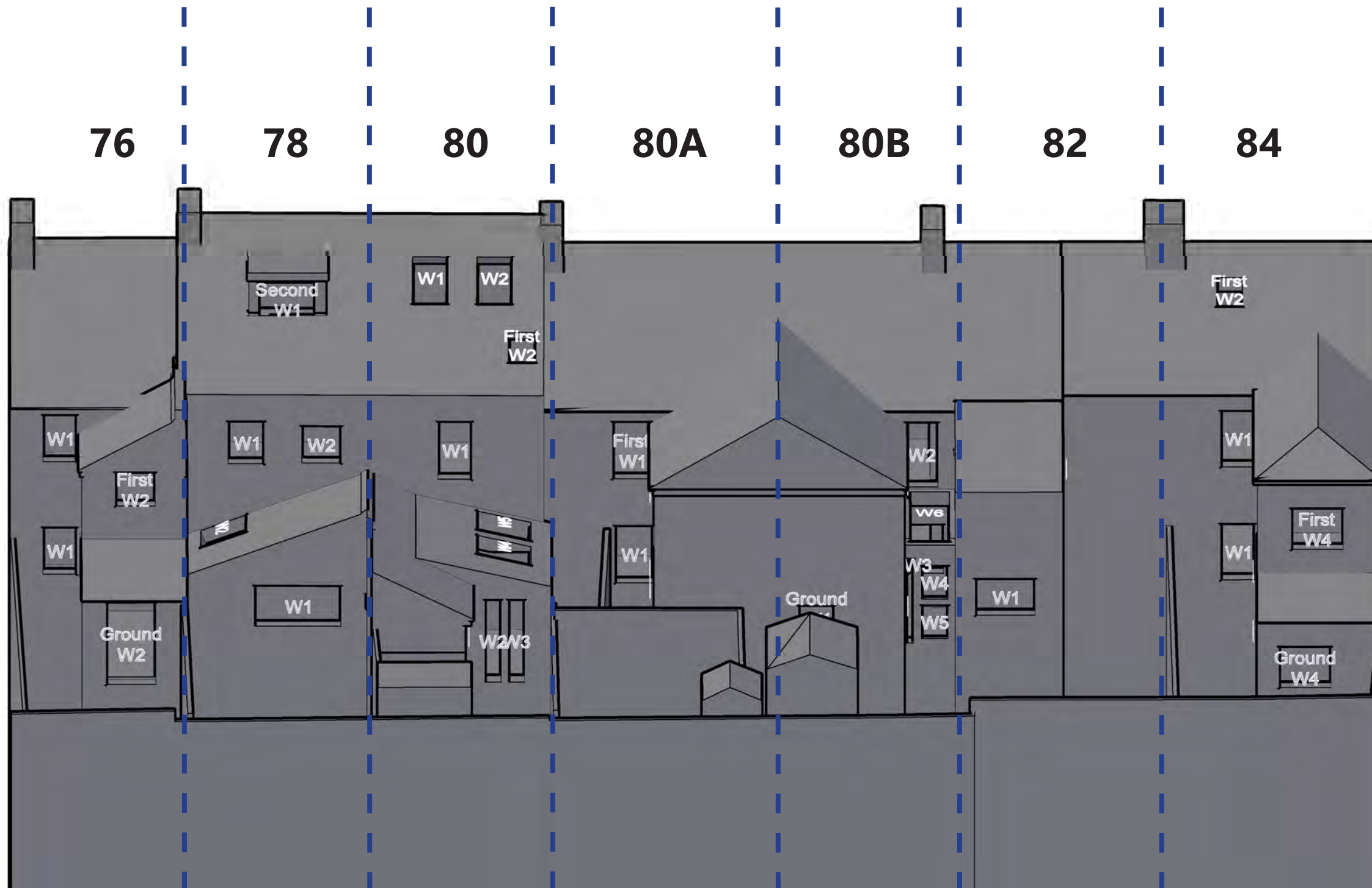
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Sources of information

Greenhatch Group
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35829A_T_REV1.dwg
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ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project Project Otter
Cambridge
CB1 3ET

Title 76-84 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 305 22

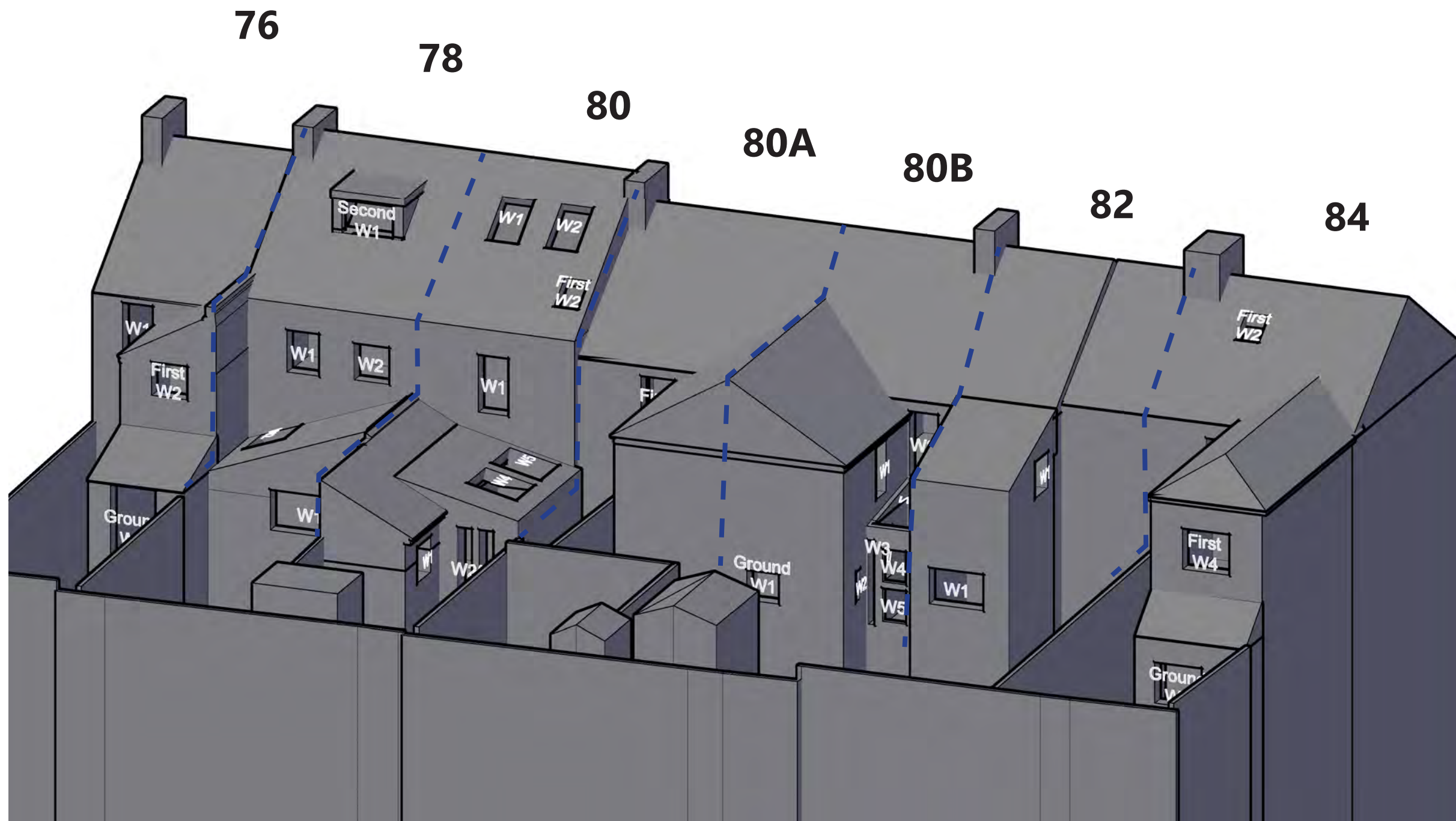


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Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Site Photographs
Ordnance Survey



Project Project Otter
Cambridge
CB1 3ET

Title 76-84 York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

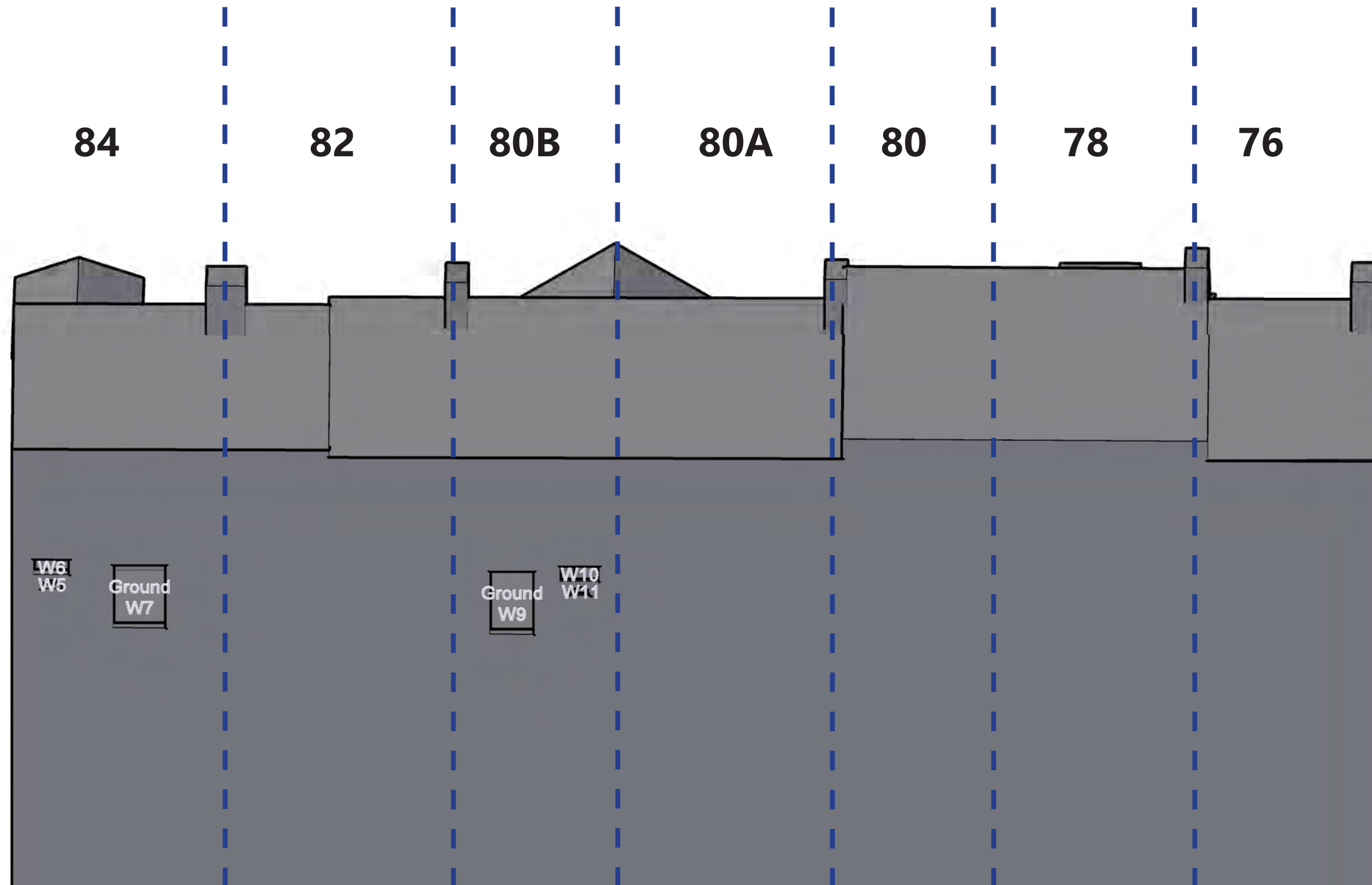
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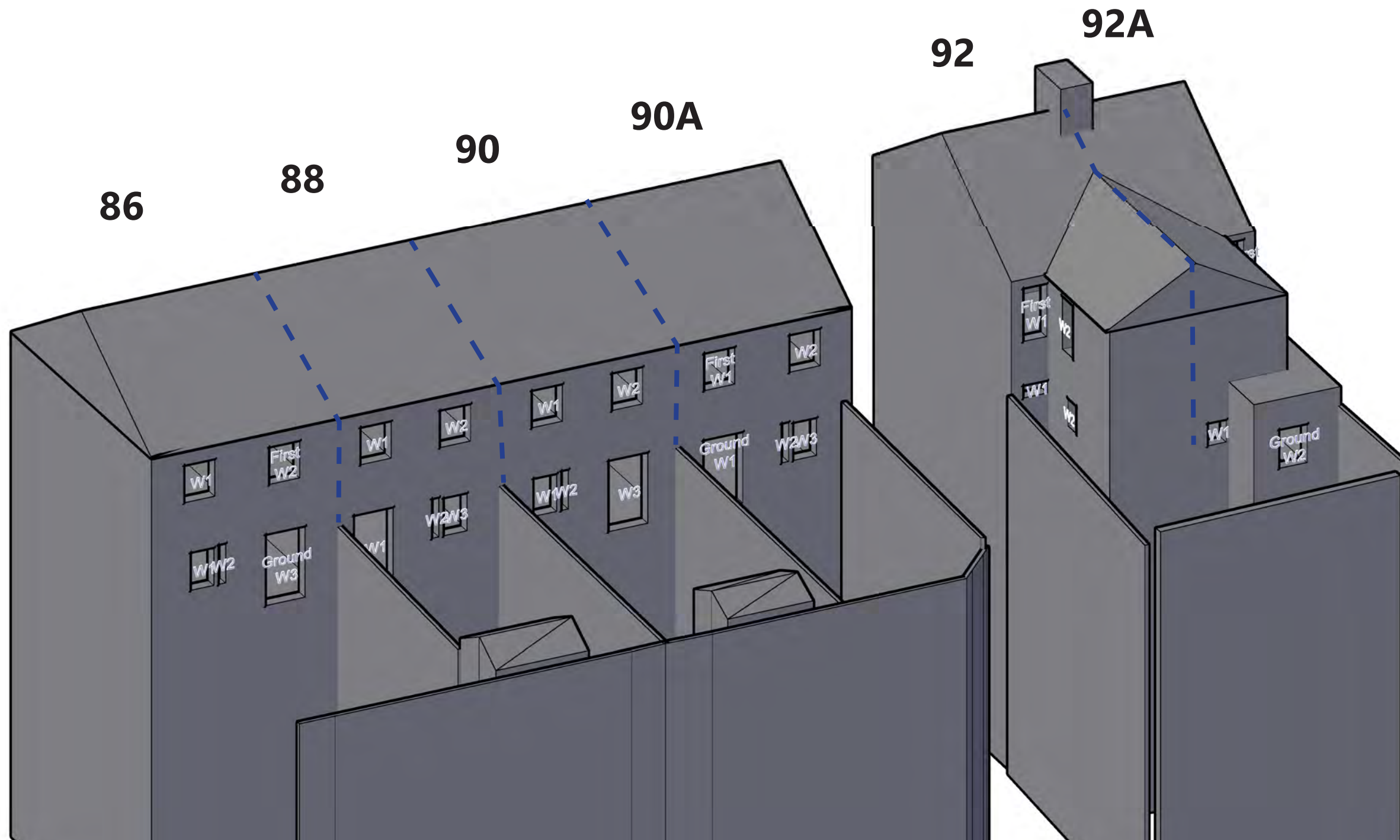
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Sources of information

Greenhatch Group
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Received 01/03/2021

ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project Project Otter
Cambridge
CB1 3ET

Title 86-92A York Street
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 308 25

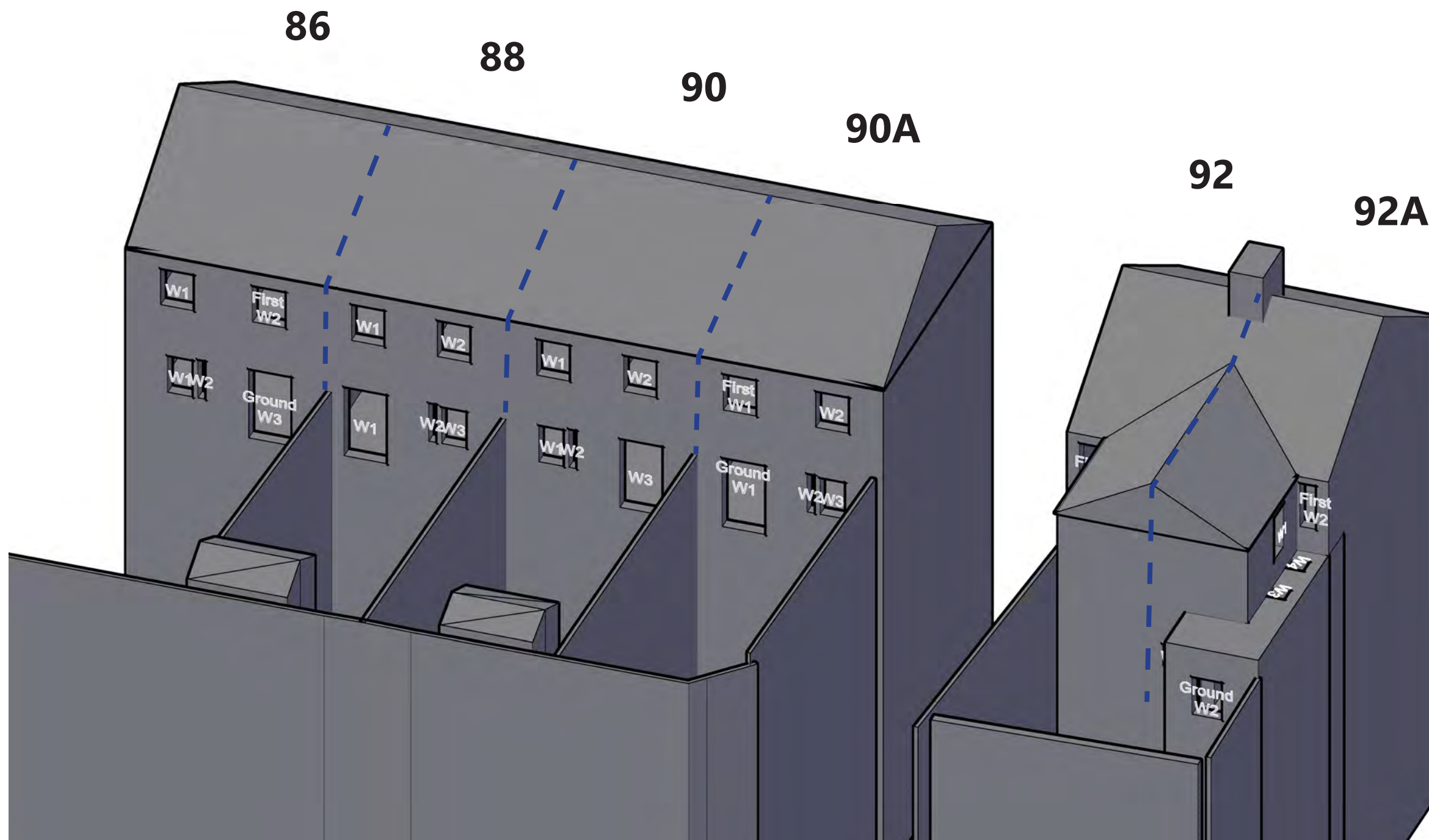


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ZMapping
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Site Photographs
Ordnance Survey



Project Project Otter
Cambridge
CB1 3ET

Title 86-92A York Street
Window Map

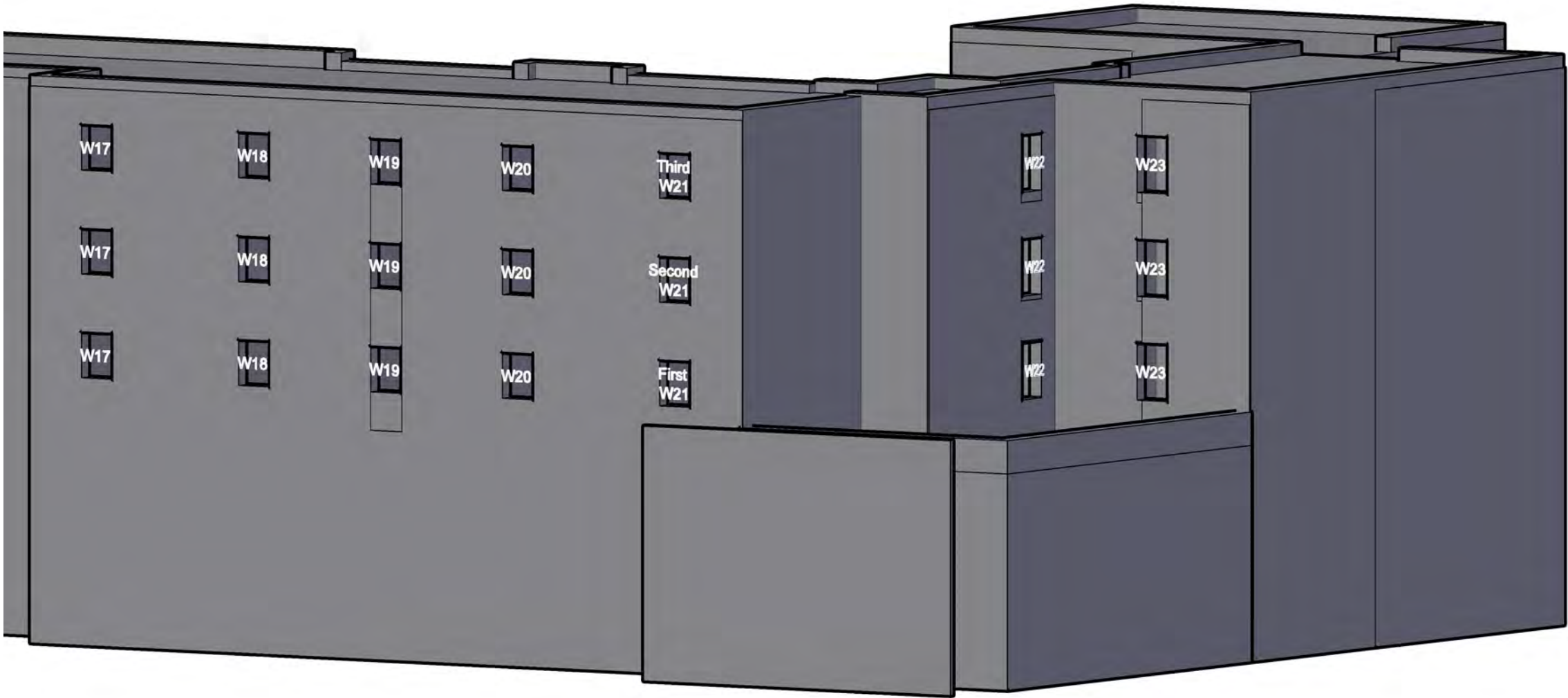
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Sources of information

Greenhatch Group
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ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project Project Otter
Cambridge
CB1 3ET

Title 61 - 81 Inclusive Pym
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 310 63

Sources of information

Greenhatch Group
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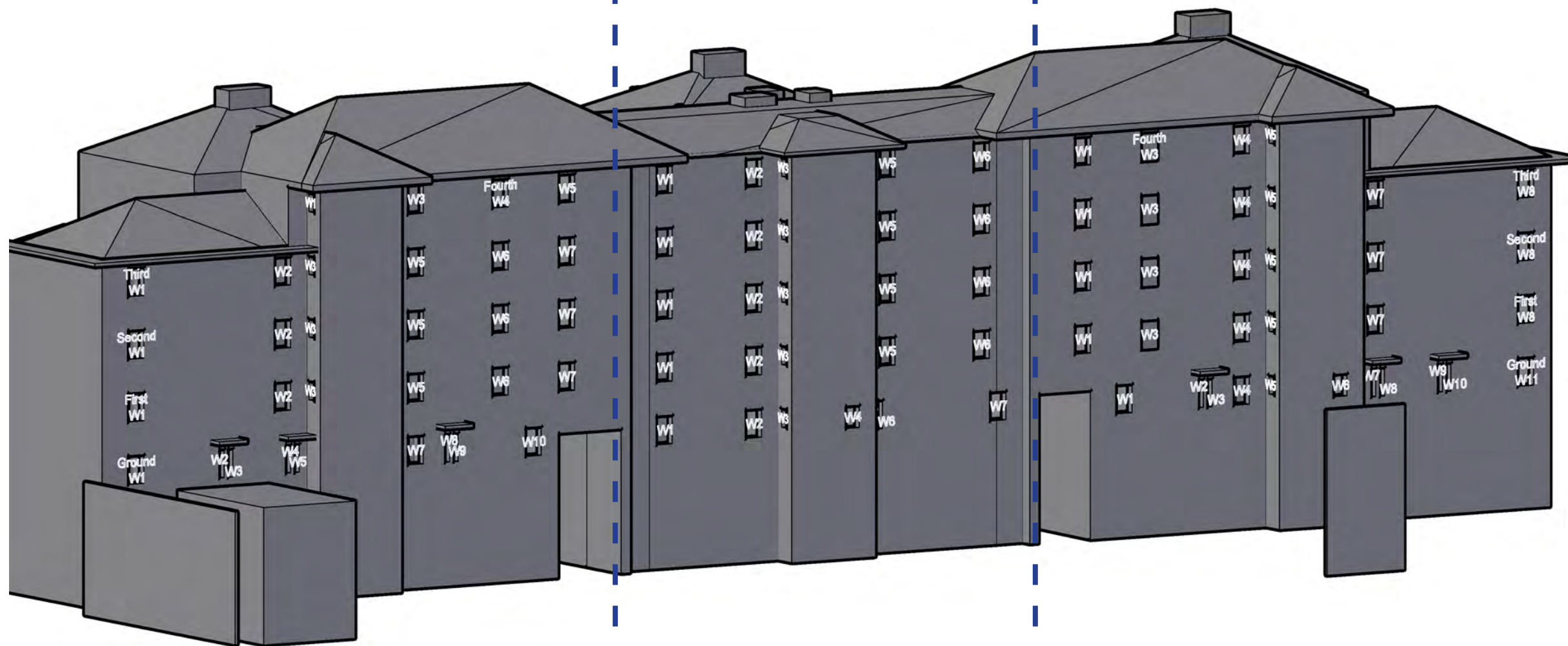
EB7 Ltd
Site Photographs
Ordnance Survey



84-97

69-83

55-68



Project Project Otter
Cambridge
CB1 3ET

Title 55-68, 69-83 and 84-97, Hampden Gardens
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 311 64

Sources of information

Greenhatch Group
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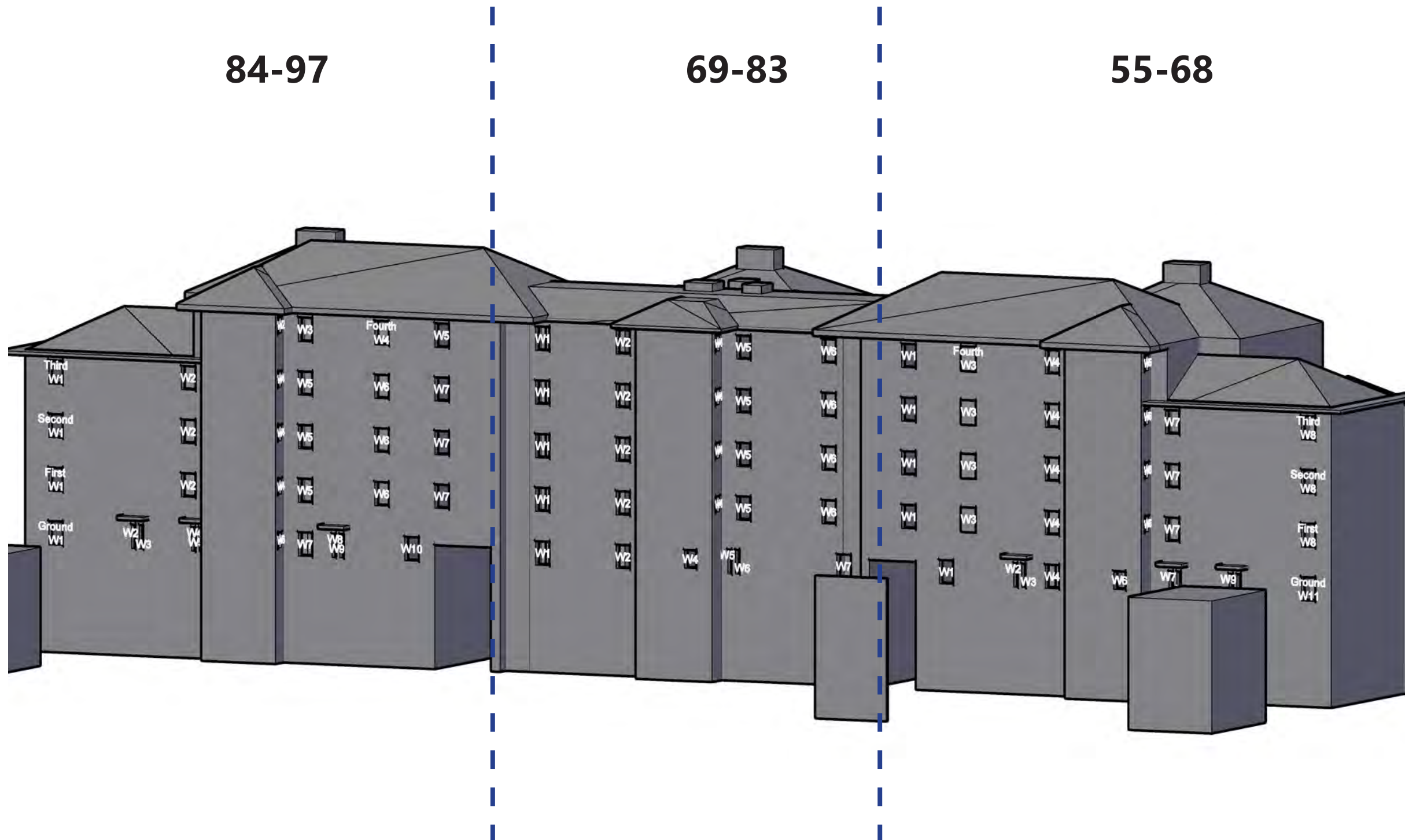
EB7 Ltd
Site Photographs
Ordnance Survey



84-97

69-83

55-68



Project Project Otter
Cambridge
CB1 3ET

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den Gardens
Window Map

Drawn TR Checked JG

Date 15/05/2025 Project 4802

Rel no. Prefix Page no.
WM05 312 65

Sources of information

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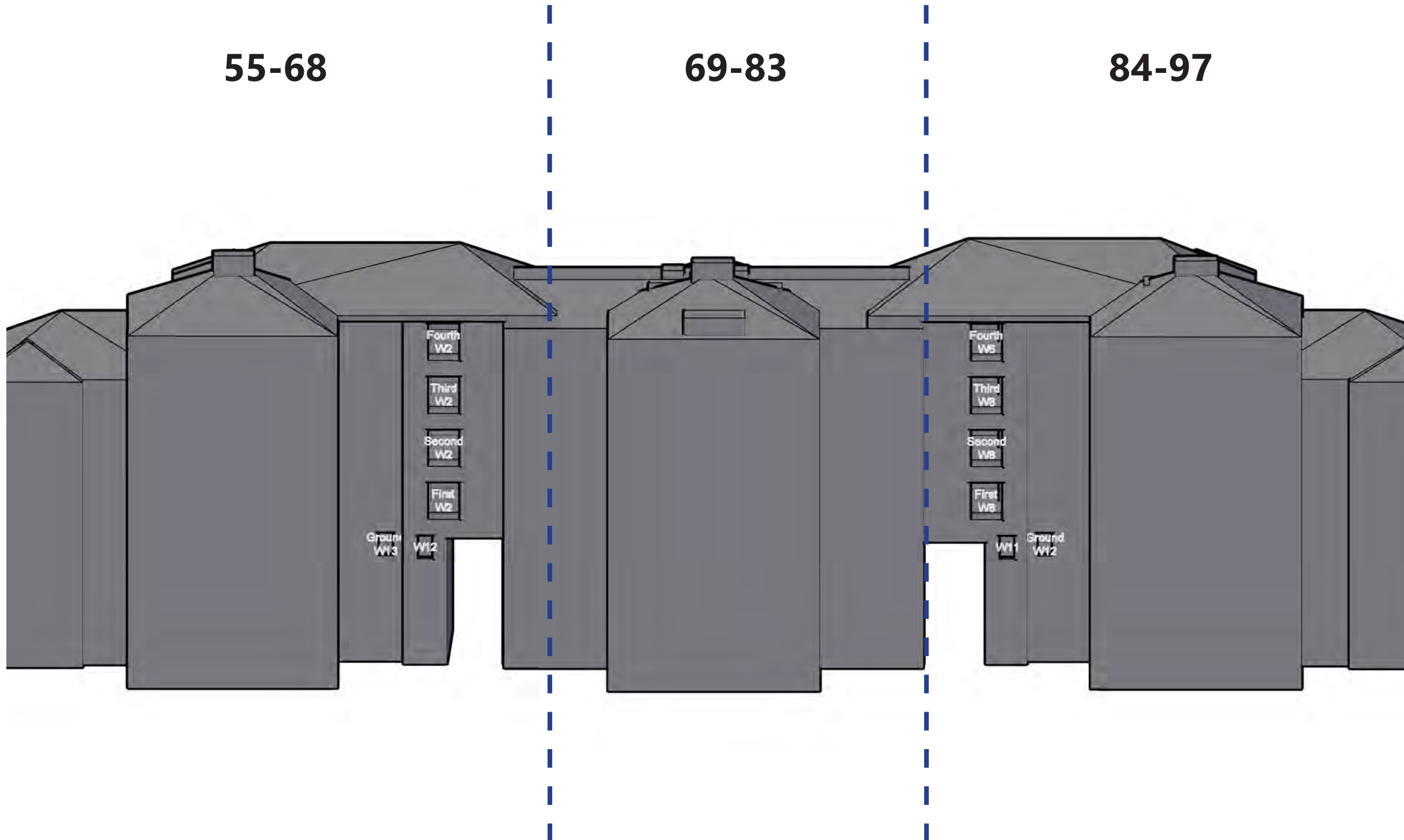
EB7 Ltd
Site Photographs
Ordnance Survey



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69-83

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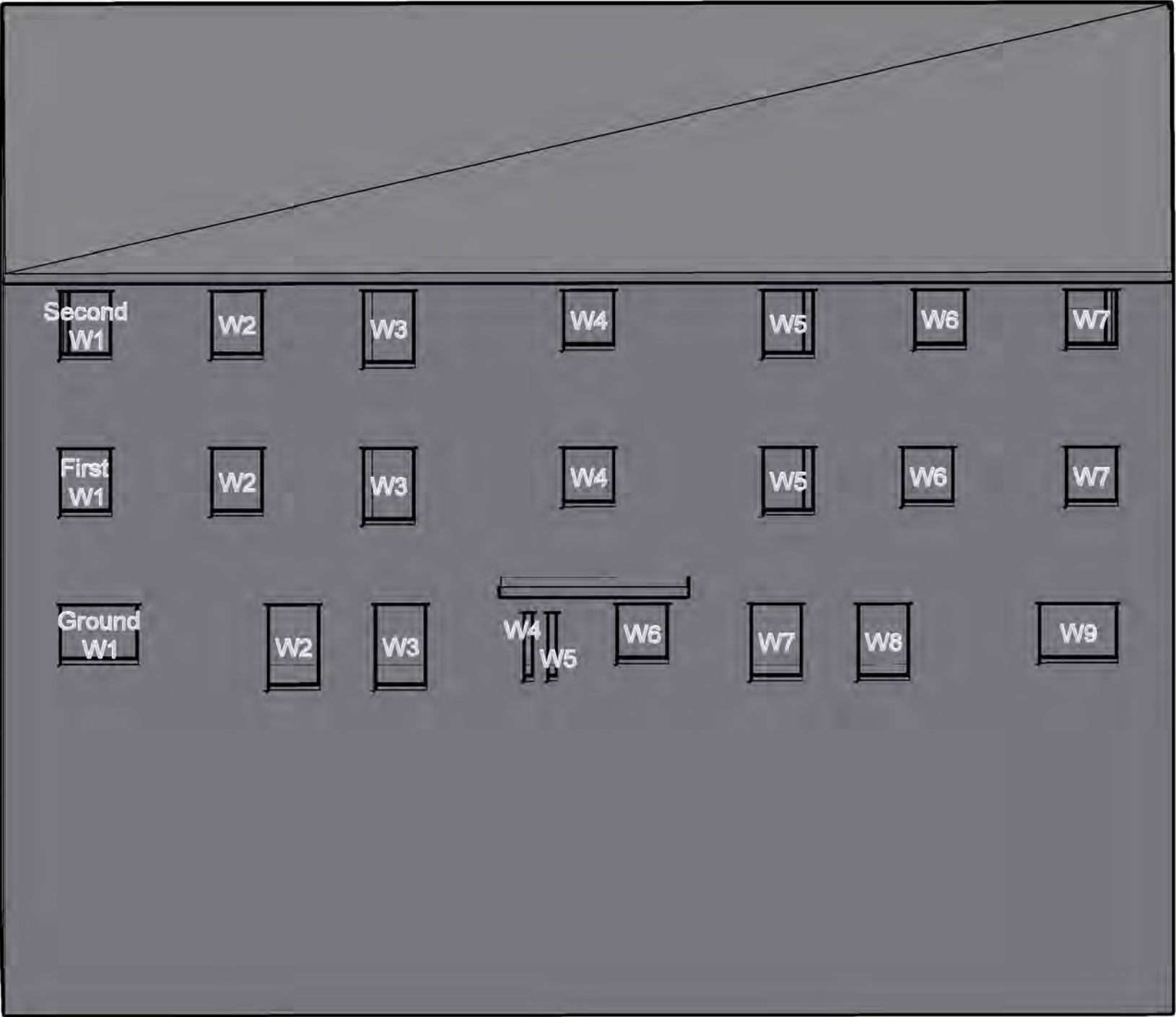
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Sources of information

Greenhatch Group
35829A_01-03_E.dwg
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ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
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EB7 Ltd
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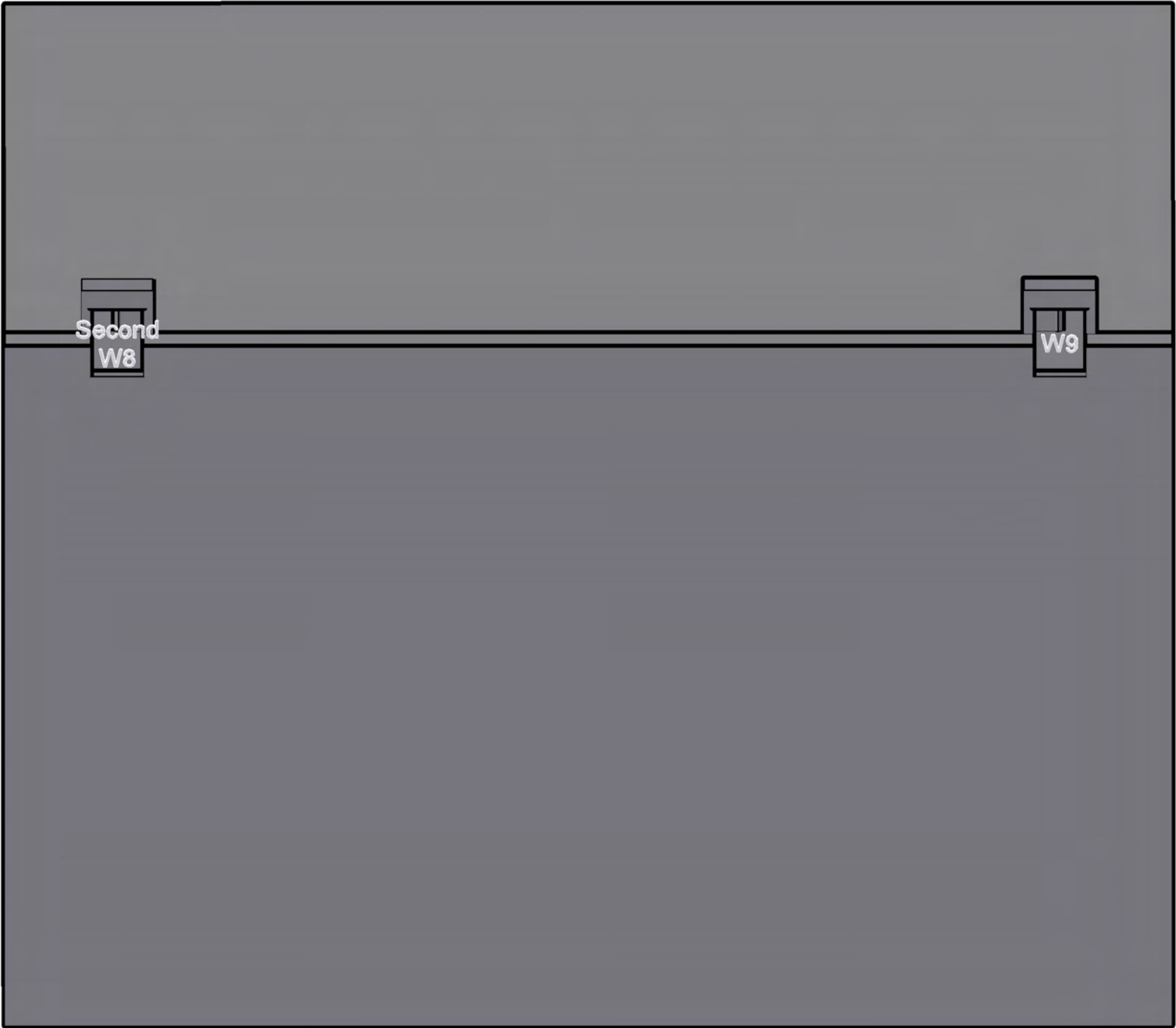
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Date	15/05/2025	Project	4802
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Sources of information

Greenhatch Group
35829A_01-03_E.dwg
35829A_T_REV1.dwg
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ZMapping
Beehive Centre_060720_Solids XY@NE.dwg
Received 03/06/2021

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Project	Project Otter Cambridge CB1 3ET		
Title	11 - 17 The Terrace Window Map		
Drawn	TR	Checked	JG
Date	15/05/2025	Project	4802
Rel no.	Prefix WM05	Page no. 315	68

Appendix 5

Sun on Ground Assessment

Maximum parameter scheme

Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

Zmap
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024

NORTH



Key:

- Existing building
- Proposed Max Parameter
- Area of assessment
- Area receiving more than two hours of sun on March 21st
- Area receiving less than two hours of sun on March 21st

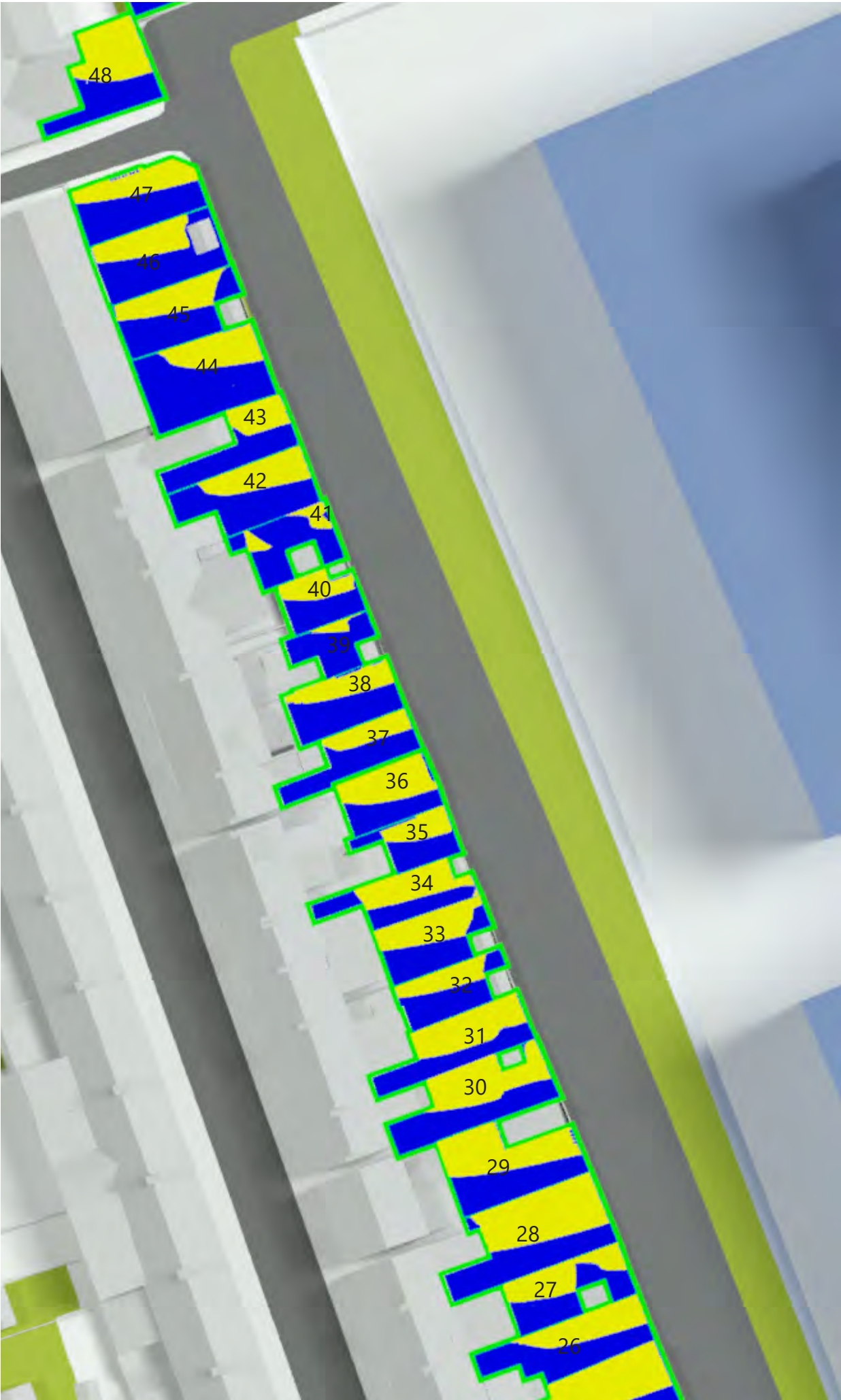
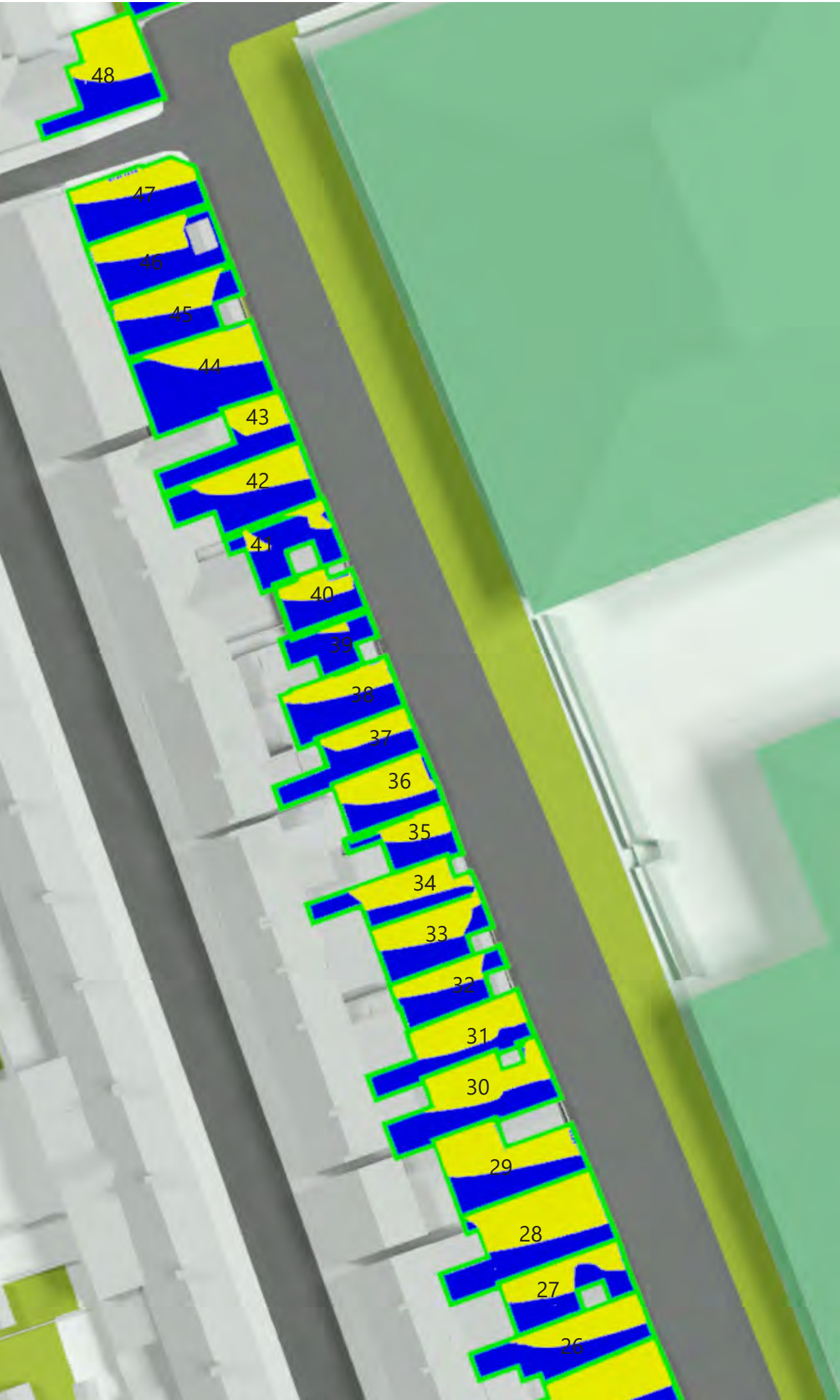
Project Project Otter
Cambridge

Title Sunlight Amenity Study
Existing vs Max Parameter
21st March

Drawn JG Checked --

Date 29/07/2024 Project 4802

Rel no. 05 Prefix SA01 Page no. 318 01



Sources of information

Greenhatch Group
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Received 27/07/2021

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Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
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Key:

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- Proposed Max Parameter
- Area of assessment
- Area receiving more than two hours of sun on March 21st
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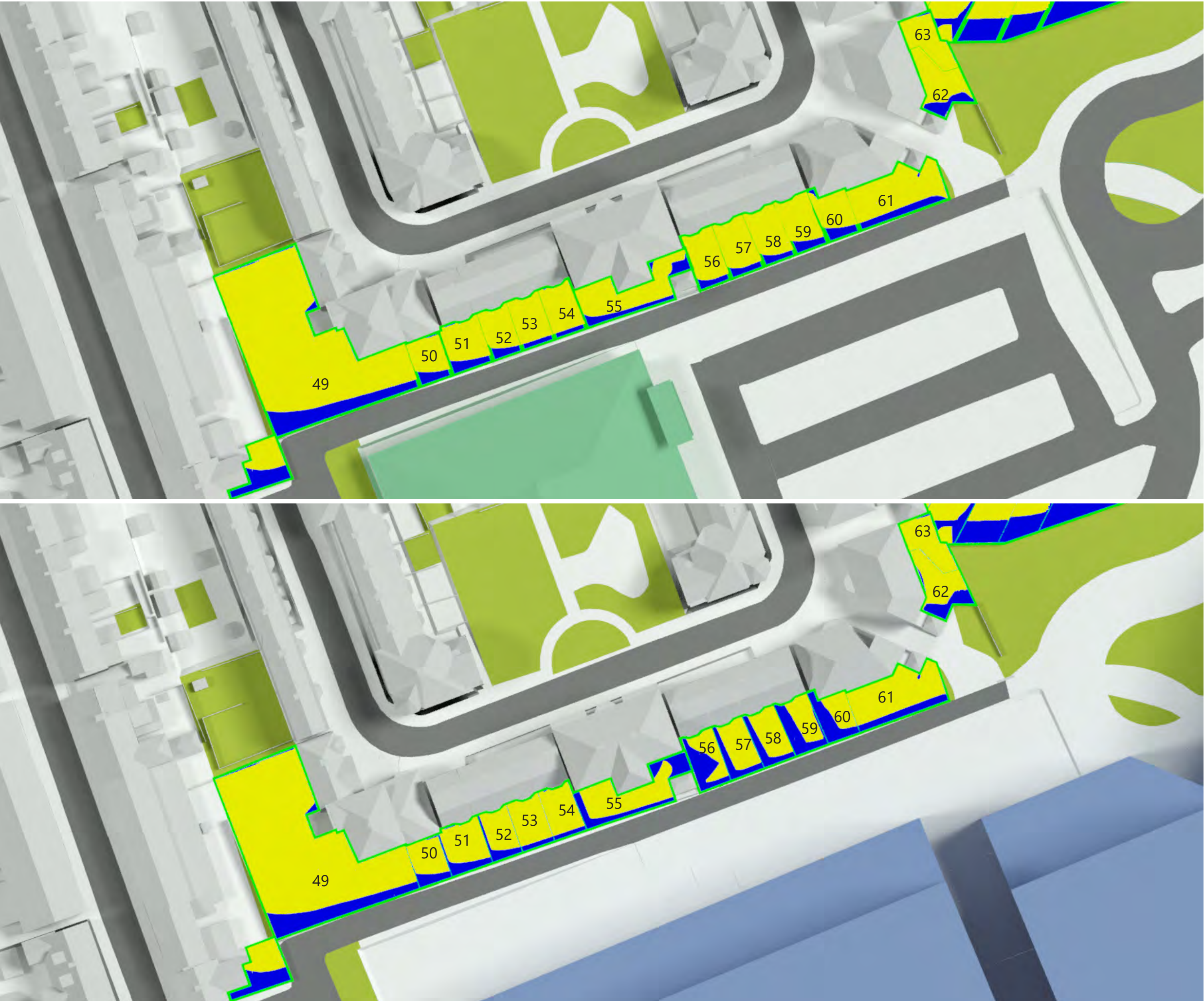
Project Project Otter
Cambridge

Title Sunlight Amenity Study
Existing vs Max Parameter
21st March

Drawn JG Checked --

Date 29/07/2024 Project 4802

Rel no. 05 Prefix SA01 Page no. 319 02



Sources of information

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Received 27/07/2021

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- Proposed Max Parameter
- Area of assessment
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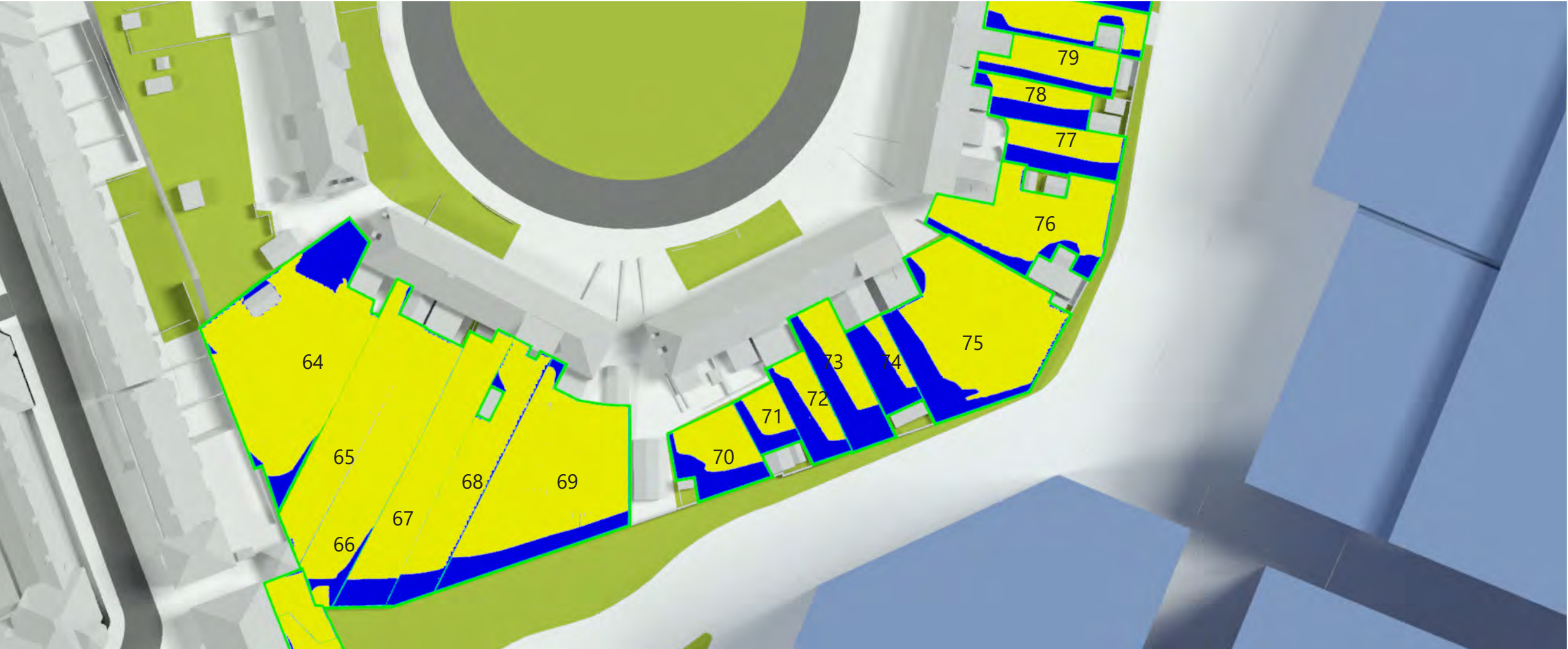
Project Project Otter
Cambridge

Title Sunlight Amenity Study
Existing vs Max Parameter
21st March

Drawn JG Checked --

Date 29/07/2024 Project 4802

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Received 06/03/2021

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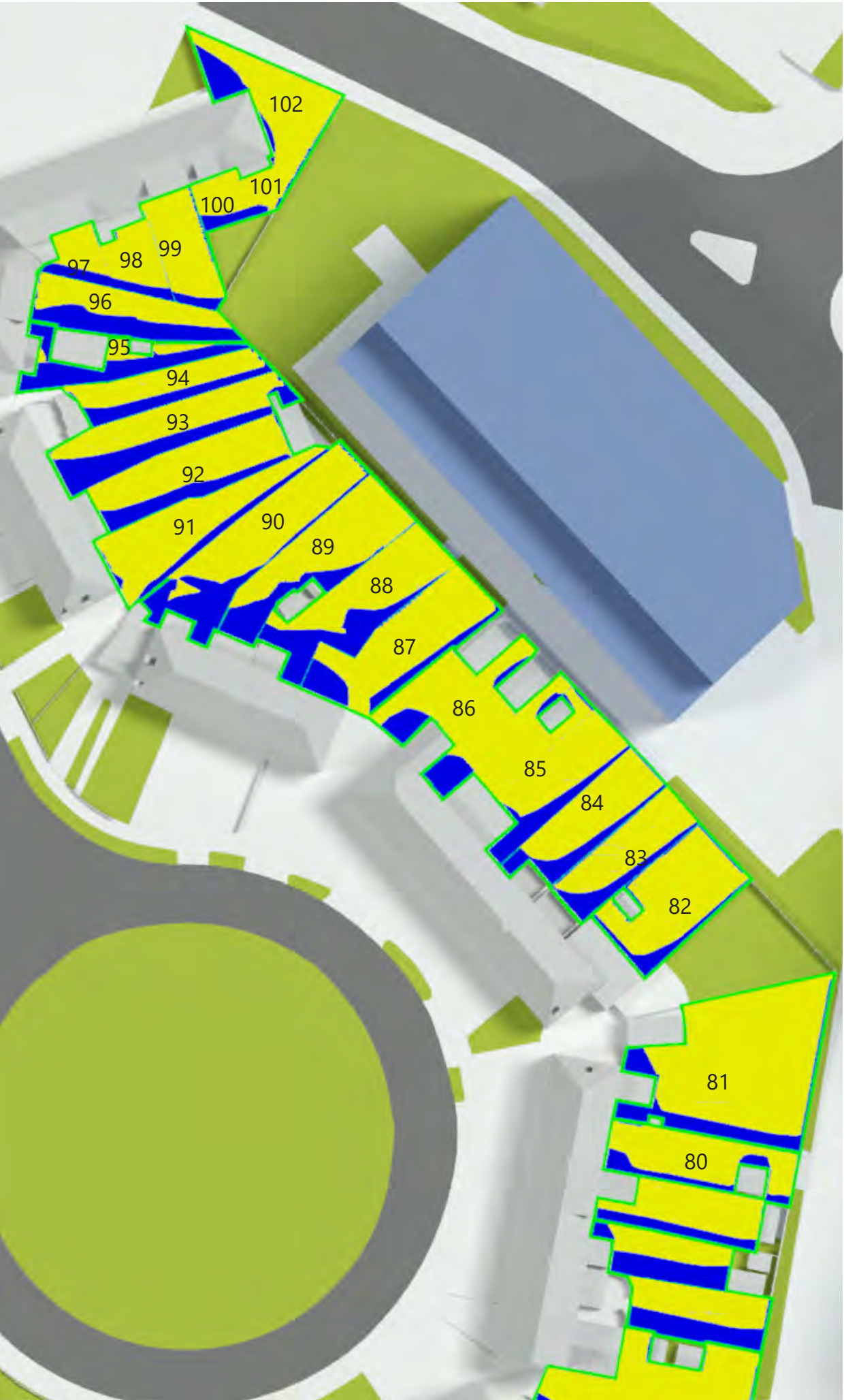
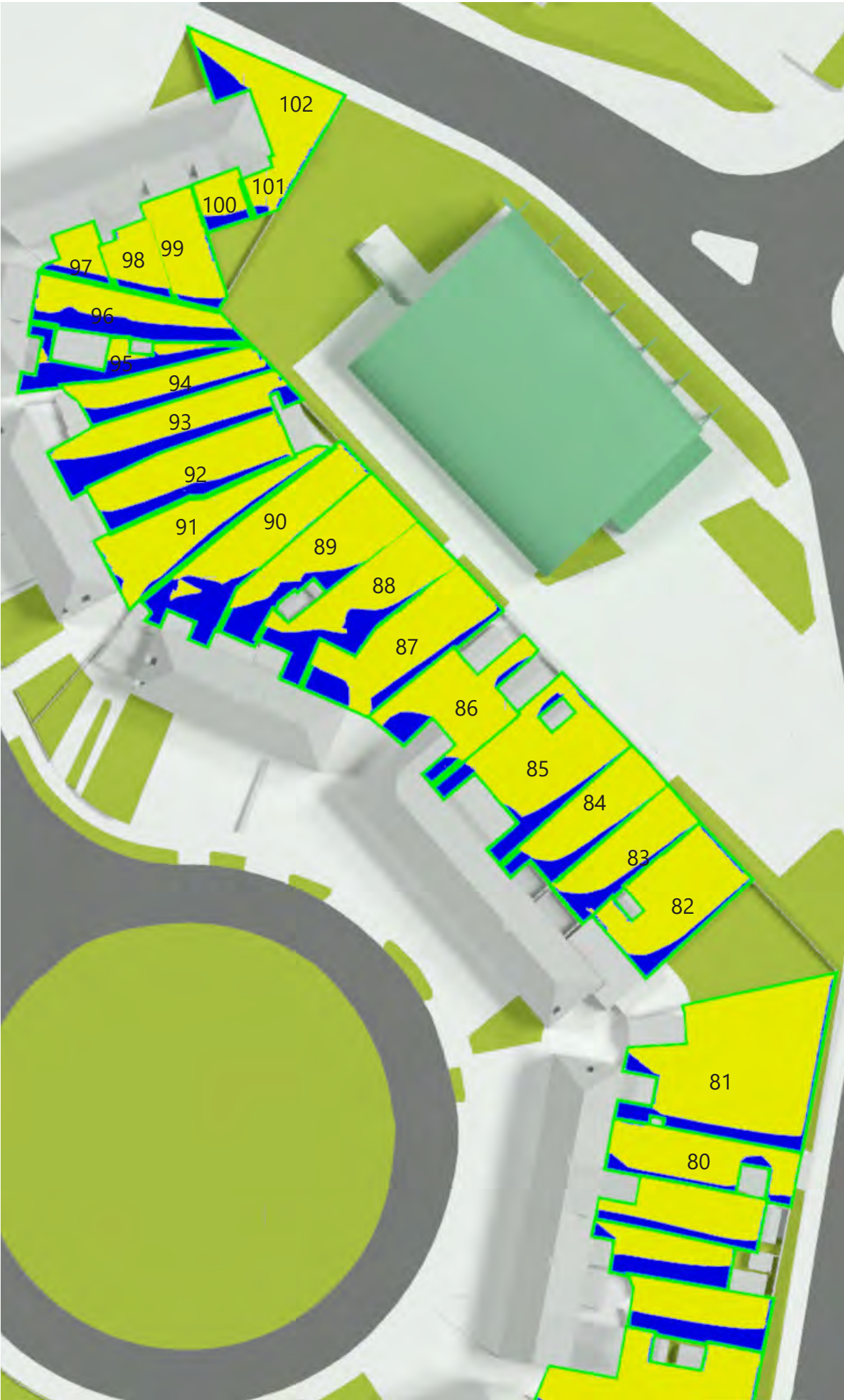
Project Project Otter
Cambridge

Title Sunlight Amenity Study
Existing vs Max Parameter
21st March

Drawn JG Checked --

Date 29/07/2024 Project 4802

Rel no. 05 Prefix SA01 Page no. 321 04



Sources of information

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Received 27/07/2021

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Received 01/03/2021

Zmap
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Received 06/03/2021

Leonard Design Architects
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Received 17/07/2024

NORTH



Key:

- Existing building
- Proposed Max Parameter
- Area of assessment
- Area receiving more than two hours of sun on March 21st
- Area receiving less than two hours of sun on March 21st

Project Project Otter
Cambridge

Title Sunlight Amenity Study
Existing vs Max Parameter
21st March

Drawn JG Checked --

Date 29/07/2024 Project 4802

Rel no. 05 Prefix SA01 Page no. 322 05

	Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
			(m²)	%	(m²)	%	
1	2 York Street	52.35	23.82	45%	23.82	45%	1
2	4 York Street	37.57	14.65	39%	14.65	39%	1
3	6 York Street	34.40	11.21	33%	11.21	33%	1
4	8 York Street	19.15	6.50	32%	6.50	32%	1
5	10 York Street	21.93	5.20	24%	5.20	24%	1
6	12 York Street	40.73	21.65	53%	21.65	53%	1
7	14 York Street	25.43	15.22	60%	15.22	60%	1
8	16 York Street	44.76	16.31	36%	16.31	36%	1
9	18 York Street	48.39	28.80	60%	28.80	60%	1
10	20 York Street	44.18	18.80	43%	18.80	43%	1
11	22 York Street	61.37	35.62	58%	35.62	58%	1
12	24 York Street	47.31	22.94	48%	22.94	48%	1
13	26 York Street	44.77	23.21	52%	23.21	52%	1
14	28 York Street	34.20	19.28	56%	19.28	56%	1
15	30 York Street	41.48	26.15	63%	26.15	63%	1
63	32 York Street	42.69	29.83	70%	29.83	70%	1
17	34 York Street	47.01	29.31	62%	29.31	62%	1
18	36 York Street	38.01	16.52	43%	16.52	43%	1
19	38 York Street	55.63	21.10	38%	21.10	38%	1
20	40 York Street	38.41	20.63	54%	20.63	54%	1
21	42 York Street	54.56	24.64	45%	24.64	45%	1
22	44 York Street	54.97	27.47	50%	27.28	50%	0.99
23	46 York Street	23.57	11.43	48%	11.42	48%	1
24	48 York Street	36.70	12.89	35%	12.89	35%	1
25	50 York Street	64.73	33.51	52%	33.51	52%	1
26	52 York Street	45.34	17.79	39%	17.79	39%	1
27	54 York Street	35.68	16.46	46%	16.39	46%	1
28	56 York Street	64.69	36.07	56%	35.91	56%	1
29	58 York Street	50.52	27.04	54%	27.04	54%	1
30	62 York Street	50.52	24.48	48%	24.48	48%	1
31	64 York Street	40.03	21.70	54%	21.70	54%	1
32	66 York Street	27.42	10.10	37%	10.10	37%	1
33	68 York Street	34.59	16.96	49%	16.96	49%	1
34	70 York Street	32.50	17.00	52%	16.83	52%	0.99
35	72 York Street	21.97	8.66	39%	8.66	39%	1
36	74 York Street	31.57	17.75	56%	17.74	56%	1
37	76 York Street	31.63	9.52	30%	9.52	30%	1
38	78 York Street	34.77	12.20	35%	12.20	35%	1
39	80 York Street	19.15	1.83	10%	1.83	10%	1
40	80A York Street	21.72	8.82	41%	8.82	41%	1
41	80B York Street	27.66	4.90	18%	4.90	18%	1
42	82 York Street	43.82	16.81	38%	16.53	38%	0.98
43	84 York Street	29.97	9.71	32%	9.71	32%	1
44	86 York Street	57.62	17.45	30%	16.71	29%	0.96
45	88 York Street	38.61	15.51	40%	15.50	40%	1
46	90 York Street	46.90	14.82	32%	14.82	32%	1
47	90A York Street	41.60	15.18	36%	15.18	36%	1
48	92 York Street	40.24	21.21	53%	21.21	53%	1
49	213-221 St Matthew's Gardens	422.12	372.26	88%	372.26	88%	1
50	211 St Matthew's Gardens	34.53	26.74	77%	26.37	76%	0.99
51	209 St Matthew's Gardens	46.46	37.43	81%	36.33	78%	0.97

	Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
			(m²)	%	(m²)	%	
52	207 St Matthew's Gardens	34.65	28.57	82%	26.59	77%	0.93
53	205 St Matthew's Gardens	37.96	34.16	90%	34.16	90%	1
54	203 St Matthew's Gardens	37.34	33.83	91%	33.81	91%	1
55	177-201 St Matthew's Gardens	80.78	63.26	78%	53.04	66%	0.84
56	175 St Matthew's Gardens	40.41	35.76	88%	19.38	48%	0.54
57	173 St Matthew's Gardens	42.22	36.79	87%	30.30	72%	0.82
58	171 St Matthew's Gardens	41.43	36.12	87%	29.48	71%	0.82
59	169 St Matthew's Gardens	42.99	34.90	81%	22.43	52%	0.64
60	163-167 St Matthew's Gardens	36.45	28.11	77%	17.12	47%	0.61
61	163-167 St Matthew's Gardens	91.05	74.12	81%	72.65	80%	0.98
62	157-161 St Matthew's Gardens	35.85	37.48	78%	33.90	71%	0.9
63	157-161 St Matthew's Gardens	48.08	35.45	99%	35.45	99%	1
64	28 Silverwood Close	411.20	333.19	81%	332.74	81%	1
65	29 Silverwood Close	174.85	174.08	100%	174.02	100%	1
66	30 Silverwood Close	215.42	202.87	94%	202.87	94%	1
67	31 Silverwood Close	197.06	174.79	89%	174.79	89%	1
68	32 Silverwood Close	168.86	142.65	84%	142.18	84%	1
69	33 Silverwood Close	349.80	294.23	84%	294.23	84%	1
70	34 Silverwood Close	92.57	62.91	68%	56.96	62%	0.91
71	35 Silverwood Close	42.50	30.18	71%	24.99	59%	0.83
72	36 Silverwood Close	68.74	57.16	83%	33.41	49%	0.58
73	37 Silverwood Close	103.04	81.07	79%	46.92	46%	0.58
74	38 Silverwood Close	58.78	45.26	77%	15.43	26%	0.34
75	39 Silverwood Close	332.58	313.62	94%	260.48	78%	0.83
76	40 Silverwood Close	187.15	164.56	88%	155.75	83%	0.95
77	41 Silverwood Close	82.26	51.57	63%	47.96	58%	0.93
78	42 Silverwood Close	67.55	36.79	54%	33.47	50%	0.91
79	43 Silverwood Close	78.01	60.04	77%	56.37	72%	0.94
80	44 Silverwood Close	93.15	78.99	85%	74.60	80%	0.94
81	45 Silverwood Close	269.63	231.71	86%	224.23	83%	0.97
82	46 Silverwood Close	118.72	104.01	88%	102.01	86%	0.98
83	47 Silverwood Close	81.86	61.34	75%	60.94	74%	0.99
84	48 Silverwood Close	91.43	70.76	77%	70.53	77%	1
85	49 Silverwood Close	87.20	62.34	71%	62.34	71%	1
86	50 Silverwood Close	70.92	61.08	86%	60.19	85%	0.99
87	51 Silverwood Close	103.60	85.91	83%	84.52	82%	0.98
88	52 Silverwood Close	137.79	107.87	78%	105.75	77%	0.98
89	53 Silverwood Close	125.07	80.13	64%	79.33	63%	0.99
90	54 Silverwood Close	124.24	93.32	75%	93.32	75%	1
91	55 Silverwood Close	148.16	102.21	69%	102.21	69%	1
92	56 Silverwood Close	114.17	95.74	84%	95.73	84%	1
93	57 Silverwood Close	114.56	86.41	75%	86.41	75%	1
94	58 Silverwood Close	121.68	72.22	59%	72.10	59%	1
95	59 Silverwood Close	74.10	49.16	66%	48.95	66%	1
96	60 Silverwood Close	54.23	9.63	18%	9.61	18%	1
97	61 Silverwood Close	97.32	55.96	57%	51.40	53%	0.92
98	62 Silverwood Close	28.72	20.95	73%	19.97	70%	0.95
99	63 Silverwood Close	40.83	33.90	83%	33.50	82%	0.99
100	64 Silverwood Close	63.97	57.64	90%	57.30	90%	0.99
101	65 and 65A Silverwood Close	26.85	20.39	76%	20.39	76%	1
102	65 and 65A Silverwood Close	113.16	98.10	87%	92.42	82%	0.94

Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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35829A_T_REV1.dwg
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NORTH



Key:

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Project Project Otter
Cambridge

Title Sunlight Amenity Study
Existing vs Max Parameter
21st March

Drawn JG Checked --

Date 29/07/2024 Project 4802

Rel no. 05 Prefix SA01 Page no. 323 06

Sources of information

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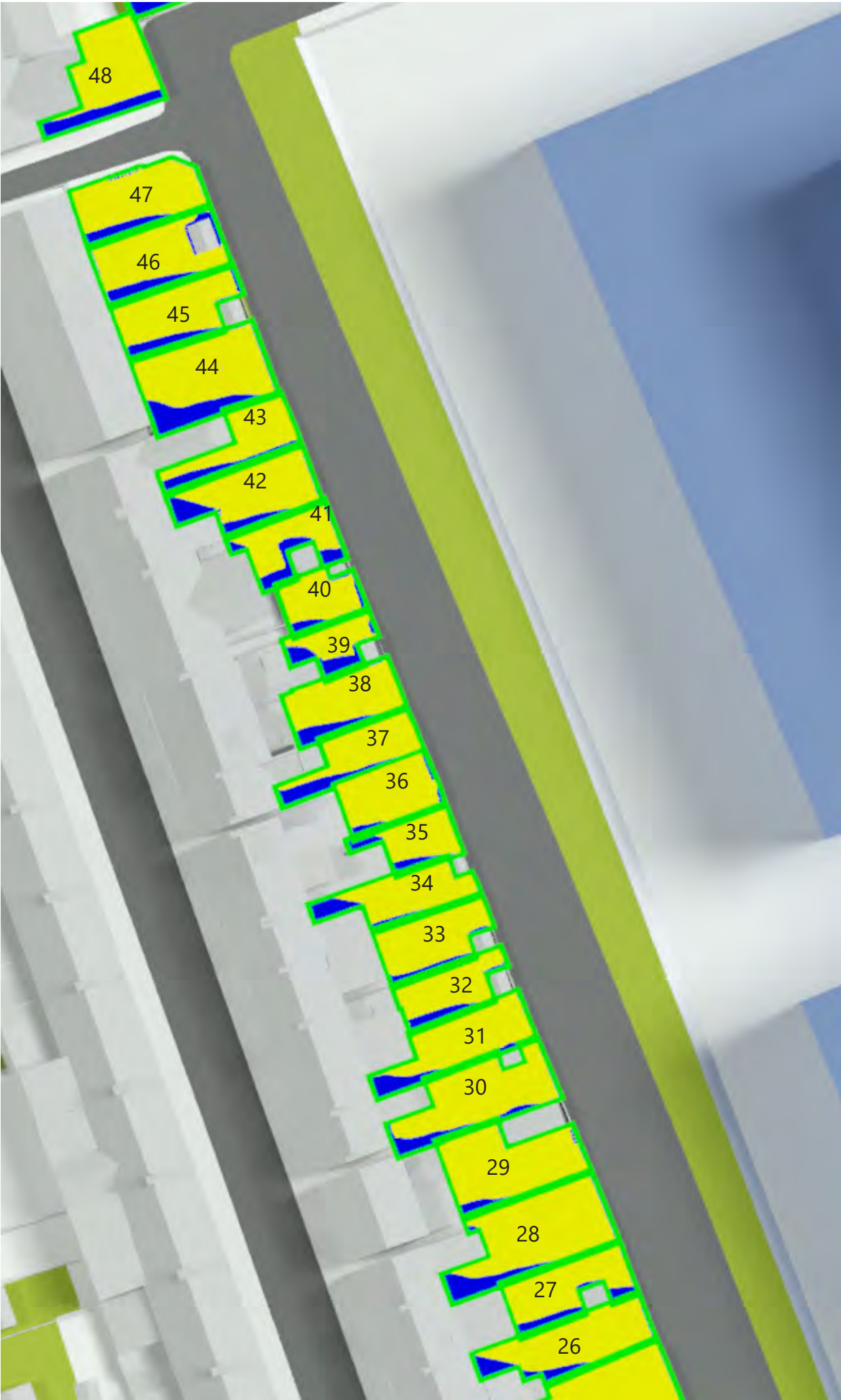
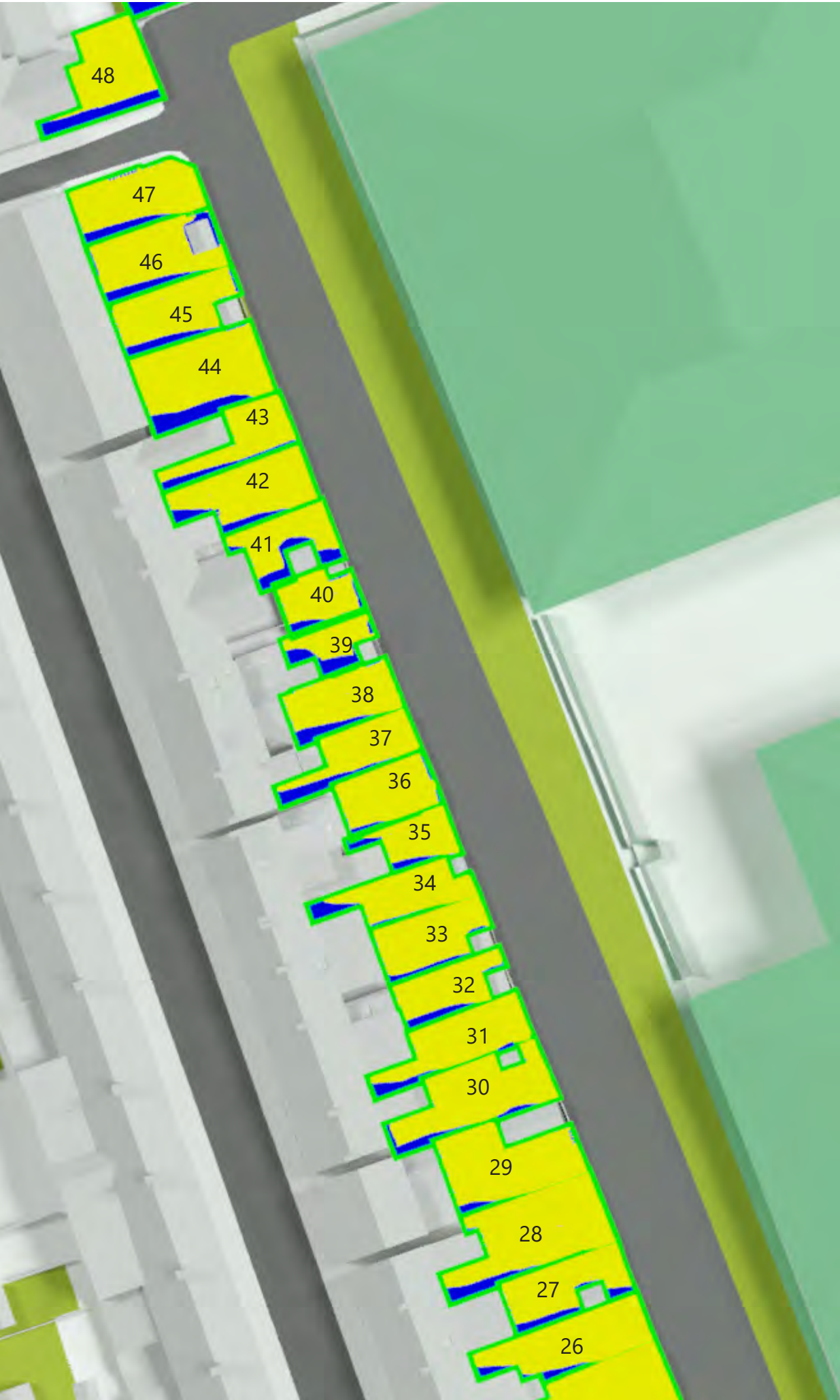
Project Project Otter
Cambridge

Title Sunlight Amenity Study
Existing vs Max Parameter
21st June

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Date 06/08/2024 Project 4802

Rel no. 05 Prefix SA03 Page no. 324 01



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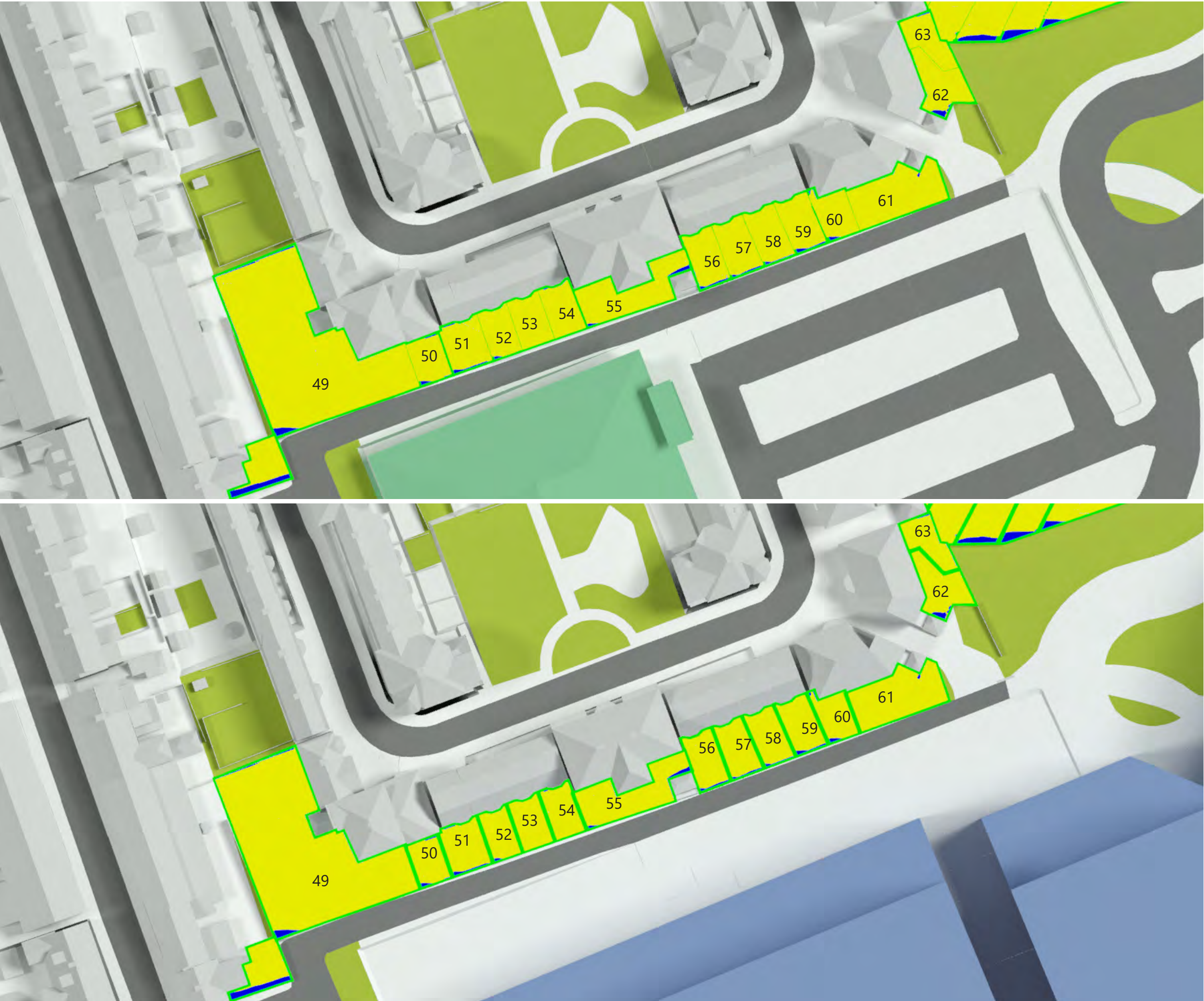
Project Project Otter
Cambridge

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Existing vs Max Parameter
21st June

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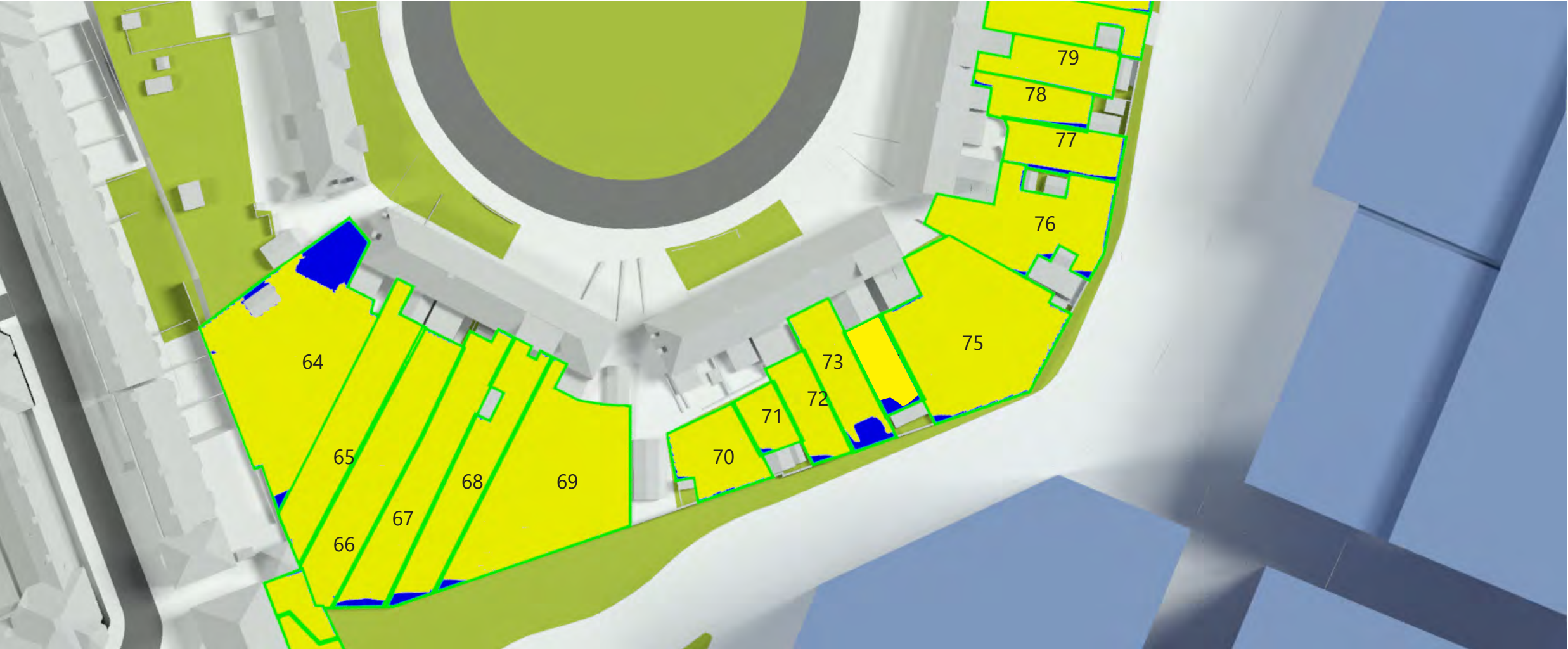
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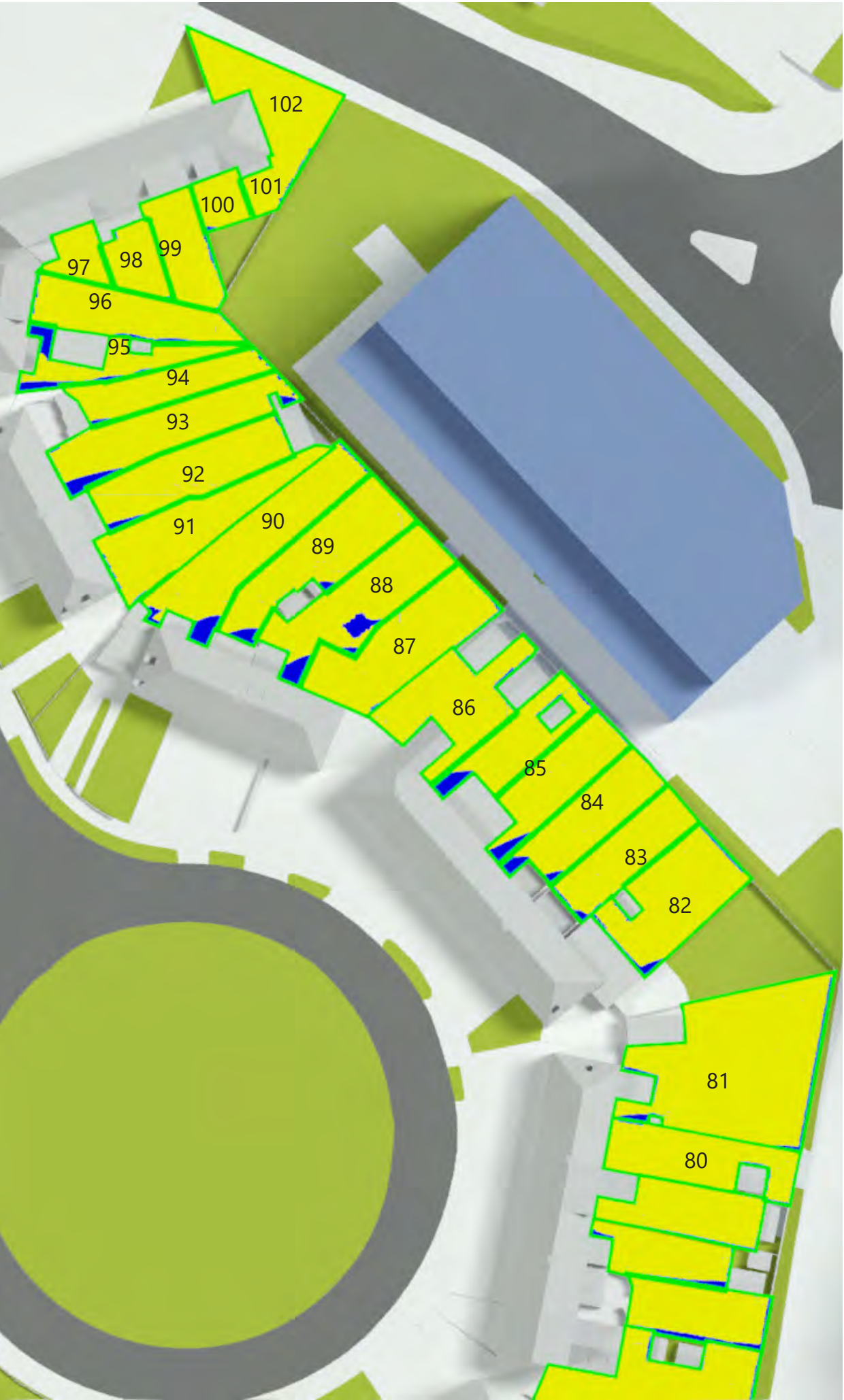
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Project Project Otter
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Title Sunlight Amenity Study
Existing vs Max Parameter
21st June

Drawn JG Checked --

Date 06/08/2024 Project 4802

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	Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
			(m²)	%	(m²)	%	
1	2 York Street	52.35	47.60	91%	47.60	91%	1
2	4 York Street	37.57	30.10	80%	30.10	80%	1
3	6 York Street	34.40	29.14	85%	29.14	85%	1
4	8 York Street	20.59	15.65	76%	15.65	76%	1
5	10 York Street	21.93	16.39	75%	16.39	75%	1
6	12 York Street	40.73	36.85	90%	36.85	90%	1
7	14 York Street	25.43	22.83	90%	22.83	90%	1
8	16 York Street	44.76	41.95	94%	41.95	94%	1
9	18 York Street	48.39	45.12	93%	45.12	93%	1
10	20 York Street	44.18	40.02	91%	40.01	91%	1
11	22 York Street	61.37	58.66	96%	58.51	95%	1
12	24 York Street	47.31	44.01	93%	43.94	93%	1
13	26 York Street	44.77	41.74	93%	41.64	93%	1
14	28 York Street	34.20	32.75	96%	32.73	96%	1
15	30 York Street	41.48	40.60	98%	40.57	98%	1
63	32 York Street	42.69	40.14	94%	40.10	94%	1
17	34 York Street	47.01	43.28	92%	42.03	89%	0.97
18	36 York Street	38.01	33.29	88%	32.66	86%	0.98
19	38 York Street	55.63	48.25	87%	45.59	82%	0.94
20	40 York Street	38.41	32.50	85%	31.90	83%	0.98
21	42 York Street	54.56	47.99	88%	46.11	85%	0.96
22	44 York Street	54.97	48.99	89%	47.07	86%	0.96
23	46 York Street	23.57	19.15	81%	19.15	81%	1
24	48 York Street	36.70	31.13	85%	31.09	85%	1
25	50 York Street	64.73	58.72	91%	57.76	89%	0.98
26	52 York Street	45.34	41.12	91%	38.92	86%	0.95
27	54 York Street	35.68	29.44	83%	29.41	82%	1
28	56 York Street	64.69	57.68	89%	54.86	85%	0.95
29	58 York Street	50.52	47.54	94%	46.98	93%	0.99
30	62 York Street	50.52	45.03	89%	44.00	87%	0.98
31	64 York Street	40.03	34.76	87%	33.11	83%	0.95
32	66 York Street	27.42	22.61	82%	22.53	82%	1
33	68 York Street	34.59	30.46	88%	30.46	88%	1
34	70 York Street	32.50	27.17	84%	26.17	81%	0.96
35	72 York Street	21.97	17.00	77%	16.79	76%	0.99
36	74 York Street	31.57	28.30	90%	28.12	89%	0.99
37	76 York Street	31.63	24.56	78%	24.01	76%	0.98
38	78 York Street	34.77	28.75	83%	28.51	82%	0.99
39	80 York Street	19.15	13.12	69%	12.80	67%	0.98
40	80A York Street	21.72	18.06	83%	17.97	83%	1
41	80B York Street	27.66	21.21	77%	20.71	75%	0.98
42	82 York Street	43.82	37.19	85%	35.01	80%	0.94
43	84 York Street	29.97	22.91	76%	22.36	75%	0.98
44	86 York Street	57.62	48.53	84%	45.86	80%	0.94
45	88 York Street	38.61	32.11	83%	31.98	83%	1
46	90 York Street	46.90	33.36	71%	32.91	70%	0.99
47	90A York Street	41.60	35.26	85%	35.24	85%	1
48	92 York Street	40.24	32.36	80%	32.36	80%	1
49	213-221 St Matthew's Gardens	422.12	417.55	99%	417.55	99%	1
50	211 St Matthew's Gardens	34.53	33.21	96%	33.21	96%	1
51	209 St Matthew's Gardens	46.46	44.66	96%	44.66	96%	1

	Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
			(m²)	%	(m²)	%	
52	207 St Matthew's Gardens	34.65	34.11	98%	34.11	98%	1
53	205 St Matthew's Gardens	37.96	37.96	100%	37.96	100%	1
54	203 St Matthew's Gardens	37.34	37.22	100%	37.22	100%	1
55	177-201 St Matthew's Gardens	80.78	78.47	97%	78.47	97%	1
56	175 St Matthew's Gardens	40.41	39.15	97%	39.15	97%	1
57	173 St Matthew's Gardens	42.22	41.09	97%	41.06	97%	1
58	171 St Matthew's Gardens	41.43	40.47	98%	40.47	98%	1
59	169 St Matthew's Gardens	42.99	40.26	94%	40.26	94%	1
60	163-167 St Matthew's Gardens	36.45	35.16	96%	35.01	96%	1
61	163-167 St Matthew's Gardens	91.05	89.86	99%	89.86	99%	1
62	157-161 St Matthew's Gardens	35.85	46.36	96%	46.36	96%	1
63	157-161 St Matthew's Gardens	48.08	35.54	99%	35.54	99%	1
64	28 Silverwood Close	411.20	346.74	84%	346.74	84%	1
65	29 Silverwood Close	174.85	174.72	100%	174.72	100%	1
66	30 Silverwood Close	215.42	214.75	100%	214.75	100%	1
67	31 Silverwood Close	197.06	191.85	97%	191.85	97%	1
68	32 Silverwood Close	168.86	158.88	94%	158.88	94%	1
69	33 Silverwood Close	349.80	347.16	99%	347.16	99%	1
70	34 Silverwood Close	92.57	90.61	98%	90.52	98%	1
71	35 Silverwood Close	42.50	41.50	98%	41.50	98%	1
72	36 Silverwood Close	68.74	66.95	97%	66.92	97%	1
73	37 Silverwood Close	103.04	90.62	88%	88.71	86%	0.98
74	38 Silverwood Close	58.78	58.78	100%	58.78	100%	1
75	39 Silverwood Close	332.58	327.95	99%	327.37	98%	1
76	40 Silverwood Close	187.15	182.87	98%	182.86	98%	1
77	41 Silverwood Close	82.26	78.70	96%	74.24	90%	0.94
78	42 Silverwood Close	67.55	62.75	93%	60.63	90%	0.97
79	43 Silverwood Close	78.01	75.55	97%	74.38	95%	0.98
80	44 Silverwood Close	93.15	92.19	99%	91.83	99%	1
81	45 Silverwood Close	269.63	262.37	97%	258.43	96%	0.98
82	46 Silverwood Close	118.72	113.70	96%	113.56	96%	1
83	47 Silverwood Close	81.86	79.20	97%	78.90	96%	1
84	48 Silverwood Close	91.43	87.18	95%	86.75	95%	1
85	49 Silverwood Close	87.20	81.75	94%	81.75	94%	1
86	50 Silverwood Close	70.92	65.26	92%	64.56	91%	0.99
87	51 Silverwood Close	103.60	102.96	99%	102.75	99%	1
88	52 Silverwood Close	137.79	135.97	99%	135.93	99%	1
89	53 Silverwood Close	125.07	111.17	89%	111.13	89%	1
90	54 Silverwood Close	124.24	118.90	96%	118.90	96%	1
91	55 Silverwood Close	148.16	139.79	94%	139.47	94%	1
92	56 Silverwood Close	114.17	112.22	98%	112.18	98%	1
93	57 Silverwood Close	114.56	111.75	98%	111.01	97%	0.99
94	58 Silverwood Close	121.68	114.08	94%	112.92	93%	0.99
95	59 Silverwood Close	74.10	70.79	96%	70.18	95%	0.99
96	60 Silverwood Close	54.23	46.08	85%	42.93	79%	0.93
97	61 Silverwood Close	97.32	96.29	99%	92.34	95%	0.96
98	62 Silverwood Close	28.72	27.92	97%	27.92	97%	1
99	63 Silverwood Close	40.83	39.41	97%	39.41	97%	1
100	64 Silverwood Close	63.97	62.43	98%	61.76	97%	0.99
101	65 and 65A Silverwood Close	26.85	26.42	98%	26.42	98%	1
102	65 and 65A Silverwood Close	113.16	112.27	99%	112.27	99%	1



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Date 06/08/2024 Project 4802

Rel no. 05 Prefix SA03 Page no. 329 06

Illustrative scheme

Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
Received 01/03/2021

Zmap
Beehive Centre_060720_Solids XY@NE.dwg
Received 06/03/2021

Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024

NORTH



Key:

- Existing building
- Proposed Illustrative
- Area of assessment
- Area receiving more than two hours of sun on March 21st
- Area receiving less than two hours of sun on March 21st

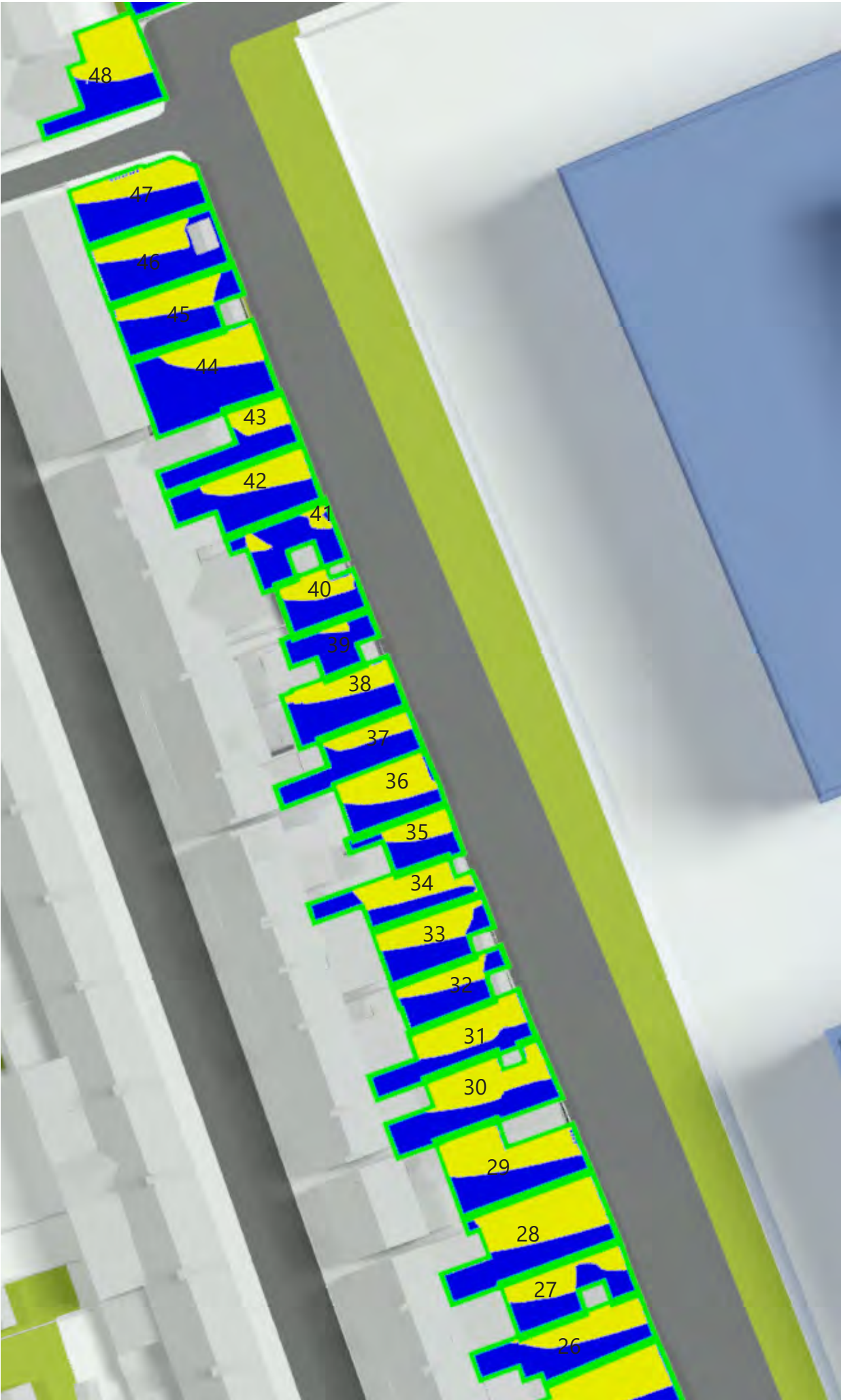
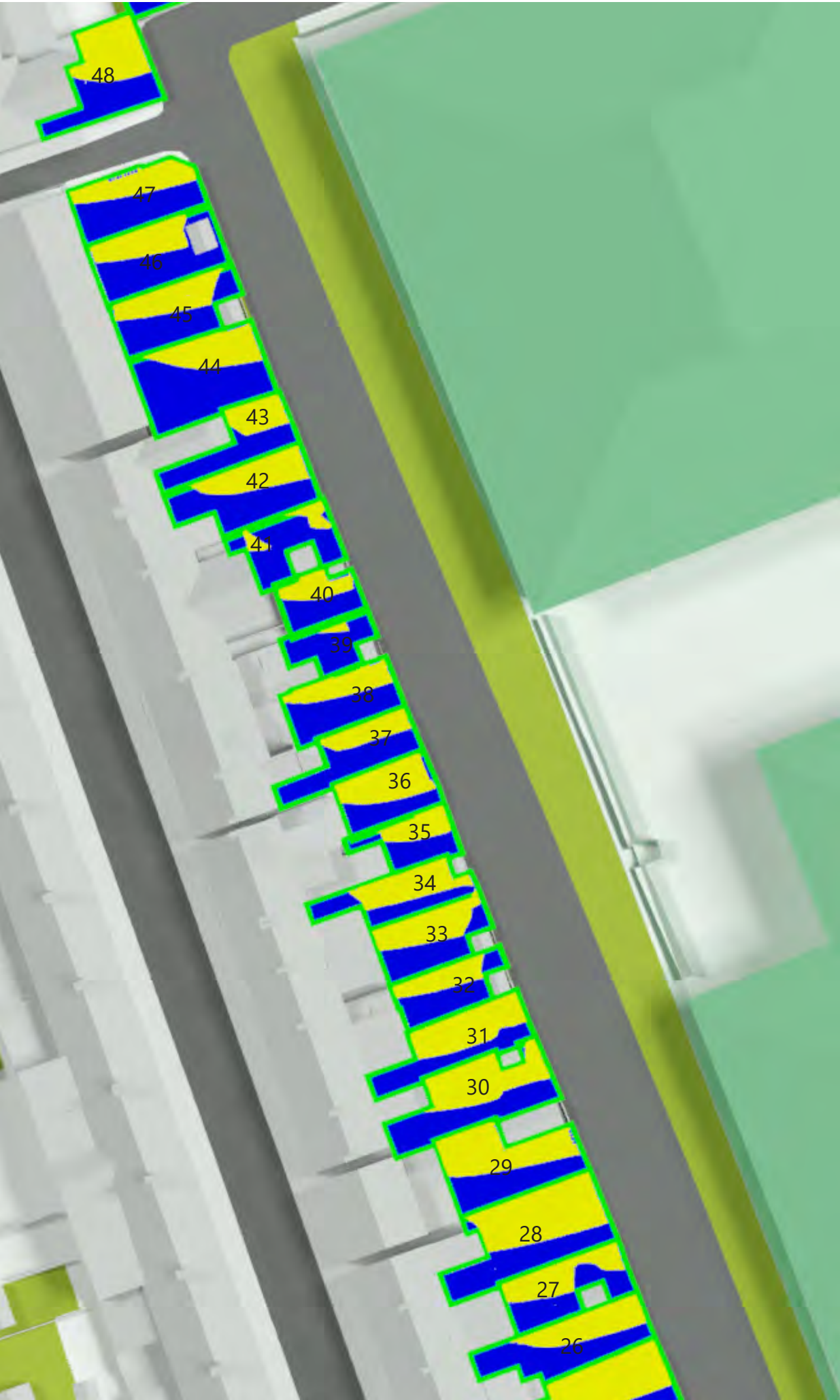
Project Project Otter
Cambridge

Title Sunlight Amenity Study
Existing vs Proposed Illustrative
21st March

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Date 06/08/2024 Project 4802

Rel no. 05 Prefix SA02 Page no. 331 01



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

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Received 01/03/2021

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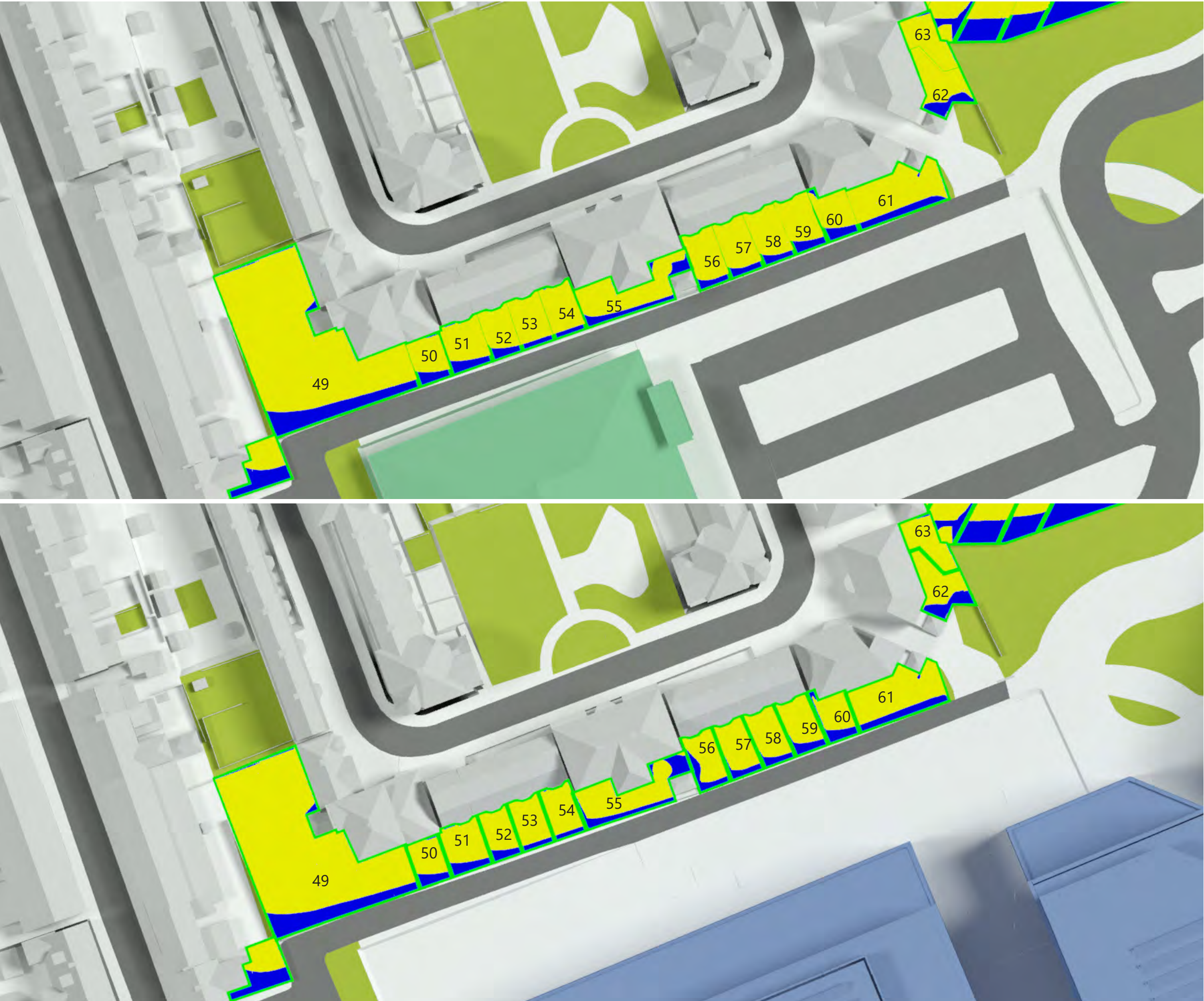
Project Project Otter Cambridge

Title Sunlight Amenity Study
Existing vs Proposed Illustrative
21st March

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Date 06/08/2024 Project 4802

Rel no. 05 Prefix SA02 Page no. 332 02



Sources of information

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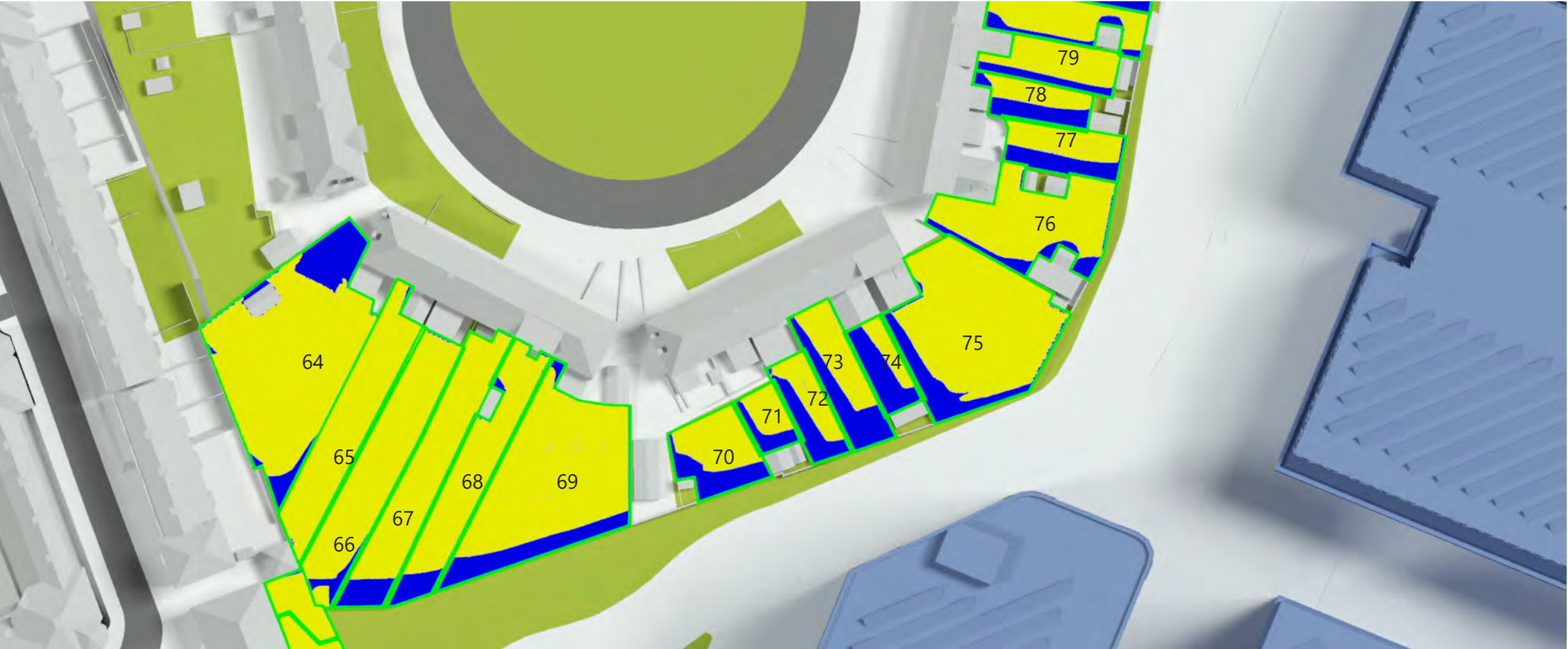
Project Project Otter
Cambridge

Title Sunlight Amenity Study
Existing vs Proposed Illustrative
21st March

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Rel no. 05 Prefix SA02 Page no. 333 03



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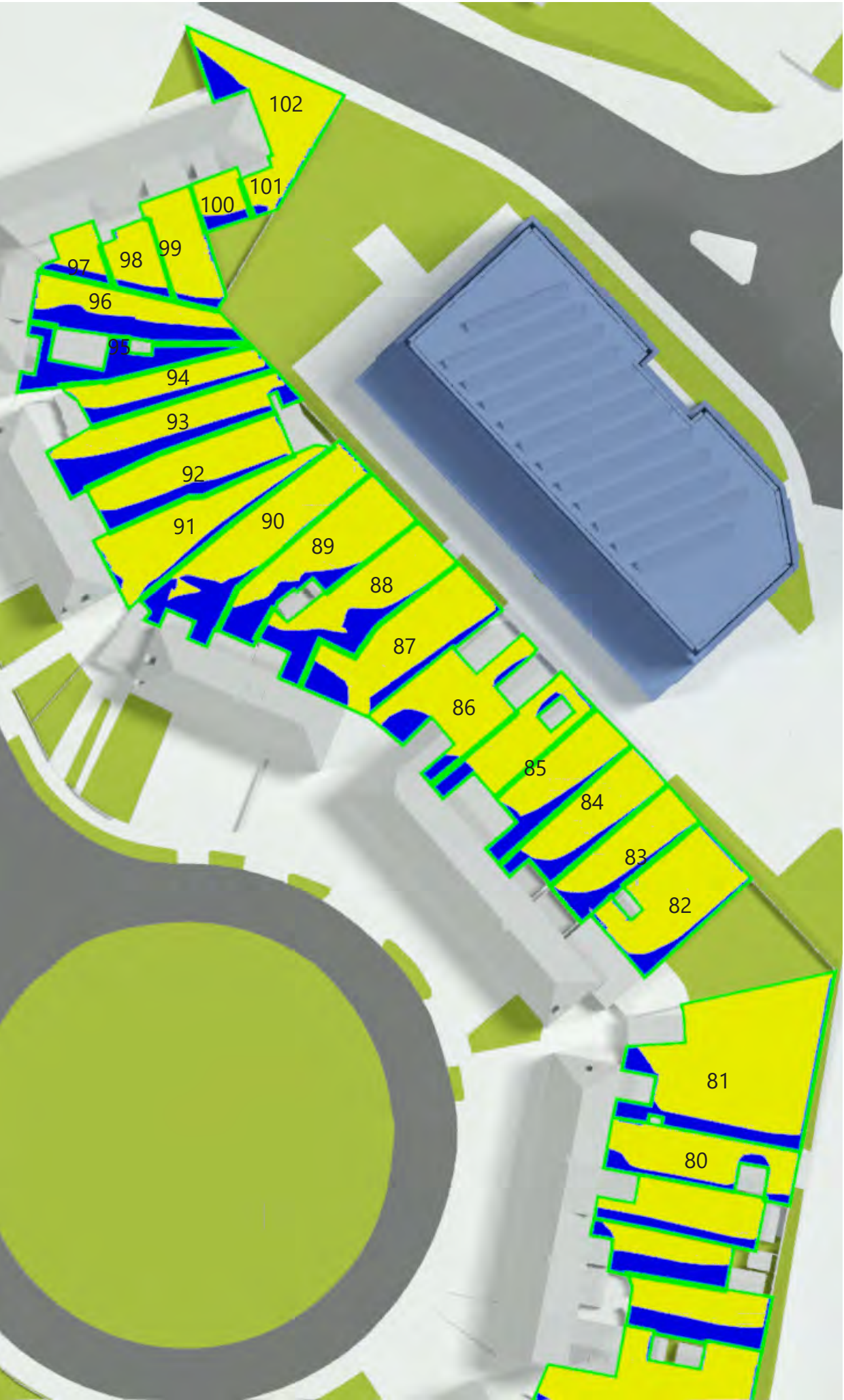
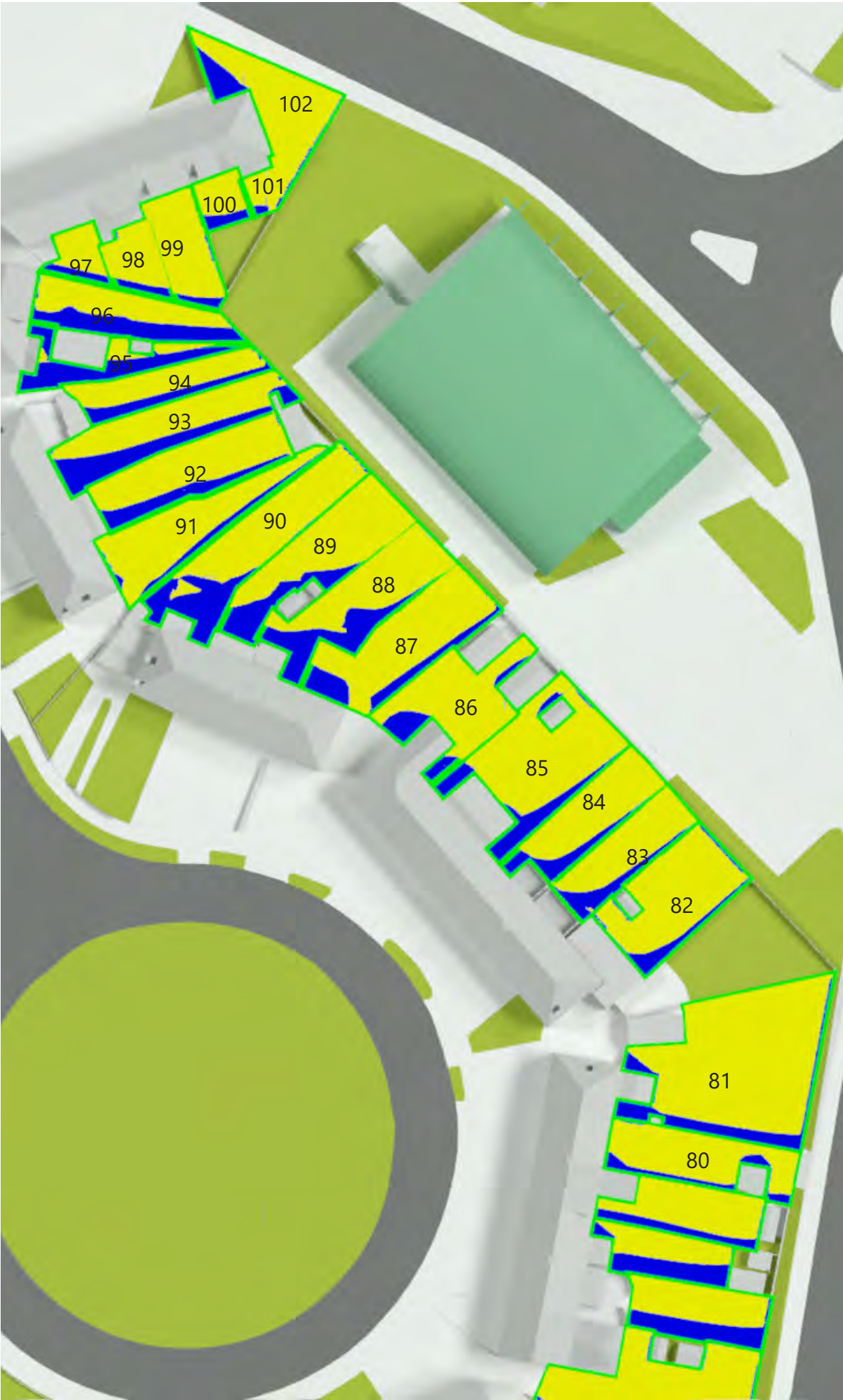
Project Project Otter
Cambridge

Title Sunlight Amenity Study
Existing vs Proposed Illustrative
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Date 06/08/2024 Project 4802

Rel no. 05 Prefix SA02 Page no. 334 04



Sources of information

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Project Project Otter
Cambridge

Title Sunlight Amenity Study
Existing vs Proposed Illustrative
21st March

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	Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
			(m²)	%	(m²)	%	
1	2 York Street	52.35	23.82	45%	23.82	45%	1
2	4 York Street	37.57	14.65	39%	14.65	39%	1
3	6 York Street	34.40	11.21	33%	11.21	33%	1
4	8 York Street	20.59	6.50	32%	6.50	32%	1
5	10 York Street	21.93	5.20	24%	5.20	24%	1
6	12 York Street	40.73	21.65	53%	21.65	53%	1
7	14 York Street	25.43	15.22	60%	15.22	60%	1
8	16 York Street	44.76	16.31	36%	16.31	36%	1
9	18 York Street	48.39	28.80	60%	28.80	60%	1
10	20 York Street	44.18	18.80	43%	18.80	43%	1
11	22 York Street	61.37	35.62	58%	35.62	58%	1
12	24 York Street	47.31	22.94	48%	22.94	48%	1
13	26 York Street	44.77	23.21	52%	23.21	52%	1
14	28 York Street	34.20	19.28	56%	19.28	56%	1
15	30 York Street	41.48	26.15	63%	26.15	63%	1
63	32 York Street	42.69	29.83	70%	29.83	70%	1
17	34 York Street	47.01	29.31	62%	29.31	62%	1
18	36 York Street	38.01	16.52	43%	16.52	43%	1
19	38 York Street	55.63	21.10	38%	21.10	38%	1
20	40 York Street	38.41	20.63	54%	20.63	54%	1
21	42 York Street	54.56	24.64	45%	24.64	45%	1
22	44 York Street	54.97	27.47	50%	27.43	50%	1
23	46 York Street	23.57	11.43	48%	11.42	48%	1
24	48 York Street	36.70	12.89	35%	12.89	35%	1
25	50 York Street	64.73	33.51	52%	33.51	52%	1
26	52 York Street	45.34	17.79	39%	17.79	39%	1
27	54 York Street	35.68	16.46	46%	16.45	46%	1
28	56 York Street	64.69	36.07	56%	35.93	56%	1
29	58 York Street	50.52	27.04	54%	27.04	54%	1
30	62 York Street	50.52	24.48	48%	24.48	48%	1
31	64 York Street	40.03	21.70	54%	21.70	54%	1
32	66 York Street	27.42	10.10	37%	10.10	37%	1
33	68 York Street	34.59	16.96	49%	16.96	49%	1
34	70 York Street	32.50	17.00	52%	16.85	52%	0.99
35	72 York Street	21.97	8.66	39%	8.66	39%	1
36	74 York Street	31.57	17.75	56%	17.75	56%	1
37	76 York Street	31.63	9.52	30%	9.52	30%	1
38	78 York Street	34.77	12.20	35%	12.20	35%	1
39	80 York Street	19.15	1.83	10%	1.83	10%	1
40	80A York Street	21.72	8.82	41%	8.82	41%	1
41	80B York Street	27.66	4.90	18%	4.90	18%	1
42	82 York Street	43.82	16.81	38%	16.66	38%	0.99
43	84 York Street	29.97	9.71	32%	9.71	32%	1
44	86 York Street	57.62	17.45	30%	16.98	29%	0.97
45	88 York Street	38.61	15.51	40%	15.51	40%	1
46	90 York Street	46.90	14.82	32%	14.82	32%	1
47	90A York Street	41.60	15.18	36%	15.18	36%	1
48	92 York Street	40.24	21.21	53%	21.21	53%	1
49	213-221 St Matthew's Gardens	422.12	372.26	88%	372.26	88%	1
50	211 St Matthew's Gardens	34.53	26.74	77%	26.73	77%	1
51	209 St Matthew's Gardens	46.46	37.43	81%	37.22	80%	0.99

	Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
			(m²)	%	(m²)	%	
52	207 St Matthew's Gardens	34.65	28.57	82%	27.60	80%	0.97
53	205 St Matthew's Gardens	37.96	34.16	90%	34.16	90%	1
54	203 St Matthew's Gardens	37.34	33.83	91%	33.82	91%	1
55	177-201 St Matthew's Gardens	80.78	63.26	78%	58.10	72%	0.92
56	175 St Matthew's Gardens	40.41	35.76	88%	31.19	77%	0.87
57	173 St Matthew's Gardens	42.22	36.79	87%	35.40	84%	0.96
58	171 St Matthew's Gardens	41.43	36.12	87%	34.93	84%	0.97
59	169 St Matthew's Gardens	42.99	34.90	81%	32.95	77%	0.94
60	163-167 St Matthew's Gardens	36.45	28.11	77%	25.62	70%	0.91
61	163-167 St Matthew's Gardens	91.05	74.12	81%	73.13	80%	0.99
62	157-161 St Matthew's Gardens	35.85	37.48	78%	35.49	74%	0.95
63	157-161 St Matthew's Gardens	48.08	35.45	99%	35.45	99%	1
64	28 Silverwood Close	411.20	333.19	81%	332.82	81%	1
65	29 Silverwood Close	174.85	174.08	100%	174.03	100%	1
66	30 Silverwood Close	215.42	202.87	94%	202.87	94%	1
67	31 Silverwood Close	197.06	174.79	89%	174.79	89%	1
68	32 Silverwood Close	168.86	142.65	84%	142.42	84%	1
69	33 Silverwood Close	349.80	294.23	84%	294.23	84%	1
70	34 Silverwood Close	92.57	62.91	68%	58.26	63%	0.93
71	35 Silverwood Close	42.50	30.18	71%	25.78	61%	0.85
72	36 Silverwood Close	68.74	57.16	83%	37.15	54%	0.65
73	37 Silverwood Close	103.04	81.07	79%	53.66	52%	0.66
74	38 Silverwood Close	58.78	45.26	77%	20.05	34%	0.44
75	39 Silverwood Close	332.58	313.62	94%	281.17	85%	0.9
76	40 Silverwood Close	187.15	164.56	88%	159.73	85%	0.97
77	41 Silverwood Close	82.26	51.57	63%	48.95	59%	0.95
78	42 Silverwood Close	67.55	36.79	54%	34.57	51%	0.94
79	43 Silverwood Close	78.01	60.04	77%	57.79	74%	0.96
80	44 Silverwood Close	93.15	78.99	85%	76.25	82%	0.97
81	45 Silverwood Close	269.63	231.71	86%	226.26	84%	0.98
82	46 Silverwood Close	118.72	104.01	88%	103.80	87%	1
83	47 Silverwood Close	81.86	61.34	75%	61.20	75%	1
84	48 Silverwood Close	91.43	70.76	77%	70.75	77%	1
85	49 Silverwood Close	87.20	62.34	71%	62.34	71%	1
86	50 Silverwood Close	70.92	61.08	86%	60.69	86%	0.99
87	51 Silverwood Close	103.60	85.91	83%	85.05	82%	0.99
88	52 Silverwood Close	137.79	107.87	78%	106.64	77%	0.99
89	53 Silverwood Close	125.07	80.13	64%	79.62	64%	0.99
90	54 Silverwood Close	124.24	93.32	75%	93.32	75%	1
91	55 Silverwood Close	148.16	102.21	69%	102.21	69%	1
92	56 Silverwood Close	114.17	95.74	84%	95.74	84%	1
93	57 Silverwood Close	114.56	86.41	75%	86.41	75%	1
94	58 Silverwood Close	121.68	72.22	59%	72.15	59%	1
95	59 Silverwood Close	74.10	49.16	66%	49.01	66%	1
96	60 Silverwood Close	54.23	9.63	18%	9.62	18%	1
97	61 Silverwood Close	97.32	55.96	57%	52.27	54%	0.93
98	62 Silverwood Close	28.72	20.95	73%	20.11	70%	0.96
99	63 Silverwood Close	40.83	33.90	83%	33.59	82%	0.99
100	64 Silverwood Close	63.97	57.64	90%	57.44	90%	1
101	65 and 65A Silverwood Close	26.85	20.39	76%	20.39	76%	1
102	65 and 65A Silverwood Close	113.16	98.10	87%	97.99	87%	1



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
Received 27/07/2021

35829A_01-03_E.dwg
35829A_T_REV1.dwg
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Zmap
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Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
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NORTH



Key:

- Existing building
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Project **Project Otter
Cambridge**

Title **Sunlight Amenity Study
Existing vs Proposed Illustrative
21st March**

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Date **06/08/2024** Project **4802**

Rel no. **05** Prefix **SA02** Page no. **336** **06**

Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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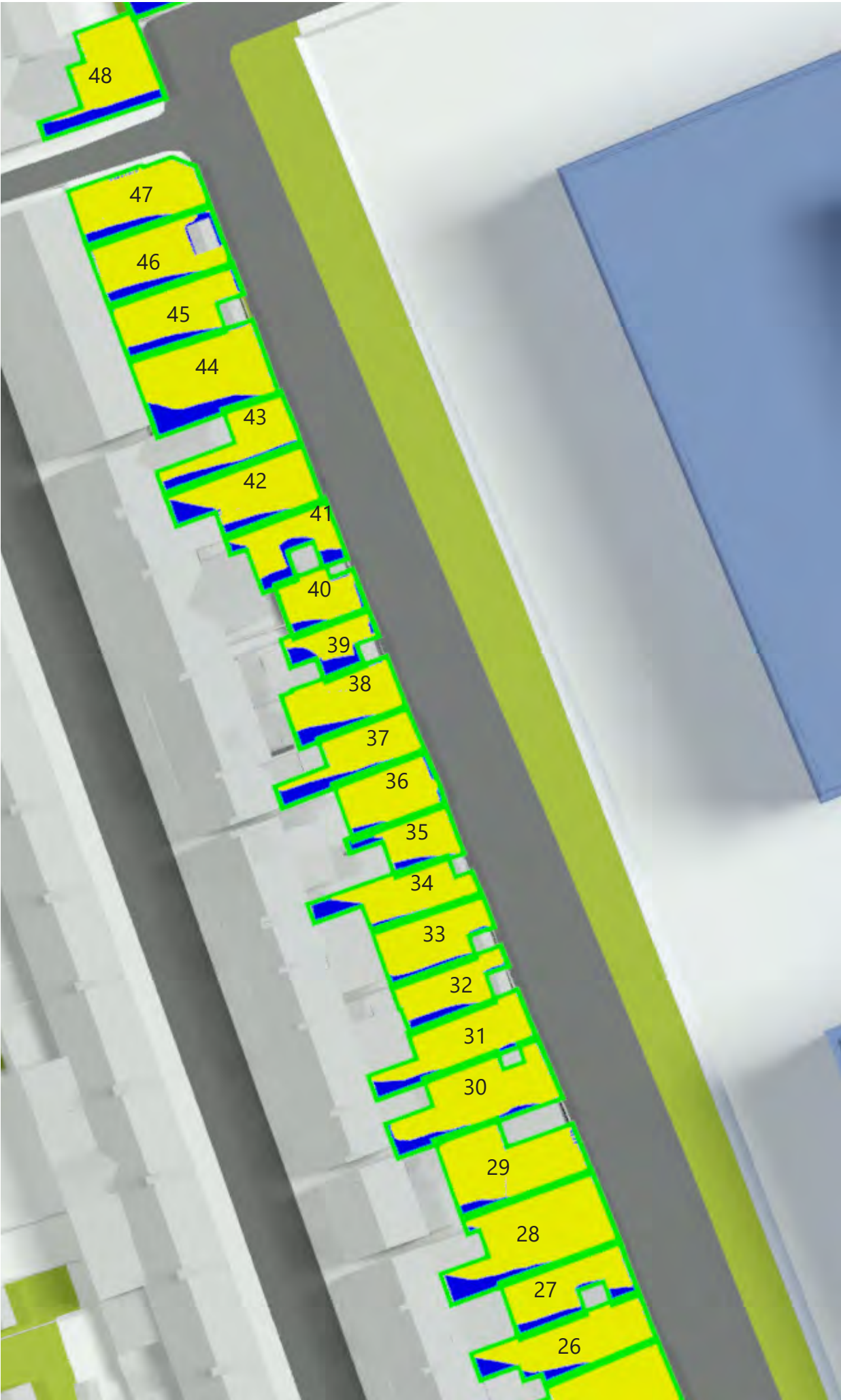
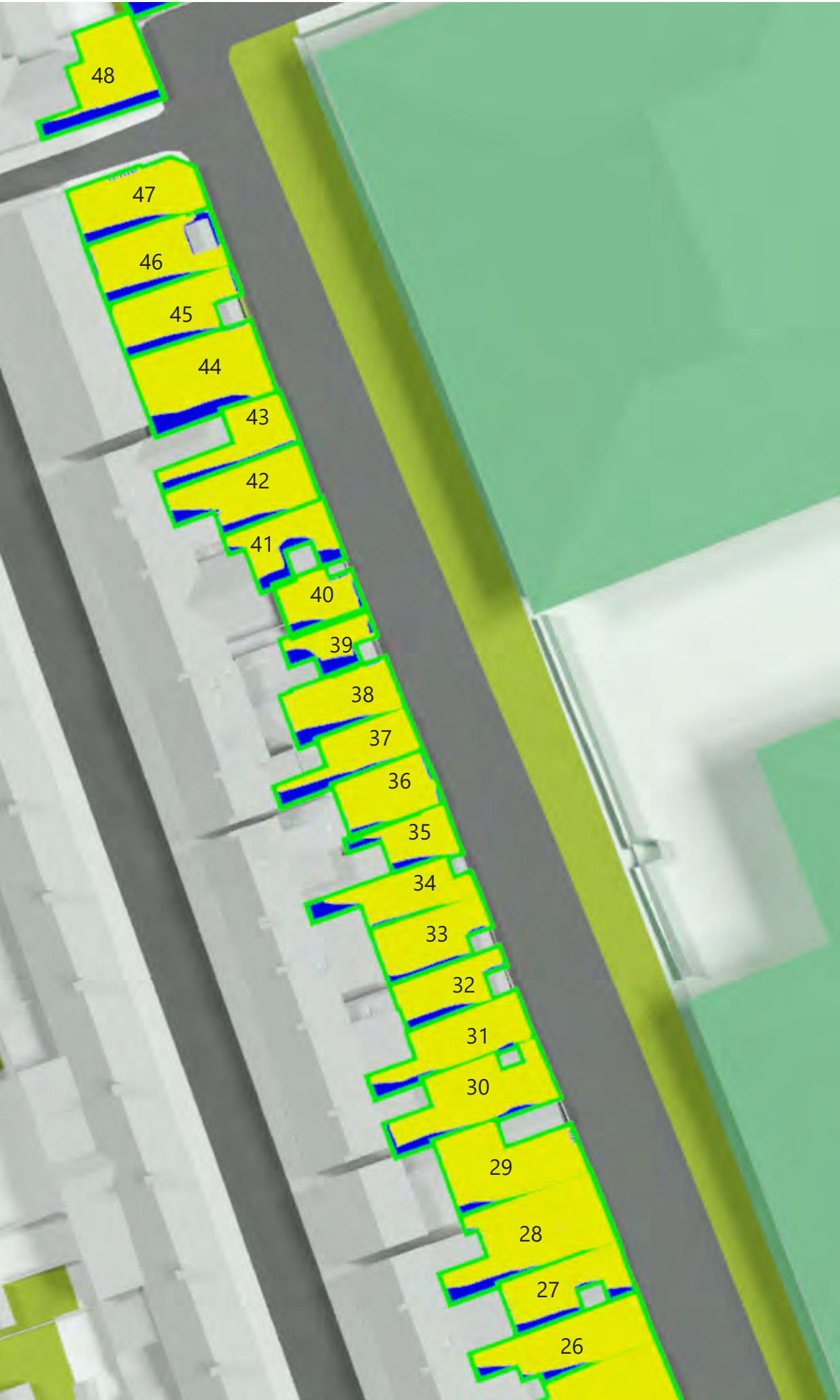
Project Project Otter
Cambridge

Title Sunlight Amenity Study
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21st June

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Sources of information

Greenhatch Group
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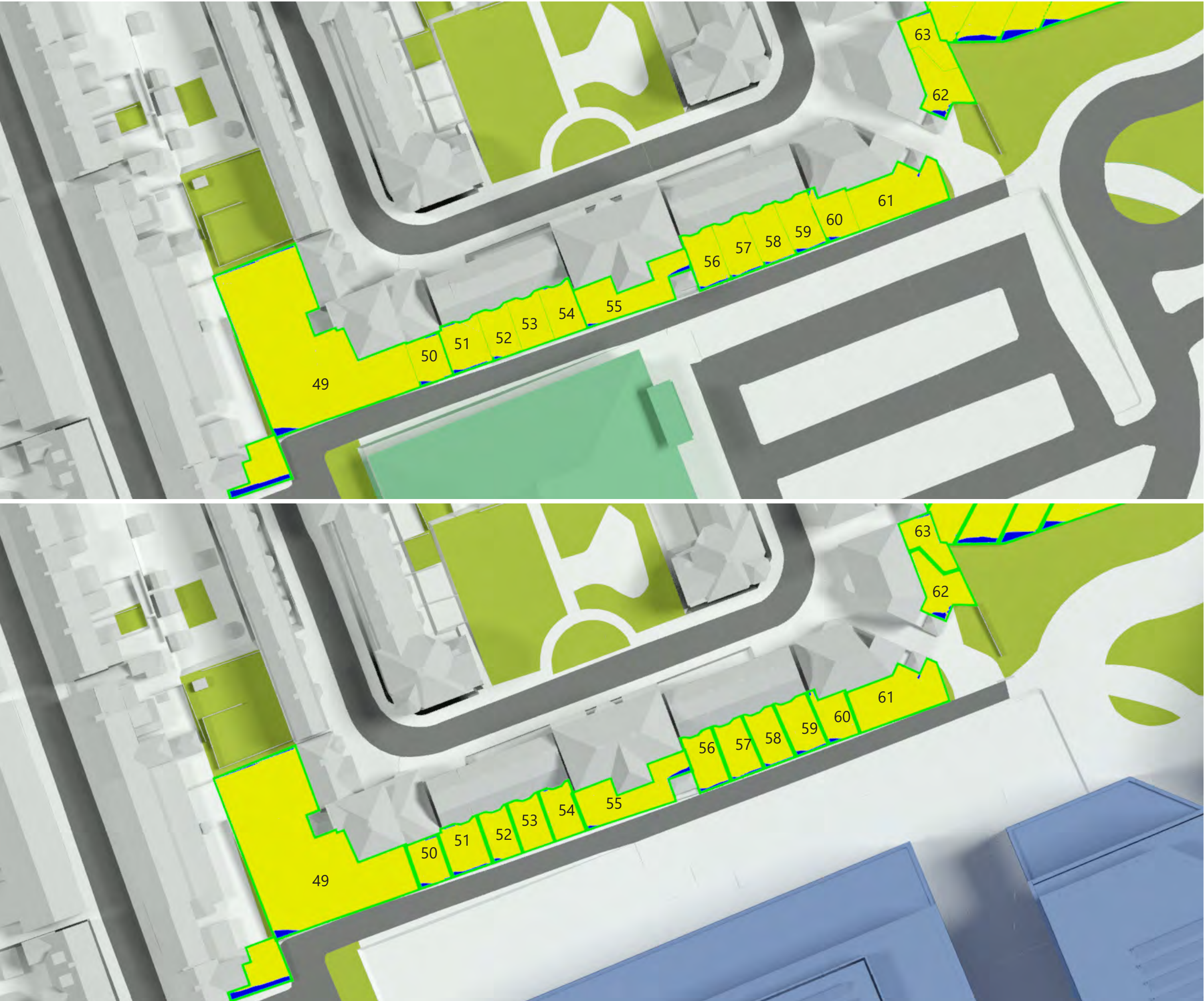
Project Project Otter Cambridge

Title Sunlight Amenity Study
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21st June

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Sources of information

Greenhatch Group
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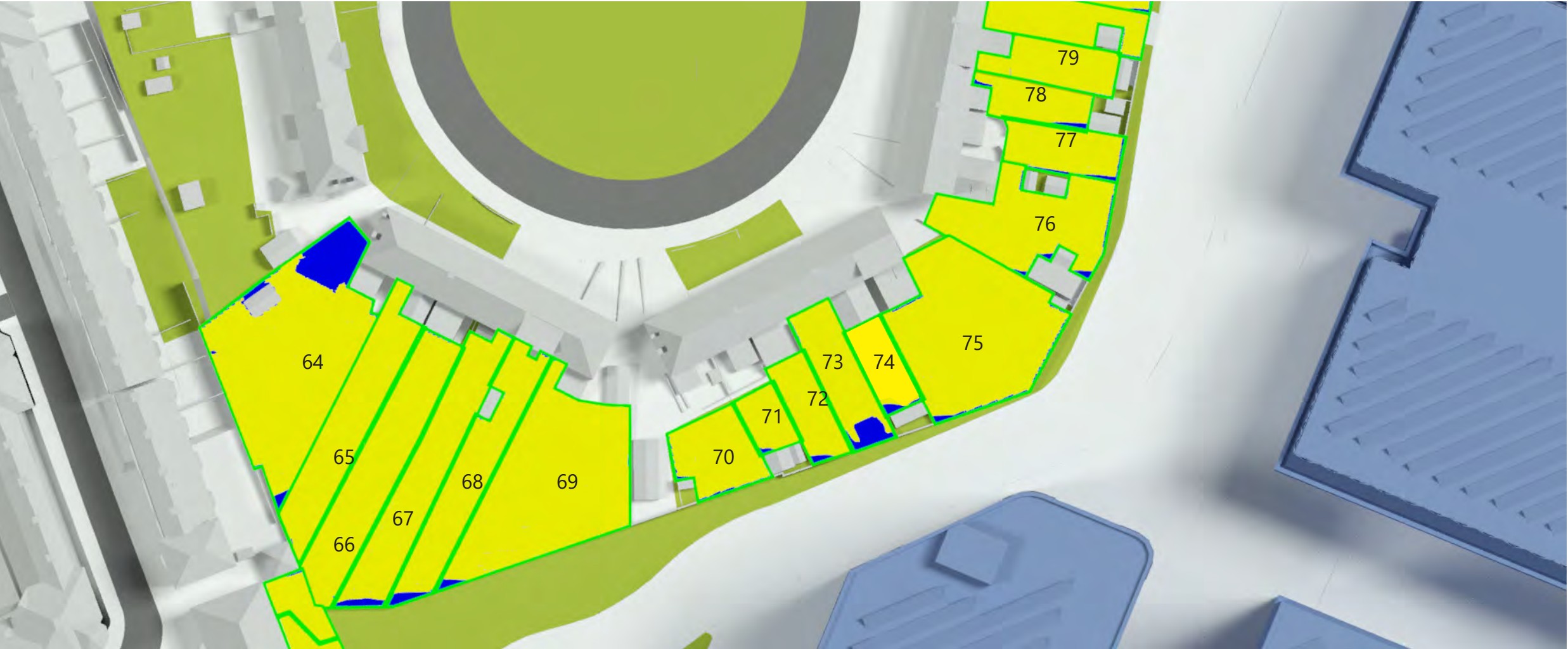
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Rel no. 05 Prefix SA04 Page no. 339 03



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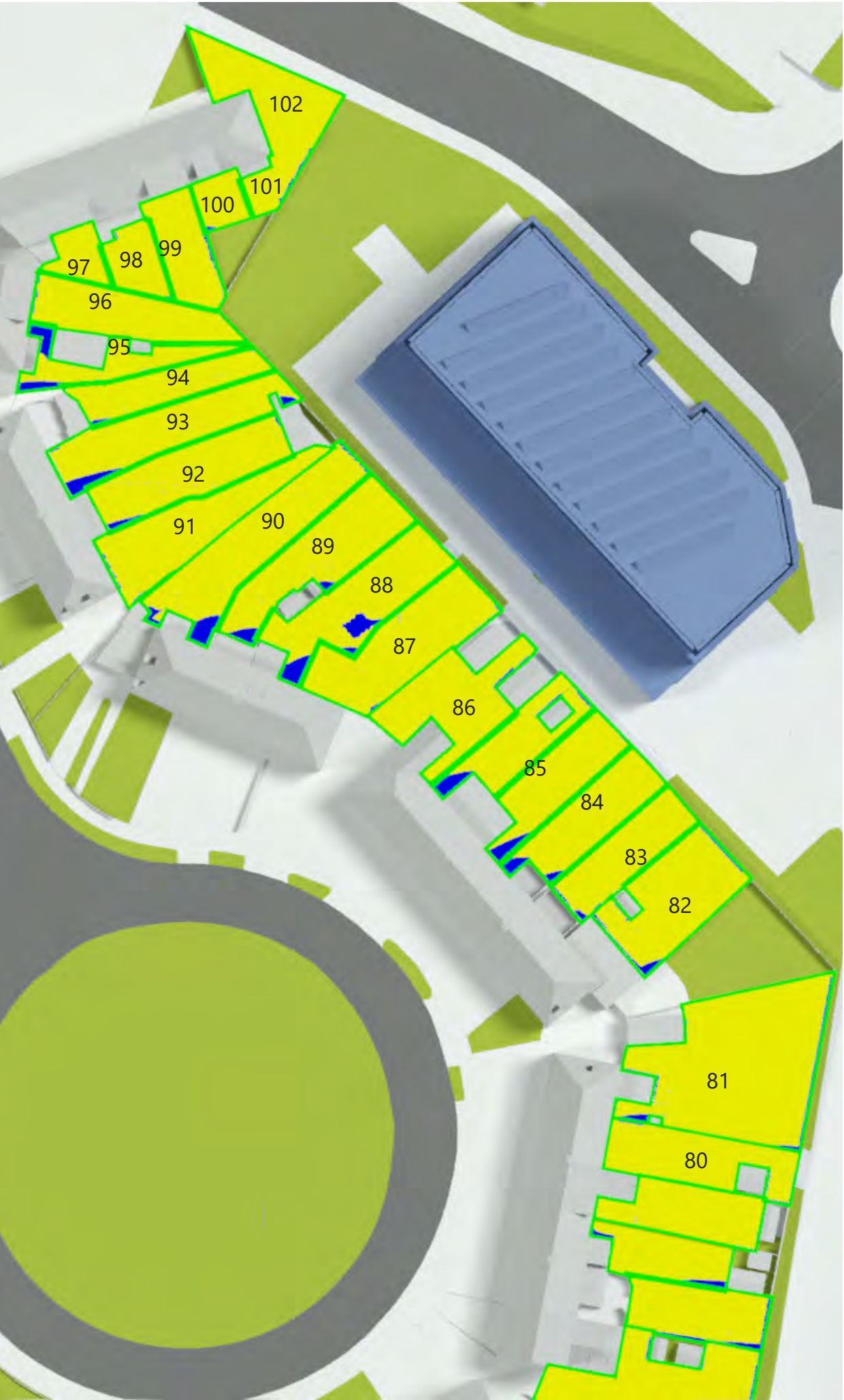
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Rel no. 05 Prefix SA04 Page no. 340 04



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21st June

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	Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
			(m²)	%	(m²)	%	
1	2 York Street	52.35	47.60	91%	47.60	91%	1
2	4 York Street	37.57	30.10	80%	30.10	80%	1
3	6 York Street	34.40	29.14	85%	29.14	85%	1
4	8 York Street	20.59	15.65	76%	15.65	76%	1
5	10 York Street	21.93	16.39	75%	16.39	75%	1
6	12 York Street	40.73	36.85	90%	36.85	90%	1
7	14 York Street	25.43	22.83	90%	22.83	90%	1
8	16 York Street	44.76	41.95	94%	41.95	94%	1
9	18 York Street	48.39	45.12	93%	45.12	93%	1
10	20 York Street	44.18	40.02	91%	40.01	91%	1
11	22 York Street	61.37	58.66	96%	58.52	95%	1
12	24 York Street	47.31	44.01	93%	44.02	93%	1
13	26 York Street	44.77	41.74	93%	41.74	93%	1
14	28 York Street	34.20	32.75	96%	32.88	96%	1
15	30 York Street	41.48	40.60	98%	40.74	98%	1
63	32 York Street	42.69	40.14	94%	40.19	94%	1
17	34 York Street	47.01	43.28	92%	42.63	91%	0.99
18	36 York Street	38.01	33.29	88%	32.87	86%	0.99
19	38 York Street	55.63	48.25	87%	46.05	83%	0.95
20	40 York Street	38.41	32.50	85%	32.02	83%	0.99
21	42 York Street	54.56	47.99	88%	46.28	85%	0.96
22	44 York Street	54.97	48.99	89%	47.32	86%	0.97
23	46 York Street	23.57	19.15	81%	19.15	81%	1
24	48 York Street	36.70	31.13	85%	31.11	85%	1
25	50 York Street	64.73	58.72	91%	57.84	89%	0.98
26	52 York Street	45.34	41.12	91%	39.30	87%	0.96
27	54 York Street	35.68	29.44	83%	29.43	82%	1
28	56 York Street	64.69	57.68	89%	55.31	85%	0.96
29	58 York Street	50.52	47.54	94%	47.02	93%	0.99
30	62 York Street	50.52	45.03	89%	44.42	88%	0.99
31	64 York Street	40.03	34.76	87%	34.33	86%	0.99
32	66 York Street	27.42	22.61	82%	22.61	82%	1
33	68 York Street	34.59	30.46	88%	30.46	88%	1
34	70 York Street	32.50	27.17	84%	26.48	81%	0.97
35	72 York Street	21.97	17.00	77%	16.86	77%	0.99
36	74 York Street	31.57	28.30	90%	28.21	89%	1
37	76 York Street	31.63	24.56	78%	24.13	76%	0.98
38	78 York Street	34.77	28.75	83%	28.57	82%	0.99
39	80 York Street	19.15	13.12	69%	12.91	67%	0.98
40	80A York Street	21.72	18.06	83%	18.01	83%	1
41	80B York Street	27.66	21.21	77%	20.92	76%	0.99
42	82 York Street	43.82	37.19	85%	35.64	81%	0.96
43	84 York Street	29.97	22.91	76%	22.45	75%	0.98
44	86 York Street	57.62	48.53	84%	46.66	81%	0.96
45	88 York Street	38.61	32.11	83%	32.10	83%	1
46	90 York Street	46.90	33.36	71%	33.27	71%	1
47	90A York Street	41.60	35.26	85%	35.28	85%	1
48	92 York Street	40.24	32.36	80%	32.36	80%	1
49	213-221 St Matthew's Gardens	422.12	417.55	99%	417.55	99%	1
50	211 St Matthew's Gardens	34.53	33.21	96%	33.21	96%	1
51	209 St Matthew's Gardens	46.46	44.66	96%	44.66	96%	1

	Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
			(m²)	%	(m²)	%	
52	207 St Matthew's Gardens	34.65	34.11	98%	34.11	98%	1
53	205 St Matthew's Gardens	37.96	37.96	100%	37.96	100%	1
54	203 St Matthew's Gardens	37.34	37.22	100%	37.22	100%	1
55	177-201 St Matthew's Gardens	80.78	78.47	97%	78.47	97%	1
56	175 St Matthew's Gardens	40.41	39.15	97%	39.15	97%	1
57	173 St Matthew's Gardens	42.22	41.09	97%	41.09	97%	1
58	171 St Matthew's Gardens	41.43	40.47	98%	40.47	98%	1
59	169 St Matthew's Gardens	42.99	40.26	94%	40.26	94%	1
60	163-167 St Matthew's Gardens	36.45	35.16	96%	35.04	96%	1
61	163-167 St Matthew's Gardens	91.05	89.86	99%	89.86	99%	1
62	157-161 St Matthew's Gardens	35.85	46.36	96%	46.36	96%	1
63	157-161 St Matthew's Gardens	48.08	35.54	99%	35.54	99%	1
64	28 Silverwood Close	411.20	346.74	84%	346.74	84%	1
65	29 Silverwood Close	174.85	174.72	100%	174.72	100%	1
66	30 Silverwood Close	215.42	214.75	100%	214.75	100%	1
67	31 Silverwood Close	197.06	191.85	97%	191.85	97%	1
68	32 Silverwood Close	168.86	158.88	94%	158.88	94%	1
69	33 Silverwood Close	349.80	347.16	99%	347.16	99%	1
70	34 Silverwood Close	92.57	90.61	98%	90.60	98%	1
71	35 Silverwood Close	42.50	41.50	98%	41.50	98%	1
72	36 Silverwood Close	68.74	66.95	97%	66.93	97%	1
73	37 Silverwood Close	103.04	90.62	88%	88.88	86%	0.98
74	38 Silverwood Close	58.78	55.98	95%	55.98	95%	1
75	39 Silverwood Close	332.58	327.95	99%	327.55	98%	1
76	40 Silverwood Close	187.15	182.87	98%	182.87	98%	1
77	41 Silverwood Close	82.26	78.70	96%	77.24	94%	0.98
78	42 Silverwood Close	67.55	62.75	93%	62.36	92%	0.99
79	43 Silverwood Close	78.01	75.55	97%	75.41	97%	1
80	44 Silverwood Close	93.15	92.19	99%	92.18	99%	1
81	45 Silverwood Close	269.63	262.37	97%	261.77	97%	1
82	46 Silverwood Close	118.72	113.70	96%	113.63	96%	1
83	47 Silverwood Close	81.86	79.20	97%	79.05	97%	1
84	48 Silverwood Close	91.43	87.18	95%	86.98	95%	1
85	49 Silverwood Close	87.20	81.75	94%	81.75	94%	1
86	50 Silverwood Close	70.92	65.26	92%	65.15	92%	1
87	51 Silverwood Close	103.60	102.96	99%	102.95	99%	1
88	52 Silverwood Close	137.79	135.97	99%	135.94	99%	1
89	53 Silverwood Close	125.07	111.17	89%	111.13	89%	1
90	54 Silverwood Close	124.24	118.90	96%	118.90	96%	1
91	55 Silverwood Close	148.16	139.79	94%	139.53	94%	1
92	56 Silverwood Close	114.17	112.22	98%	112.19	98%	1
93	57 Silverwood Close	114.56	111.75	98%	111.04	97%	0.99
94	58 Silverwood Close	121.68	114.08	94%	113.09	93%	0.99
95	59 Silverwood Close	74.10	70.79	96%	70.28	95%	0.99
96	60 Silverwood Close	54.23	46.08	85%	44.78	83%	0.97
97	61 Silverwood Close	97.32	96.29	99%	94.81	97%	0.98
98	62 Silverwood Close	28.72	27.92	97%	27.92	97%	1
99	63 Silverwood Close	40.83	39.41	97%	39.41	97%	1
100	64 Silverwood Close	63.97	62.43	98%	62.43	98%	1
101	65 and 65A Silverwood Close	26.85	26.42	98%	26.42	98%	1
102	65 and 65A Silverwood Close	113.16	112.27	99%	112.27	99%	1



Sources of information

Greenhatch Group
35829A_T_REV2.dwg
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Zmap
Beehive Centre_060720_Solids XY@NE.dwg
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Leonard Design Architects
2024 07 08 Beehive Masterplan 16 Illustrative Facades.dwg
2024 07 08 Beehive Masterplan 16 Parameter Massing.dwg
Received 17/07/2024

NORTH



Key:

- Existing building
- Proposed Illustrative
- Area of assessment
- Area receiving more than two hours of sun on March 21st
- Area receiving less than two hours of sun on March 21st

Project Project Otter
Cambridge

Title Sunlight Amenity Study
Existing vs Proposed Illustrative
21st June

Drawn JG Checked --

Date 06/08/2024 Project 4802

Rel no. 05 Prefix SA04 Page no. 342 06

Appendix 6

Explanatory Note: Sleaford Street

Daylight / Sunlight Summary: Sleaford Street

- 1.1.1 The 3-storey properties at Sleaford Street are situated to the south of the site and contain windows to their north eastern elevations that have an oblique view of plot 6 of the proposals. They also have a primary south western elevation facing away from the proposals.



Image 1 - Location of Sleaford Street properties showing relationship with Maximum Parameter Scheme

- 1.1.2 The properties at 148-150 are situated closest to the boundary although there are mature trees in close proximity to those properties, illustrated below, which will reduce the perception of light loss from the proposals.



Image 2 - Aerial photo of 148-150 Sleaford Street showing trees to boundary

- 1.1.3 The 6 properties closest to the site boundary were tested to Sleaford Street with 2 showing a degree of deviation from the BRE targets in respect of daylight levels. No properties suffer reductions to

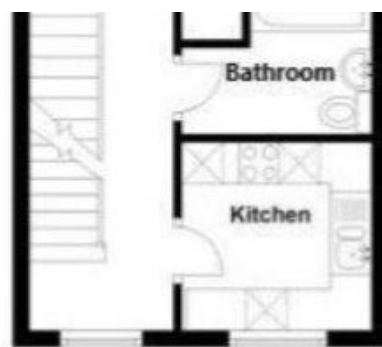
all of their rooms / windows.

- 1.1.4 As the Sleaford Street properties are to the south there is no effect on APSH sunlight levels to the rooms or sun on ground to the garden amenity spaces.
- 1.1.5 The affected space at 148 Sleaford Street ground floor R1 is a bedroom. This is a less sensitive use but maintains a VSC of c.17% which is considered to be adequate for a bedroom use. The window is positioned close to the site boundary alongside the extended porch of the property increasing sensitivity however the main living room window at ground floor maintains an excellent VSC of 31.5%.



Image 3 - Location of windows deviating from BRE targets to Sleaford Street

- 1.1.6 The affected first floor window R2 at 150 Sleaford Street serves a small 'non-habitable' galley kitchen to the unit and is more sensitive to the change due to the result of the overhanging eaves directly above. The room maintains a good overall VSC of 20% and fully meets the NSL targets.



Layout of kitchen spaces to 150 Sleaford Street

- 1.1.7 Overall the proposals are considered to be acceptable in maintaining adequate daylight to the Sleaford Street properties. Adverse effects are very localised and limited to more secondary uses where the design of the neighbouring building leads to an additional sensitivity to the proposals.
- 1.1.8 Whilst I consider the retained amenity to be adequate under the parameter plan scheme, the illustrative scheme results show further reductions in effects with the kitchen at 150 becoming fully

compliant. Whilst residual impacts remain to the bedroom at 148 the retained VSC of 24.8% is considered to be high and demonstrates the additional effectiveness of the design controls within the application in maintaining adequate amenity to these neighbours.

Appendix 7

Explanatory Note: York Street

Daylight / Sunlight Summary: York Street

- 1.1.1 The 2-storey Victorian terraces on York Street are located directly to the west of the site. Each of the properties have windows across their rear elevations overlooking the site, some of which are constrained in their outlook between 'closet wing' rear extensions.



Image 1 - Aerial view of rear elevation across 2-92A York Street



Image 2 - Location of York Street properties relative to parameters scheme

- 1.1.2 49 properties were tested to York Street. All of the properties are fully compliant with the VSC

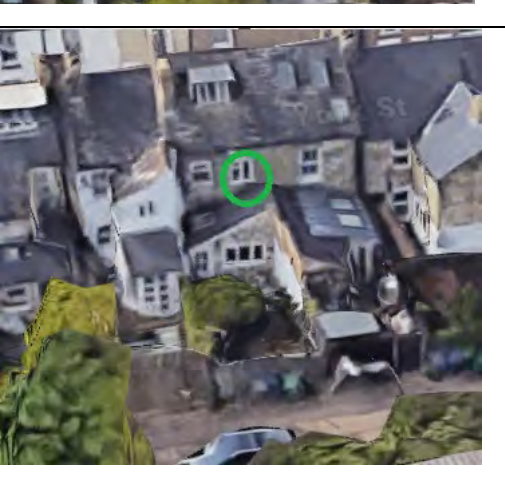
daylight assessment and APSH sunlight assessment.

1.1.3 A small number of rooms across 12 properties experience predominantly minor changes to the No-Sky Line within some rooms. These are considered in more detail below.

1.1.4 No property experiences effects to all rooms.

Property	Impact	Context
34 York Street	Minor deviation to small kitchen window in rear extension. Effects limited by relationship with existing mature trees	
42 York Street	Minor deviation to bedroom window constrained by large neighbouring extension.	
44 York Street	Minor effect to bedroom adjacent to neighbouring extension.	

48 York Street	Moderate effect to deep plan extended kitchen over 5m deep	
52 York Street	Major effect to heavily recessed kitchen windows between neighbouring extensions. Moderate effect to dining room served by small window and also constrained by extensions	
54 York Street	Moderate impact to extended deep plan space	
56 York Street	Major effect to deep plan ground floor space with smaller window. Minor effect to first floor bedroom.	

72 York Street	Minor effect to deep plan extended space at ground floor and first floor room constrained by neighbouring extension	
74 York Street	Major effect to very small, likely non-habitable, window. Moderate effect to inset window constrained by extension.	
76 York Street	Major effect to deep plan extended space	
78 York Street	Minor effect to bedroom	

86 York Street	Minor effect to bedroom alongside neighbouring extension	
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Table 1: Residual NSL effects to York Street properties

- 1.1.5 All impacts correlate with circumstances where BRE suggests flexibility. This includes windows serving deeper plan spaces and those constrained by their size or location relative to projecting wings / extensions.
- 1.1.6 Under illustrative scheme only 4 rooms experience any change. The only 'major' residual effect is to 74 York Street where a small windows is affected that appears unlikely to serve habitable space:



Image 3 - Location of residual effect to 74 York Street

Appendix 8

Explanatory Note: Hampden Gardens

Daylight / Sunlight Summary: Hampden Gardens

- 1.1.1 The flats of Hampden Gardens are arranged over ground plus three to ground plus four storeys. They are situated to the east of the railway line and there is separation of approximately 80m to Plot 5 of the proposals. A summary of the effects to these properties is attached at appendix 8.



Image 1 - Aerial view of northern elevation across 55-97 Hampden Gardens

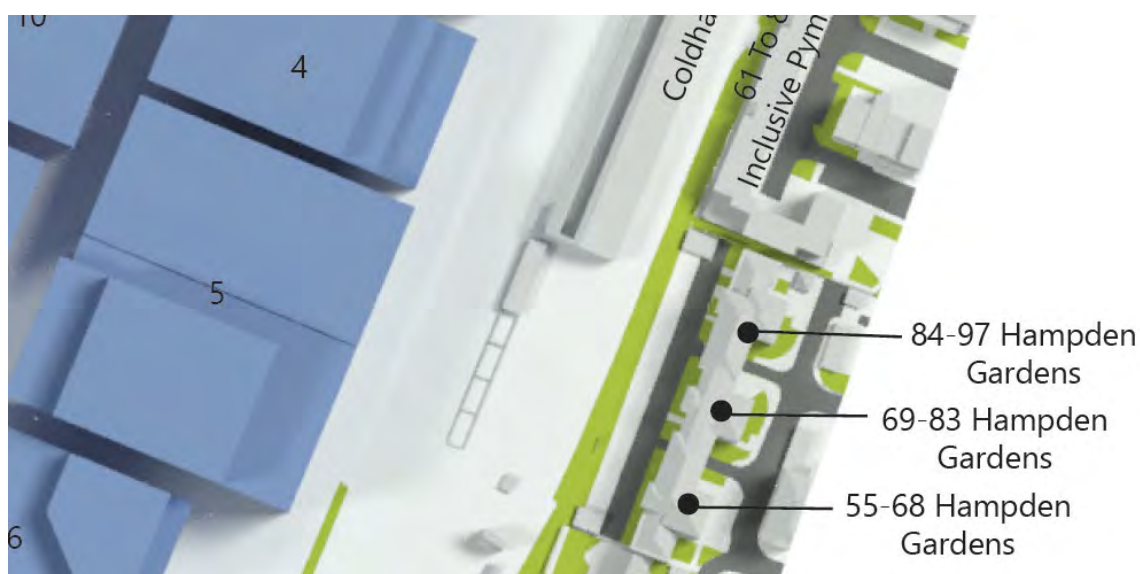


Image 2 - Location of Hampden Gardens properties relative to parameters scheme

- 1.1.2 Of 57 windows across the Hampden Gardens there are four localised and exceptionally minor deviations from the BRE base VSC targets. Each of these effects is to windows to upper floors where there are greater sensitivities resulting from the position of windows relative to the eaves of this property. The location of these minor VSC effects is highlighted below:

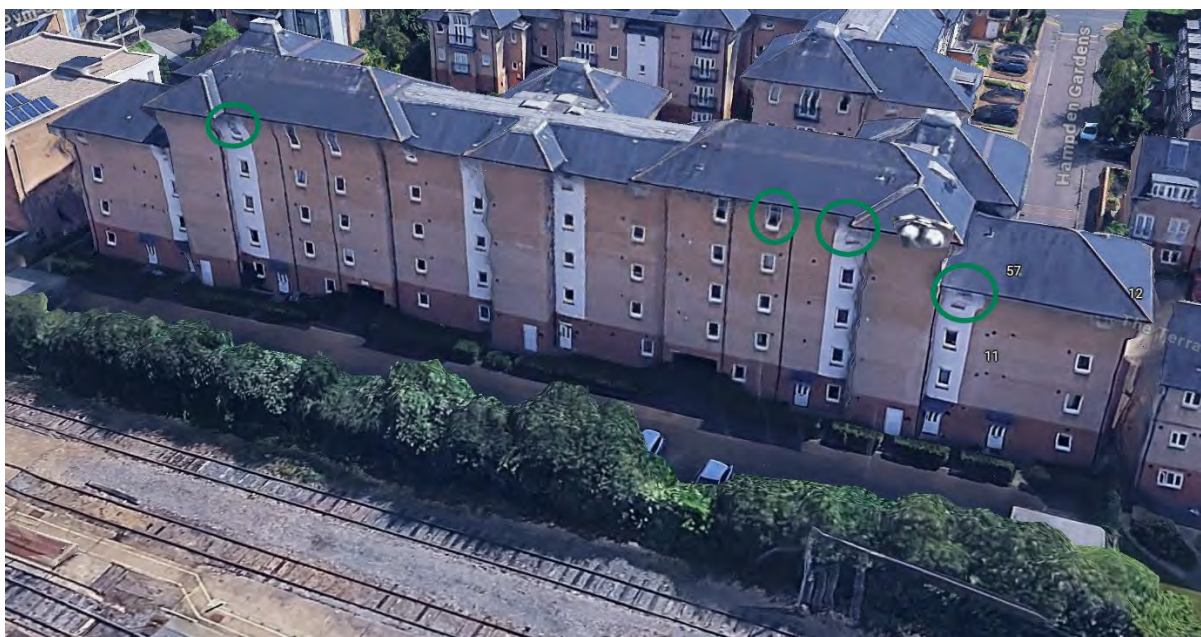


Image 3 - Location of minor VSC deviations to Hampden Gardens

- 1.1.3 Minor NSL reductions affect two spaces. At least one of these is an entrance and non-habitable space. The changes are so limited as to likely be unnoticeable and will not affect the use of the spaces given the separation to the proposals.

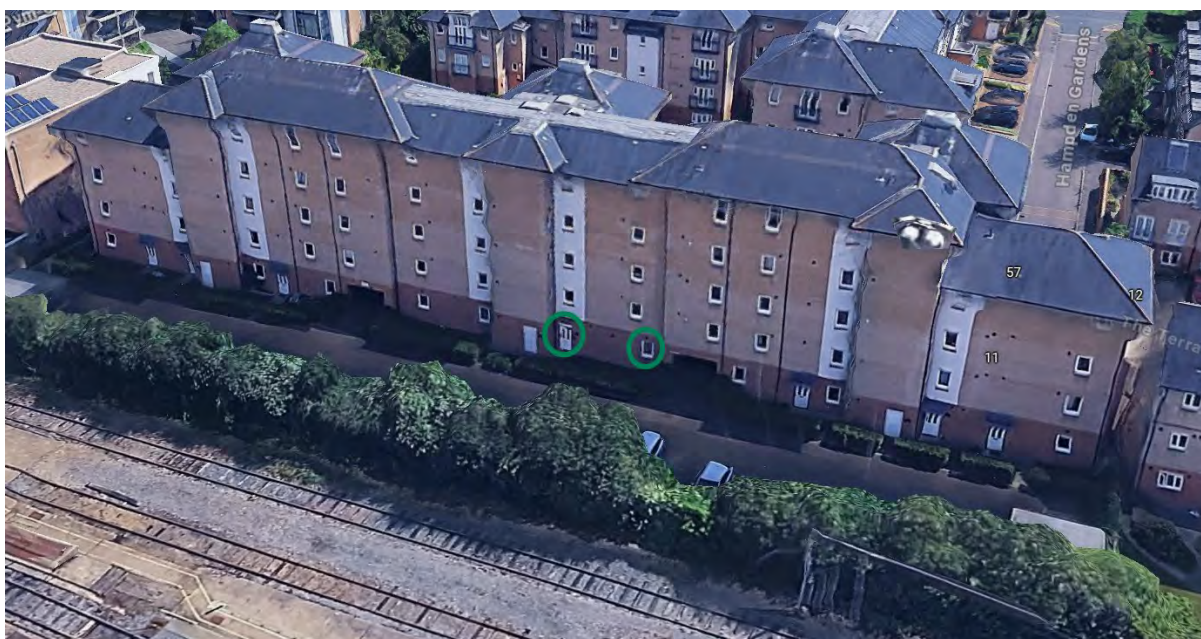


Image 4 - Location of minor NSL deviations to Hampden Gardens

- 1.1.4 All effects are fully resolved under the illustrative scheme which results in full compliance with the BRE target. This demonstrates the additional limits to neighbouring amenity effects resulting from the design controls within the application.
- 1.1.5 Overall the effects of the proposals are extremely limited and retained amenity considered to be wholly adequate.

Appendix 9

Explanatory Note: The Terrace

Daylight / Sunlight Summary: 11-17 The Terrace

- 1.1.1 The flats of 'The Terrace' are situated to the east of the railway line and are arranged across 3-5 storeys in height. There is separation of approximately 80m to Plot 5 and 6 of the proposals.



Image 1 - Aerial view of northern elevation of 11-17 The Terrace



Image 2 - Location of 11-17 The Terrace relative to parameters scheme

- 1.1.2 There is no material adverse effect to any of the properties within the Terrace in respect of the VSC daylight metric as a result of the parameter proposals.
- 1.1.3 6 windows experience minor adverse NSL effects under the parameter scheme with a single room experiencing a moderate change to NSL. The location of these effects is illustrated in the image below:



Image 3 - Location of NSL deviations to The Terrace

- 1.1.4 These NSL shifts are modest and, as some layouts have been estimated, the effects may be overstated. The changes are less likely to be perceptible given the separation to the proposals and the overall use and amenity of the space will not be materially impacted given the very localised effects.
- 1.1.5 These effects are resolved under the illustrative scheme which results in full compliance with the BRE targets demonstrating the further limits to neighbouring amenity effects resulting from the design controls in the application.
- 1.1.6 The effects of the proposals are extremely limited and retained amenity considered to be wholly adequate.