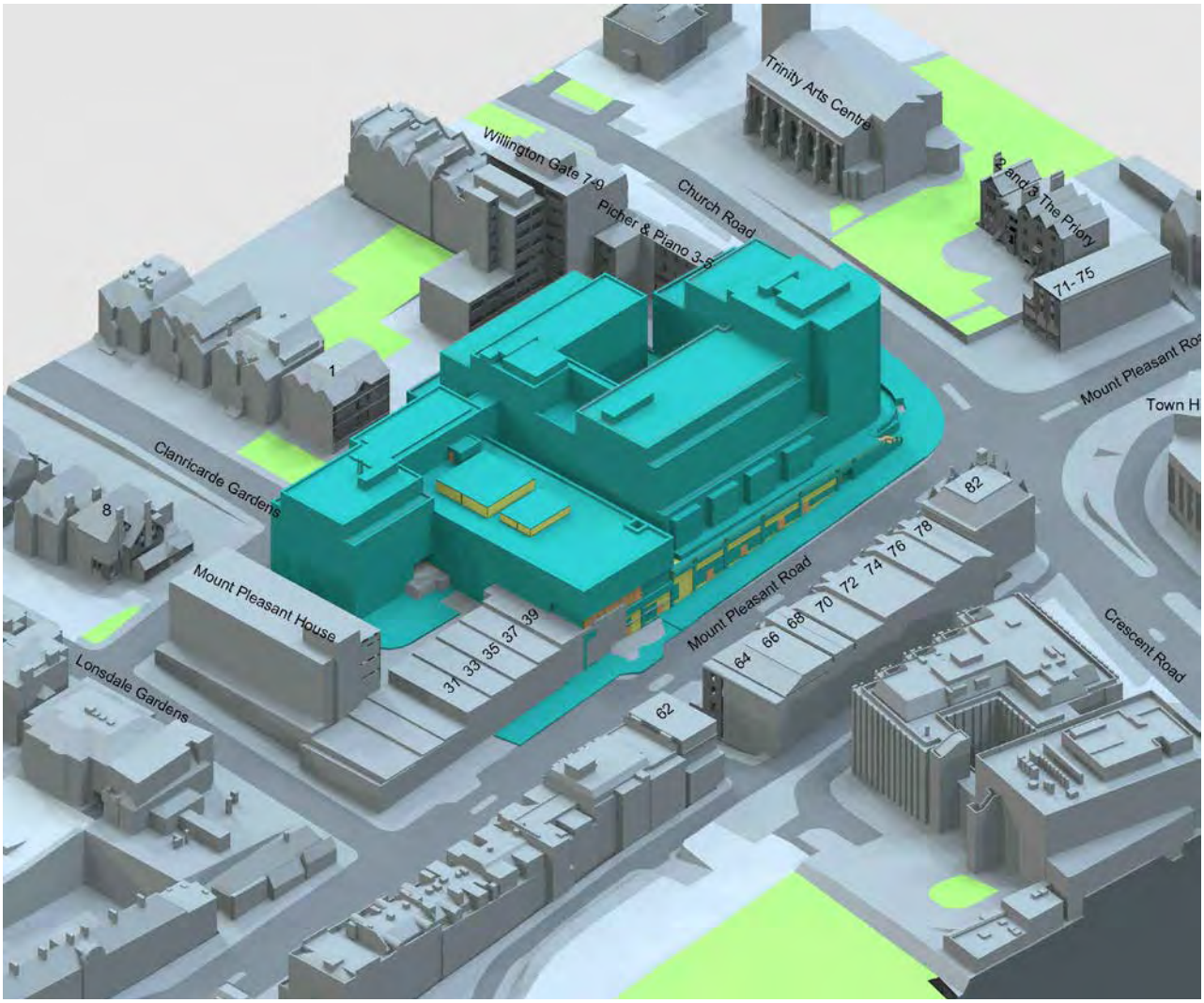
AVISON YOUNG



Daylight, Sunlight & Overshadowing Report

The Belvedere, Tunbridge Wells

July 2019

Contents

Appendices

Prepared By: Sophie Pearce, Senior Surveyor

Draft Date: July 2019

For and on behalf of GVA Grimley Limited

1. Introduction and Scope of Report

1.1 Avison Young ('*AY*') has been instructed by Elysian Residences, on behalf of Prime Finance (Tunbridge Wells) SARL to advise on Daylight, Sunlight and Overshadowing matters in relation to the proposed development at The Belvedere, Tunbridge Wells (the '*Proposed Development*').

1.2 This report considers the potential impact of the Proposed Development upon the daylight and sunlight amenity within existing neighbouring residential properties; the provision of daylight and sunlight amenity within newly proposed dwellings in the Proposed Development; and the level of sun hours on ground overshadowing to proposed amenity areas within the site.

1.3 The daylight, sunlight and overshadowing assessments have been undertaken by reference to the Building Research Establishment (BRE) Guidelines – '*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'* (2011) (the *'BRE Guidelines'*); and the British Standard, '*BS 8206-2: 2008 Lighting for Buildings Part 2: Code of Practice for Daylighting'* (*'BS 8206-2'*).

2. Sources of Information and Assumptions

2.1 In order to undertake the daylight, sunlight and overshadowing assessments, a three dimensional computer model of the site, Proposed Development and surrounding context was created by AY. The assessment model and subsequent technical analysis has been based upon the following sources of information:

- Site visit and photography;
- Google Map and Bing Map aerial and street view imagery;
- Land survey AutoCAD drawings produced by Murphy Surveys issued 15th December 2016; *and*
- 3D model of the Proposed Development (*received on 25th June 2019*) and 2D floor plans, sections and elevations (*received on 20th June 2019*) provided by Collado Collins Architects.

2.2 The above information has enabled AY to model the site, Proposed Development, and neighbouring properties for the purpose of this technical assessment. The results contained within this report are based upon the above information.

2.3 The scope of neighbouring buildings considered has been determined as a reasonable zone which considers both the scale of the massing tested and the proximity of those buildings which surround and face the site.

2.4 Best estimates have been made as to the uses which are carried out legally within the adjoining properties in terms of commercial and residential usage. These have been estimated from Valuation Office Agency (VOA) council tax band searches, external observation and online planning records where available.

2.5 As is standard practice when assessing daylight and sunlight to adjoining properties, AY have not sought access to any of the adjoining properties; however floor plans were sourced from online planning records for 2 and 3 The Priory and 70 Mount Pleasant Road, which have been incorporated into our computer model.

2.6 Where internal layouts have not been acquired, reasonable assumptions as to the internal layouts of the rooms behind the fenestration have been made. Unless the building form dictates otherwise, we have assumed a standard 4.2m deep room for residential properties. Internal layouts are only relevant for the No Sky Line (NSL) assessment. The Vertical Sky Component (VSC) daylight and Annual Probable Sunlight Hours (APSH) assessments are calculated at the window face and therefore do not require floor plans.

2.7 Where neighbouring elevations are not visible but where it is likely that apertures may be present we have inserted ‘test’ windows or estimated the position of apertures. The actual position may differ if closer access becomes possible and therefore the technical analysis may differ from that confirmed herein.

2.8 Floor levels have been assumed for those adjoining properties where drawing information was not obtained. This dictates the levels of the working plane which is relevant for the NSL assessment.

2.9 The Average Daylight Factor (ADF) calculation for habitable rooms located within the Proposed Development have been based on the following assumptions in terms of the reflectance and transmittance:

- High glazing transmission for selected areas on the first, second and third floors only at 0.78% (see mark-up of areas this will be used in-order to maximise daylight potential located in Appendix VI);
- Standard glazing transmission: 0.68%;
- Ceiling white paint 0.85% reflectance;
- Walls pale cream paint 0.81% reflectance; *and*
- Floor light wood 0.4% reflectance.

Alternative Daylight Benchmark

2.10 All of the blocks feature open plan living/kitchen/dining rooms (LKD's). Where the kitchen/food preparation areas are located at the rear of deep open plan spaces, the intention is for the kitchen area to be predominantly artificially lit given the distance from the main window wall. In such circumstances the standard recommendation of 2% ADF for typical kitchens may therefore be considered less appropriate. In respect of internal galley type kitchens, the BRE Guidelines consider that if these are not directly daylit they should be directly linked to a well daylit living room.

2.11 As such for the purpose of the internal daylight/sunlight amenity assessment and where relevant, the kitchen has been cut off and the living/dining (LD) area closest to the window has been assessed (*as illustrated in the NSL contour drawings BRE/116-126 in Appendix IV*) and an 'alternative daylight benchmark' of 1.5% ADF considered the target as per the typical recommendation for a living room.

2.12 Where the kitchen is directly daylit by a nearby window we have assessed the LKD's as a whole and considered this against the BRE's recommended target of 2% ADF.

2.13 Bedrooms have been considered against the BRE's recommended target of 1% ADF.

3. The Site and Proposed Development

The Site

3.1 The site is located on the corner of Mount Pleasant Road and Church Road in Tunbridge Wells (the '*Site*'), and sits within Tunbridge Wells Borough Council.

3.2 For the purpose of this report we have considered the pre-existing buildings on the Site as illustrated in Figure 1 below and drawings BRE/127 and 129, located in Appendix II.

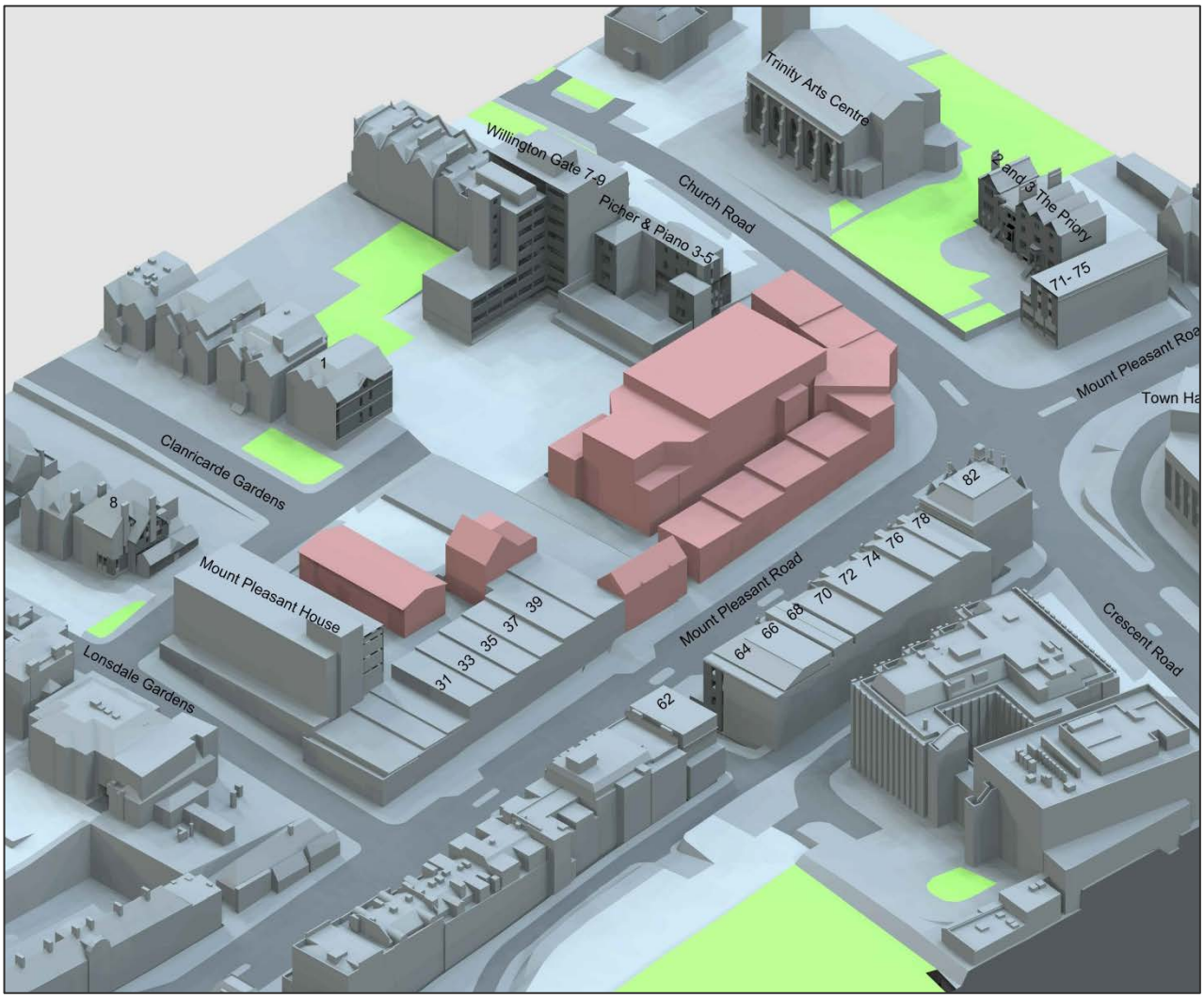


Figure 1 – The Site and Neighbouring Properties

3.3 The uses of neighbouring properties have been determined from VOA searches, external observation and online planning searches and are illustrated in Figure 2 below. The majority of neighbouring properties have been identified as commercial in usage; these properties are highlighted *orange* on Figure 2. There are two residential properties located to the north of the Site; these properties are highlighted *pink* in Figure 2. A handful of properties located to the east of the Site have been identified as mixed use, with commercial usage at ground floor and residential usage above; these properties are highlighted *blue* in Figure 2 below.

Figure 2 – Use Map

Proposed Development

3.4 This application is for minor material amendments under Section 73 of the Town and Country Planning Act (1990) to the previously consented planning permission 17/02262/FULL, for 'a mixed use redevelopment comprising 3,039 sqm (GIA) of retail uses (use class A1/A2), 1,895 sqm (GIA) of restaurant use (Use Class A3), 1,049 sqm (GIA) of cinema (Use Class D2), 108 residential units (Use Class C3), and 372 sqm (GIA) of office (Use Class B1), together with the provision of car and cycle parking, highways works, realignment of Public Right Of Way WBX17 and the extinguishment of Public Right Of Way WBX18. The amendments seek permission for a mixed-use redevelopment comprising 2,604 sqm (GIA) of retail uses (Use Class A1/A3), 1,067 sqm (GIA) of cinema (Use Class D2), and 108 residential units (Use Class C3), together with the provision of car and cycle parking, highways works, realignment of Public Right Of Way WBX17 and the extinguishment of Public Right Of Way WBX18'.

3.5 The Proposed Development is illustrated in Figure 3 below and drawings BRE/128 and 130, located in Appendix II.

3.6 Please note that this Daylight, Sunlight and Overshadowing report fully reviews the amended Proposed Development and thus supersedes the Daylight, Sunlight and Overshadowing report previously submitted with the consented scheme, rather than acting as an addendum to it.

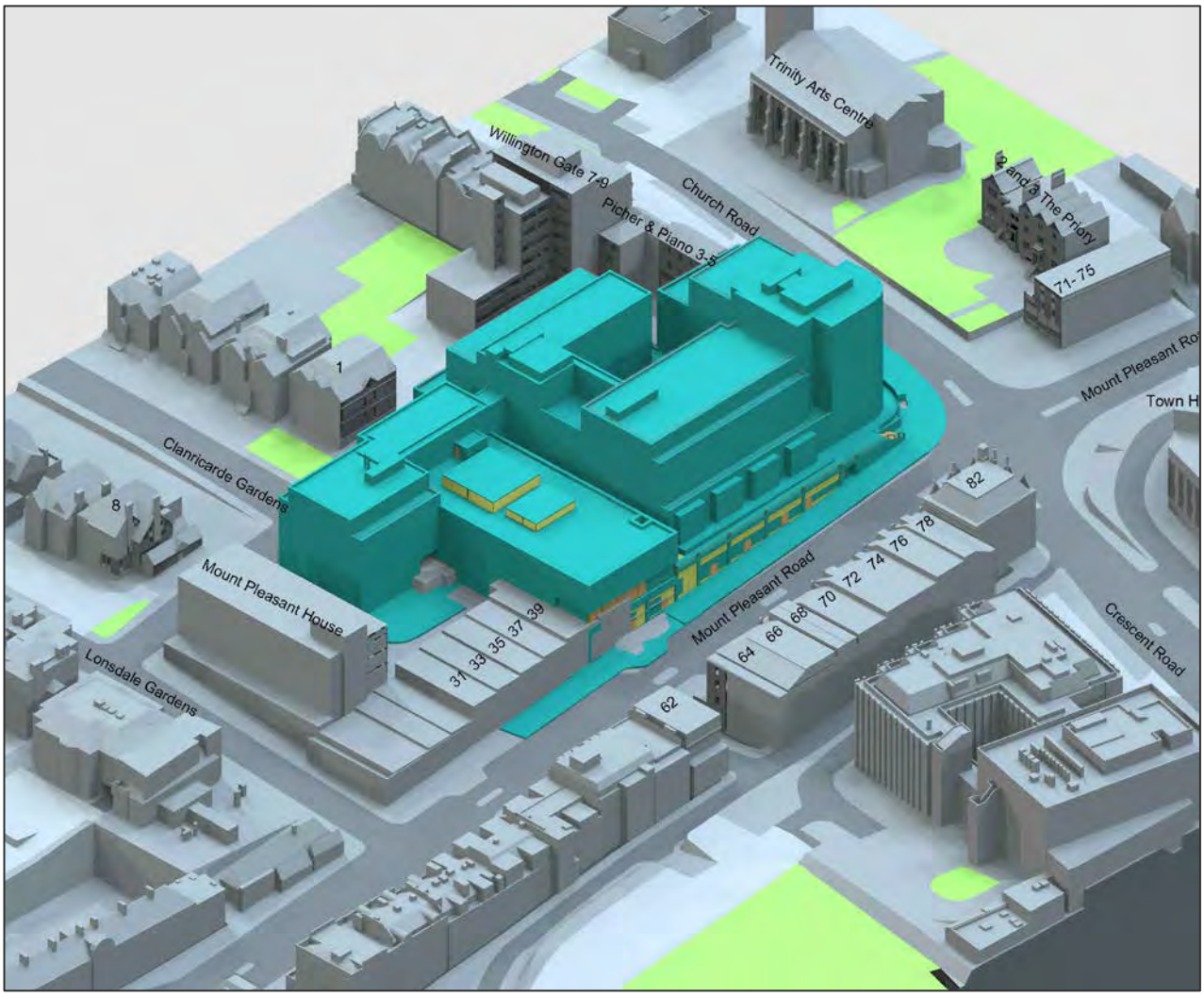


Figure 3 – The Proposed Development and Neighbouring Properties

4. Neighbouring Daylight/Sunlight Scheme Assessment

4.1 In accordance with the 2011 BRE Guidelines, only neighbouring residential properties have been considered for the daylight and sunlight technical assessment as they are recognised as having a greater requirement for daylight and sunlight than commercial properties (*BRE Guidelines, Page 7, Section 2.2.2*).

4.2 Non-habitable rooms such as bathrooms, WCs, store rooms and circulation spaces (such as hallways) have been discounted from our analysis in accordance with the Guidelines (*BRE Guidelines, Page 7, Section 2.2.2*).

4.3 In relation to sunlight analysis (APSH), only windows which are oriented within 90 degrees of due south have been considered as they have a reasonable expectation of sunlight. Where a room is served by multiple windows, if one or more windows is oriented within 90 degrees of due south the remaining windows serving the room will be considered regardless of orientation.

4.4 Please refer to Appendix III for the daylight and sunlight analysis tables and associated No Sky Line contour drawings (*BRE/131, 133, 134 and 135*), upon which the following report is based.

2 & 3 The Priory

4.5 These two residential properties are located to the north of the Proposed Development on the opposite side of Church Road, enjoying an elevated position over the development site, with windows facing south.

Daylight

4.6 The technical analysis confirms that all windows and rooms assessed within these properties will fully comply with the BRE criterion for daylight (VSC and NSL) and thus will experience a negligible impact as a result of the Proposed Development.

Sunlight

4.7 The technical analysis confirms that all windows relevant for assessment will meet the BRE criteria for sunlight (APSH) and thus will experience a negligible impact as a result of the Proposed Development.

No's: 62, 64, 68, 70 and 72 Mount Pleasant Road

4.8 These properties are located to the east of the Proposed Development on the opposite side of Mount Pleasant Road, with the front windows facing west. It is our understanding that the ground floor spaces are retail and therefore in accordance with BRE Guidelines they have not been considered for the daylight/sunlight assessment. The residential accommodation above ground floor level has been considered for assessment.

Daylight

4.9 The technical analysis confirms that all windows and rooms assessed within these properties will fully comply with the BRE criterion for daylight (VSC and NSL) and thus will experience a negligible impact as a result of the Proposed Development.

Sunlight

4.10 The technical analysis confirms that all windows relevant for assessment will meet the BRE criteria for sunlight (APSH) and thus will experience a negligible impact as a result of the Proposed Development.

5. Internal Daylight/Sunlight Amenity Assessment

5.1 Detailed internal daylight and sunlight amenity assessments have been undertaken for habitable residential rooms located within the Proposed Development. The ADF and NSL methods have been used for daylight, and the APSH method for sunlight.

5.2 In relation to sunlight analysis (APSH), only windows which are oriented within 90 degrees of due south have been considered as they have a reasonable expectation of sunlight. Where a room is served by multiple windows, if one or more windows is oriented within 90 degrees of due south the remaining windows serving the room will be considered regardless of orientation.

5.3 The technical analysis and associated NSL contour drawings (BRE/116-126) can be found in Appendix IV.

5.4 Overall the technical analysis demonstrates that 88% (278 rooms) of the 317 habitable rooms assessed will meet or exceed the alternative daylight benchmark criteria (*see Paragraphs 2.10-2.13*) across the Proposed Development.

5.5 The NSL assessment demonstrates that 276 (87%) of the 317 rooms will achieve greater than 80% daylight distribution, and 299 (94%) rooms will achieve over 50% daylight distribution.

5.6 81% (501) windows will meet the criteria for winter sunlight and 82% (507) for total sunlight.

5.7 This represents a high level of compliance.

5.8 A summary of the analysis associated with each of the proposed blocks is set out below:

Block A

Daylight

5.9 91 (96%) of 95 habitable rooms assessed within Block A will meet or exceed the alternative daylight benchmark criteria (*see Paragraphs 2.10-2.13*).

5.10 Two LKD's and two LD's fall below the criteria. If the alternative daylight benchmark of 1.5% ADF were considered, both LKD's would meet the alternate criteria. Furthermore, both LKD's will achieve over 98% daylight distribution (NSL).

5.11 The NSL assessment demonstrates that 85 (89%) of the 95 rooms will achieve greater than 80% daylight distribution, and 90 (95%) rooms will achieve over 50%.

5.12 The levels of daylight are therefore considered by this firm to be acceptable.

Sunlight

5.13 In terms of Sunlight, 215 (88%) of the 244 windows relevant for assessment will meet the recommended criteria for winter sunlight and 221 (91%) for total sunlight.

5.14 21 (72%) of the 29 windows that fall below the criteria for winter sunlight and 13 (57%) of the 23 windows that fall below the criteria for total sunlight are either oriented north and have been assessed as another window serving the room faces within 90 degrees of due south, or the windows are east/west facing. North, east and west facing windows are restricted in the quantum of available sunlight hours, particularly during the winter months when the suns trajectory is low. Therefore it is not surprising that these windows have limited access to direct sunlight. This is acknowledged by the BRE in paragraph 3.1.6 and is not considered unusual:

'A south–facing window will, in general, receive most sunlight, while a north-facing one will only receive it on a handful of occasions (early morning and late in summer). East- and west-facing windows will receive sunlight only at certain times of the day'.

5.15 Furthermore, a number of these windows serve bedrooms which are considered less sensitive. The BRE Guidelines state in Section 3.1.2 in relation to sunlight:

'In housing, the main requirement for sunlight is in living rooms...It is viewed less important in bedrooms and kitchens'.

Block B

Daylight

5.16 80 (82%) of 97 habitable rooms assessed within Block B will meet or exceed the alternative daylight benchmark criteria (*see Paragraphs 2.10-2.13*).

5.17 14 LD's and three bedrooms fall below the criteria. However, all 17 rooms will achieve over 95% daylight distribution.

5.18 The NSL assessment demonstrates that 89 (92%) of the 97 rooms will achieve greater than 80% daylight distribution, and 94 (97%) rooms will achieve over 50%.

5.19 Despite some rooms falling below recommend levels, (*it is unusual to achieve 100% compliance in dense developments such as this*), in our opinion the proposed levels of daylight are considered to be acceptable.

Sunlight

5.20 In terms of Sunlight, 96 (63%) of the 152 windows relevant for assessment will meet the recommended criteria for winter sunlight and 109 (72%) for total sunlight.

5.21 All windows that fall below the criterion are either oriented east or west and as stated above are restricted in the quantum of available sunlight hours, particularly during the winter months. Furthermore, a number of the windows serve less sensitive bedrooms.

Block C

Daylight

5.22 60 (88%) of 68 habitable rooms assessed within Block C will meet or exceed the alternative daylight benchmark criteria (*see Paragraphs 2.10-2.13*).

5.23 Two LKD's fall below the criteria; however they meet the alternative daylight benchmark of 1.5% ADF. One bedroom achieves 0.96% ADF which is only just below the recommended 1% ADF. Five LD's will fall below the criteria, of which four LD's will achieve over 93% daylight distribution.

5.24 The NSL assessment demonstrates that 52 (76%) of the 68 rooms will achieve greater than 80% daylight distribution, and 59 (87%) rooms will achieve over 50%.

5.25 In consideration of the above, despite some rooms falling below recommend levels, in our opinion the proposed levels of daylight are considered to be acceptable.

Sunlight

5.26 In terms of Sunlight, 115 (87%) of the 132 windows relevant for assessment will meet the recommended criteria for winter sunlight and 108 (82%) for total sunlight.

5.27 15 (88%) of the 17 windows that fall below the criteria for winter sunlight and 22 (92%) of the 24 windows that fall below the criteria for total sunlight are oriented north, east or west and as previously stated are restricted in the quantum of available sunlight hours, particularly during the winter months. Furthermore, a number of the windows serve less sensitive bedrooms.

Block D

Daylight

5.28 47 (82%) of 57 habitable rooms assessed within Block D will meet or exceed the alternative daylight benchmark criteria (*see Paragraphs 2.10-2.13*).

5.29 Five LKD's and five bedrooms fall below the criteria. However, if the alternative daylight benchmark of 1.5% ADF were considered, two LKD's would meet the alternate criteria.

5.30 The NSL assessment demonstrates that 50 (88%) of the 57 rooms will achieve greater than 80% daylight distribution, and 56 (98%) will achieve over 50%.

5.31 In consideration of the above, despite some rooms falling below recommend levels, in our opinion the proposed levels of daylight are considered to be acceptable.

Sunlight

5.32 In terms of Sunlight, 75 (84%) of the 89 windows relevant for assessment will meet the recommended criteria for winter sunlight and 69 (78%) for total sunlight.

5.33 All of the windows that fall below the criterion are oriented north or west and as previously stated are restricted in the quantum of available sunlight hours, particularly during the winter months. Furthermore, a number of the windows serve less sensitive bedrooms.

6. Internal Sun Hours on Ground Overshadowing Assessment

Methodology

6.1 The methodology for Sun Hours on Ground Overshadowing analysis is set out in the BRE Guidelines in Section 3.3.17. The Sun Hours on Ground assessment is based on the 21st March (Spring Equinox). Using specialist software, the path of the sun is tracked, at one minute intervals, around the 3D computer model of the site and surrounding buildings to establish where sunlight would fall on the ground and where it is prevented from doing so as a result of surrounding obstructions.

6.2 The Guidelines state that the sunlight in the space between buildings can have an important effect on the overall appearance and ambience of a development. They go on to suggest that for a garden or amenity area to appear adequately sunlit throughout the year, at least half (50%) of the area should receive two or more hours of direct sunlight on 21st March.

Assessment

6.3 The Sun Hours on Ground Overshadowing assessment has been undertaken for 11 proposed internal amenity areas within the Site. It is our understanding that Areas 6 and 9 are communal amenity spaces, Areas 1-5, 7 and 10-11 are private amenity spaces and Area 8 is a part communal part private amenity space. The location of these areas is illustrated in Figure 4 below and also in drawing BRE/136, located in Appendix V.

6.4 The analysis indicates that 10 of the 11 areas (Areas 1-8 and 10-11) will all fully comply with the recommended BRE criteria, achieving two or more hours of direct sunlight to over 69% of their areas on 21st March, which is significantly above the 50% recommended by the BRE Guidelines

6.5 Area 9 will fall marginally below the recommended criteria, achieving two or more hours of direct sunlight to over 49% of its area on 21st March, which is just below the recommended 50%.

6.6 Whilst Area 9 will fall slightly below the recommended criteria for sun hours on ground, given that the other communal amenity space (Area 6) and the other nine areas that have been assessed will fully comply with the recommended BRE Guidelines and exceed the recommended guidance, it is clear that the residents will have access to a number of amenity spaces that receive a good quantum of direct sunlight. Therefore there will be sufficient sun on ground amenity within the Proposed Development throughout the year.

Figure 4 – Sun Hours on Ground Overshadowing Assessment

7. Summary and Conclusion

7.1 Avison Young have undertaken Daylight, Sunlight and Overshadowing technical analysis, in accordance with the 2011 BRE Guidelines and BS 8206-2 guidance, to understand the potential impacts of the Proposed Development at The Belvedere, Tunbridge Wells.

7.2 Technical analysis indicates that all of the neighbouring residential properties listed below will fully comply with the BRE's recommended daylight and sunlight criterion, and thus will experience a negligible impact as a result of the Proposed Development:

- 2 and 3 The Priory; *and*
- No's: 62, 64, 68, 70 and 72 Mount Pleasant Road.

7.3 In terms of internal daylight amenity, the technical analysis demonstrates that 88% of all habitable rooms within the Proposed Development will meet or exceed the alternative daylight benchmark criteria (*see Paragraphs 2.10-2.13*), whilst 87% of rooms achieve the recommended level of NSL.

7.4 81% of the windows assessed will meet the recommended criteria for winter sunlight and 82% for total sunlight. These results illustrate that the Proposed Development will perform well against the recommended guidance and the dwellings are therefore considered to provide acceptable daylight and sunlight amenity for future occupants.

7.5 The Sun Hours on Ground Overshadowing assessment indicates that whilst one amenity area (Area 9) will fall below the recommended BRE criteria, the other communal amenity space (Area 6) and the other nine areas that have been assessed will all fully comply with the recommended BRE Guidelines and exceed the recommended guidance. Residents will therefore have access to both communal and private amenity spaces that receive a good quantum of direct sunlight and thus in our professional opinion will provide sufficient sun on ground amenity.

7.6 In consideration of the above, AY are of the opinion that despite some of the proposed rooms falling below the recommended criteria, overall the Proposed Development is acceptable on Daylight, Sunlight and Overshadowing grounds.

Appendix I
Daylight & Sunlight Principles

Daylight & Sunlight Principles

The BRE Guidelines – Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice are well established and are adopted by most Local Authorities as the appropriate scientific and empirical methods of measuring daylight and sunlight in order to provide objective data upon which to apply their planning policies. The Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case.

The Introduction of the Guidelines states:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

The 'flexibility' recommended in the Guidelines should reflect the specific characteristics of each case being considered. For example, as the numerical targets within the Guidelines have been derived on the basis of a low density suburban housing model, it is entirely appropriate to apply a more flexible approach when dealing with higher rise developments in a denser urban environment where the general scale of development is greater. In addition, where existing and proposed buildings have specific design features such as projecting balconies, deep recesses, bay windows etc., it is also equally valid to apply a degree of flexibility to take account of the effect of these particular design features. This does not mean that the recommendations and targets within the Guidelines can be disregarded but, instead, the 'flexibility' that should be applied should be founded on sound scientific principles that can be supported and justified. This requires a certain level of professional value judgement and experience.

Daylighting

In respect of daylighting, the BRE Guidelines adopt different methods of measurement depending on whether the assessment is for the impact on existing neighbouring premises or for measuring the adequacy of proposed new dwellings. For safeguarding the daylight received by existing neighbouring residential buildings around a proposed development, the relevant recommendations are set out in Section 2.2 of the Guidelines.

The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. First, it is necessary to measure the Vertical Sky Component (VSC) followed by the measurement of internal Daylight Distribution by plotting the position of the 'existing' and 'proposed' no sky line contour.

VSC is measured at the mid-point on the external face of the window serving a habitable room. For the purpose of the Guidelines, a "habitable" room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and circulation space are excluded from this definition. In addition, many Local Authorities make a further distinction in respect of small kitchens. Where the internal area of a small kitchen limits the use to food preparation and is not of sufficient size to accommodate some other form of "habitable" use such as dining, the kitchen need not be classed as a "habitable" room in its own right.

VSC is a 'spot' measurement taken on the face of the window and is a measure of the availability of light from the sky from over the "existing" and "proposed" obstruction caused by buildings or structures in front of the window. As it is measured on the outside face of the window, one of the inevitable shortcomings is that it does not take account of the size of the window or the size or use of the room served by the window. For this reason, the BRE Guidelines require internal Daylight Distribution to be measured in addition to VSC.

The 'No Sky Line' contour plotted for the purpose of measuring internal Daylight Distribution identifies those areas within the room usually measured on a horizontal working plane set at table top level, where there is direct sky visibility. This therefore represents those parts within the room where the sky can be seen through the window. This second measure therefore takes account of the size of the window and the size of the room but is only more reliable than VSC when the actual room uses, layouts and dimensions are known. When interpreted in conjunction with the VSC value, the likely internal lighting conditions, and hence the quality of lighting within the room, can be assessed.

For VSC, the Guidelines states that:

"If this Vertical Sky Component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight."

To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%. There are however circumstances where the VSC value is already below 27%. In such circumstances, it is permissible to reduce the existing VSC value by a factor of 0.2 (i.e. 20%) so that the value on the 'proposed' conditions remains more than 0.8 times its former value. The scientific reasoning for this permissible margin of reduction is that existing daylight (and sunlight) levels can be reduced by a factor of 20% before the loss becomes materially noticeable. This factor of reduction applies to VSC, daylight distribution, sunlight and overshadowing.

By contrast, the adequacy of daylight for proposed 'New-Build' dwellings is measured using the standards in the British Standard Code of Practice for Daylighting, BS8206 Part 2.

The British Standard relies upon the use of Average Daylight Factors (ADF) rather than VSC and Daylight Distribution. The use of ADF is referred to in the BRE Guidelines (Appendix C) but its use is usually limited as a supplementary 'check' of internal lighting conditions once the VSC and Daylight Distribution tests have been completed.

ADF is sometimes seen as a more accurate and representative measure of internal lighting conditions as it comprises a greater number of design factors and input variables/coefficients. That is, the value of ADF is derived from:

- The actual amount of daylight received by the window(s) serving the room expressed as the "angle of visible sky" which is derived from the VSC value and therefore represents the amount of light striking the face of the window.
- The loss of transmittance through the glazing.
- The size of the window (net area of glazing).
- The size of the room served by the window(s) (net internal surface area of the room).
- The internal reflectance values of the internal finishes within the room.
- The specific use of the room.

One of the main reasons why ADF is more appropriate for New-Build dwellings is that any of the above input variables can be changed during the course of the design process in order to achieve the required internal lighting values. The ability to make such changes is not usually available when dealing with existing neighbouring buildings.

Unlike the application of VSC and daylight distribution, the British Standard differentiates between different room uses. It places the highest ADF standard on Family Kitchens where the minimum target value is 2% df. Living Rooms should achieve 1.5% df, and Bedrooms 1.0% df.

Sunlighting

The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE Guidelines.

The availability of sunlight varies throughout the year with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice. In view of this, the internationally accepted test date for measuring sunlight is the spring equinox (21 March), on which day the United Kingdom has equal periods of daylight and darkness and sunlight is available from approximately 08:30hrs to 17:30hrs. In addition, on that date, sunlight received perpendicular to the face of a window would only be received where that window faces within 90º of due south. The BRE Guidelines therefore limit the extent of testing for sunlight where a window faces within 90º of due south.

The sunlight standards are normally applied to the principal Living Room within each dwelling rather than to kitchens and bedrooms.

The recommendation for sunlight is:

"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21 September and 21 March, then the room should still receive enough sunlight .

Any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight hours are both less than the amounts given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight."

A good level of sunlight will therefore be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. Where sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable.

Appendix II
Existing & Proposed Drawings

Sources of Information

EXISTING BUILDING

Glenn Howells Architects
2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04

Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
ABC Cinema Site
Tunbridge Wells

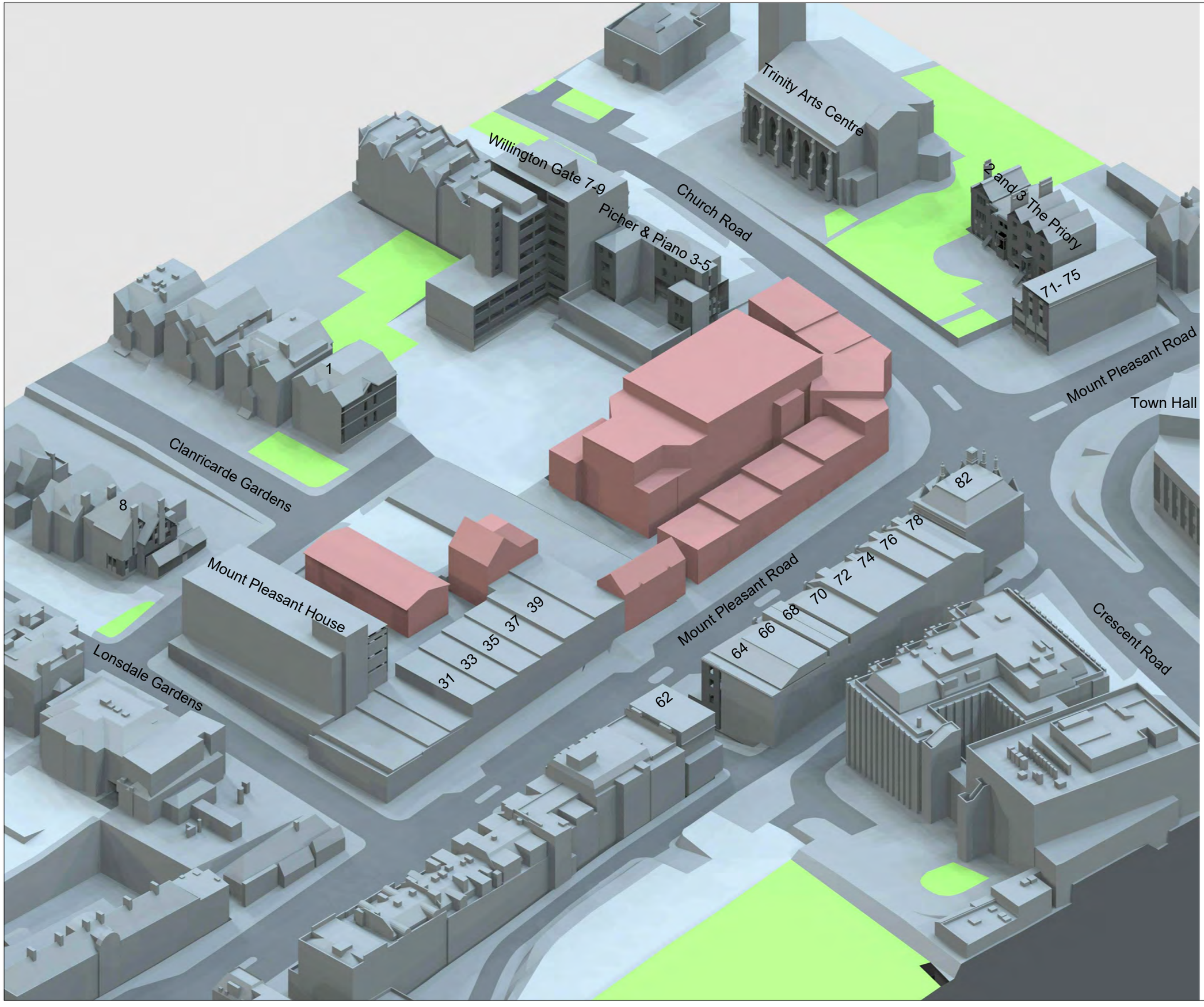
Client
Elysian Residences

Drawing Title
Existing Site Plan

Drawn By	Chk'd By	Scale @ A3	Date
AH			02 JULY 2019

Project No.	Drawing No.	Revision
AB26_15	BRE127	

Daylight



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170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04

Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

Drawing Title
Existing 3D View

Drawn By	Chk'd By	Scale @ A3	Date
AH			02 JULY 2019

Project No.	Drawing No.	Revision
AB26_15	BRE129	

Daylight

Sources of Information

EXISTING BUILDING

Glenn Howells Architects
2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04

Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

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65 Gresham Street, London, EC2V 7NQ
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Project Name
ABC Cinema Site
Tunbridge Wells

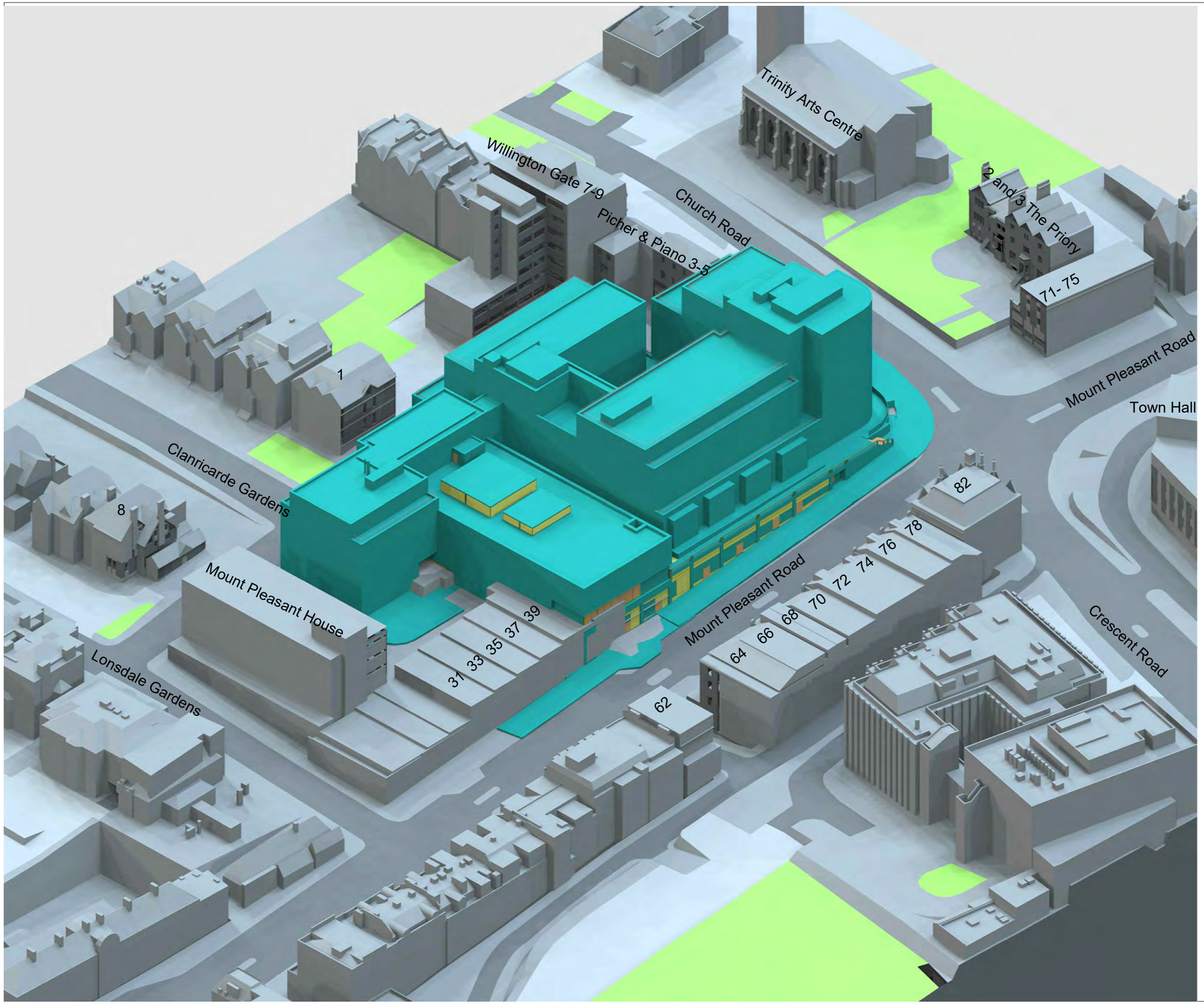
Client
Elysian Residences

Drawing Title
Proposed Site Plan

Drawn By	Chk'd By	Scale @ A3	Date
AH			02 JULY 2019

Project No.	Drawing No.	Revision
AB26_15	BRE128	

Daylight



Sources of Information

EXISTING BUILDING

Glenn Howells Architects
2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04
Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG
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65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

Drawing Title
Proposed 3D View

Drawn By	Chk'd By	Scale @ A3	Date
AH			02 JULY 2019

Project No.	Drawing No.	Revision
AB26_15	BRE130	

Daylight

Appendix III

Neighbouring Daylight & Sunlight Results and NSL Contours

AVISON YOUNG

ABC Cinema, Tunbridge Wells

Daylight analysis results
Job 15
01-Jul-19

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
2 and 3 The Priory - 131										
Lower Gnd Floor										
R1/19	BEDROOM	W1/19	24.29	32.54	>27	1.32	0.89	32.75%	95.13%	0.59%
		W2/19	24.34	31.87	>27					
		W3/19	20.00	25.92	-29.60%					
R3/19	LIVINGROOM	W5/19	25.14	27.64	>27	1.64	1.23	24.71%	92.50%	0.99%
		W6/19	19.61	21.77	-11.01%					
R4/19	BEDROOM	W7/19	29.54	30.10	>27	1.77	1.39	21.44%	87.87%	10.68%
R5/19	BEDROOM	W8/19	24.08	26.70	-10.88%	1.87	1.94	-3.74%	94.43%	4.33%
		W9/19	12.50	15.05	-20.40%					
		W10/19	16.34	23.19	-41.92%					
R6/19	BEDROOM	W11/19	24.64	28.44	>27	1.69	1.39	18.12%	84.19%	1.40%
Gnd Floor										
R1/20	DINING	W1/20	34.25	34.10	>27	3.47	3.31	4.61%	96.87%	0.00%
		W2/20	34.13	33.76	>27					
		W3/20	33.68	33.25	>27					
		W4/20	31.12	30.40	>27					
R3/20	LIVINGROOM	W9/20	32.98	31.46	>27	2.31	2.32	-0.26%	97.64%	0.96%
		W15/20	17.56	21.48	-22.32%					
		W16/20	18.18	21.71	-19.42%					
		W17/20	34.89	33.50	>27					
		W18/20	35.62	34.06	>27					
		W19/20	34.85	33.59	>27					
		W20/20	35.59	34.13	>27					
		W21/20	34.66	33.29	>27					
		W22/20	35.39	33.82	>27					
		W23/20	10.46	14.55	-39.10%					
		W24/20	10.50	14.56	-38.67%					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
R4/20	LIVINGROOM	W10/20	34.90	33.28	>27	4.21	4.15	1.45%	98.84%	0.00%
		W12/20	34.26	33.01	>27					
		W13/20	21.38	25.39	-18.76%					
		W14/20	26.33	27.64	>27					
R5/20	DINING	W11/20	31.55	32.20	>27	1.99	1.97	0.80%	88.01%	9.23%
1st Floor										
R1/21	BEDROOM	W1/21	36.31	35.64	>27	2.92	2.79	4.72%	94.65%	0.00%
		W2/21	36.32	35.55	>27					
		W3/21	35.67	34.70	>27					
R3/21	BEDROOM	W5/21	36.29	34.62	>27	2.27	2.15	5.41%	96.28%	0.09%
		W6/21	34.92	33.26	>27					
R4/21	BEDROOM	W7/21	37.24	35.24	>27	1.61	1.52	5.95%	93.76%	0.57%
R6/21	BEDROOM	W9/21	36.12	34.95	>27	1.29	1.23	5.18%	87.66%	8.71%
2nd Floor										
R4/22	BEDROOM	W1/22	38.38	36.41	>27	1.52	1.44	5.59%	94.52%	1.10%
R5/22	BEDROOM	W2/22	38.44	36.45	>27	1.03	0.93	9.25%	92.26%	0.55%
		W3/22	38.44	36.49	>27					
R6/22	BEDROOM	W4/22	38.50	36.45	>27	1.18	1.12	5.75%	87.39%	9.51%
72 Mount Pleasant Road - 133										
1st Floor										
R1/91	UNKNOWN	W1/91	30.10	26.43	12.19%	4.64	4.17	10.04%	95.82%	0.00%
R2/91	UNKNOWN	W2/91	33.55	28.02	>27	4.87	4.19	13.92%	97.79%	0.00%
2nd Floor										
R1/92	UNKNOWN	W1/92	36.36	30.99	>27	2.69	2.33	13.22%	94.16%	3.28%
R2/92	UNKNOWN	W2/92	36.51	31.36	>27	2.15	1.88	12.69%	91.59%	4.88%
3rd Floor										
R1/93	UNKNOWN	W1/93	37.58	32.78	>27	2.40	2.12	11.52%	94.84%	2.66%
		W2/93	37.66	33.17	>27					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
4th Floor										
R1/94	UNKNOWN	W1/94	38.43	34.52	>27	1.09	0.99	8.91%	95.97%	3.67%
R2/94	UNKNOWN	W2/94	38.45	34.66	>27	1.17	1.06	9.66%	57.93%	14.56%
70 Mount Pleasant Road - 133										
1st Floor										
R1/101	STUDIO	W1/101	34.28	28.71	>27	1.72	1.47	14.41%	88.89%	8.60%
R2/101	STUDIO	W2/101	34.41	29.04	>27	1.76	1.51	13.85%	80.67%	17.11%
2nd Floor										
R1/102	STUDIO	W1/102	36.20	31.13	>27	2.41	2.11	12.58%	96.25%	0.96%
R2/102	STUDIO	W2/102	36.25	31.40	>27	2.49	2.19	11.99%	94.94%	2.05%
3rd Floor										
R1/103	STUDIO	W1/103	37.42	33.09	>27	2.26	2.02	10.76%	96.63%	0.90%
R2/103	STUDIO	W2/103	37.48	33.39	>27	2.30	2.07	10.20%	95.07%	2.04%
68 Mount Pleasant Road - 133										
1st Floor										
R1/111	UNKNOWN	W1/111	34.43	29.31	>27	2.28	1.99	12.89%	97.33%	0.00%
R2/111	UNKNOWN	W2/111	34.61	29.73	>27	2.40	2.10	12.31%	94.06%	3.37%
2nd Floor										
R1/112	UNKNOWN	W1/112	36.38	31.84	>27	2.50	2.22	11.28%	97.26%	0.00%
R2/112	UNKNOWN	W2/112	36.51	32.19	>27	2.55	2.28	10.60%	97.20%	0.14%
3rd Floor										
R1/113	UNKNOWN	W1/113	37.62	33.82	>27	2.21	2.00	9.34%	97.60%	0.00%
R2/113	UNKNOWN	W2/113	37.72	34.12	>27	2.25	2.05	8.80%	97.13%	0.56%
4th Floor										
R1/114	UNKNOWN	W1/114	38.43	35.29	>27	3.14	2.90	7.86%	98.91%	0.00%
R2/114	UNKNOWN	W2/114	38.49	35.47	>27	3.18	2.94	7.54%	98.64%	0.00%
64 Mount Pleasant Road - 134										
1st Floor										
R1/131	UNKNOWN	W1/131	34.89	30.85	>27	2.91	2.62	9.97%	98.30%	0.00%
R2/131	UNKNOWN	W2/131	35.08	31.27	>27	4.45	4.53	-1.78%	98.16%	0.00%
		W3/131	27.76	33.56	>27					
2nd Floor										
R1/132	UNKNOWN	W1/132	36.70	33.14	>27	2.64	2.42	8.55%	97.93%	0.00%
R2/132	UNKNOWN	W2/132	36.81	33.44	>27	4.54	4.54	-0.02%	98.28%	0.00%
		W3/132	33.58	36.75	>27					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
3rd Floor										
R1/133	UNKNOWN	W1/133	37.83	34.85	>27	2.42	2.25	7.12%	97.93%	0.00%
R2/133	UNKNOWN	W2/133	37.89	35.05	>27	4.46	4.36	2.09%	98.34%	0.00%
		W3/133	38.08	39.32	>27					
62 Mount Pleasant Road - 135										
1st Floor										
R1/141	UNKNOWN	W1/141	22.51	28.72	>27	3.92	3.94	-0.59%	96.85%	-0.77%
		W2/141	35.38	33.14	>27					
		W3/141	35.45	33.56	>27					
2nd Floor										
R1/142	UNKNOWN	W1/142	27.60	31.62	>27	3.15	3.14	0.35%	96.69%	0.00%
		W2/142	36.10	34.71	>27					
		W3/142	36.11	35.05	>27					
3rd Floor										
R1/143	UNKNOWN	W1/143	31.86	34.72	>27	2.30	2.30	0.04%	93.30%	0.00%
		W2/143	37.85	35.93	>27					
R2/143	UNKNOWN	W3/143	37.85	36.02	>27	2.33	2.24	3.94%	94.99%	0.05%
		W4/143	37.84	36.15	>27					

AVISON YOUNG

ABC Cinema, Tunbridge Wells

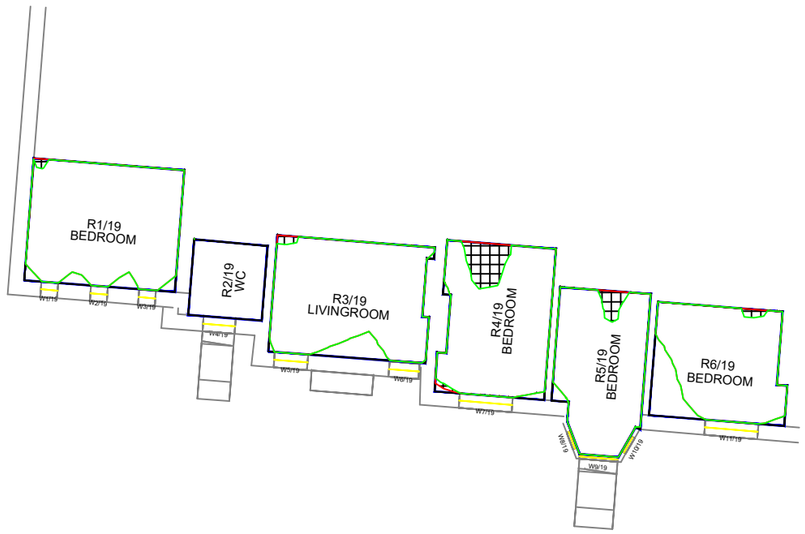
Sunlight analysis results
Job 15
01-Jul-19

Available sunlight as a percentage of annual unobstructed total (1486.0 Hrs)

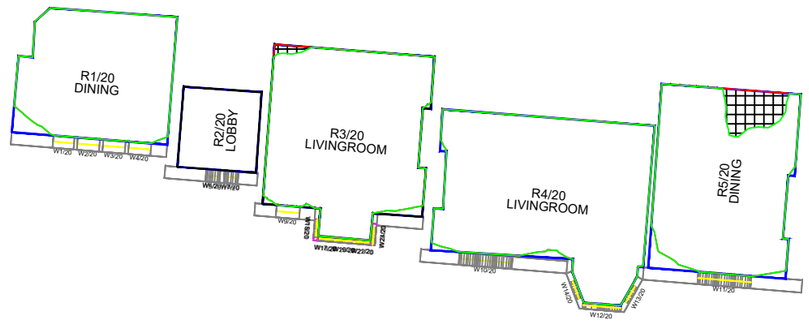
		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
2 and 3 The Priory - BRE131										
Lower Gnd Floor										
BEDROOM	W1/19	16.00	14.00	30.00	16.00	11.00	27.00	0.00%	21.43%	10.00%
BEDROOM	W2/19	16.00	14.00	30.00	16.00	11.00	27.00	0.00%	21.43%	10.00%
BEDROOM	W3/19	14.00	14.00	28.00	14.00	10.00	24.00	0.00%	28.57%	14.29%
LIVINGROOM	W5/19	22.00	18.00	40.00	22.00	15.00	37.00	0.00%	16.67%	7.50%
LIVINGROOM	W6/19	16.00	14.00	30.00	16.00	10.00	26.00	0.00%	28.57%	13.33%
BEDROOM	W7/19	34.00	21.00	55.00	34.00	19.00	53.00	0.00%	9.52%	3.64%
BEDROOM	W8/19	27.00	12.00	39.00	30.00	12.00	42.00	-11.11%	0.00%	-7.69%
BEDROOM	W9/19	26.00	10.00	36.00	29.00	14.00	43.00	-11.54%	-40.00%	-19.44%
BEDROOM	W10/19	17.00	9.00	26.00	29.00	10.00	39.00	-70.59%	-11.11%	-50.00%
BEDROOM	W11/19	29.00	17.00	46.00	33.00	16.00	49.00	-13.79%	5.88%	-6.52%
Gnd Floor										
DINING	W1/20	22.00	18.00	40.00	22.00	16.00	38.00	0.00%	11.11%	5.00%
DINING	W2/20	24.00	19.00	43.00	24.00	17.00	41.00	0.00%	10.53%	4.65%
DINING	W3/20	24.00	19.00	43.00	24.00	17.00	41.00	0.00%	10.53%	4.65%
DINING	W4/20	23.00	19.00	42.00	23.00	18.00	41.00	0.00%	5.26%	2.38%
LIVINGROOM	W9/20	24.00	19.00	43.00	24.00	16.00	40.00	0.00%	15.79%	6.98%
LIVINGROOM	W15/20	18.00	5.00	23.00	22.00	7.00	29.00	-22.22%	-40.00%	-26.09%
LIVINGROOM	W16/20	11.00	3.00	14.00	15.00	3.00	18.00	-36.36%	0.00%	-28.57%
LIVINGROOM	W17/20	43.00	24.00	67.00	43.00	22.00	65.00	0.00%	8.33%	2.99%
LIVINGROOM	W18/20	12.00	21.00	33.00	12.00	17.00	29.00	0.00%	19.05%	12.12%
LIVINGROOM	W19/20	49.00	26.00	75.00	49.00	24.00	73.00	0.00%	7.69%	2.67%
LIVINGROOM	W20/20	12.00	21.00	33.00	12.00	17.00	29.00	0.00%	19.05%	12.12%
LIVINGROOM	W21/20	43.00	24.00	67.00	43.00	22.00	65.00	0.00%	8.33%	2.99%
LIVINGROOM	W22/20	12.00	21.00	33.00	12.00	16.00	28.00	0.00%	23.81%	15.15%
LIVINGROOM	W23/20	9.00	2.00	11.00	12.00	2.00	14.00	-33.33%	0.00%	-27.27%
LIVINGROOM	W24/20	3.00	2.00	5.00	5.00	2.00	7.00	-66.67%	0.00%	-40.00%
LIVINGROOM	W10/20	38.00	24.00	62.00	38.00	21.00	59.00	0.00%	12.50%	4.84%
LIVINGROOM	W12/20	44.00	26.00	70.00	44.00	22.00	66.00	0.00%	15.38%	5.71%
LIVINGROOM	W13/20	26.00	9.00	35.00	30.00	12.00	42.00	-15.38%	-33.33%	-20.00%
LIVINGROOM	W14/20	24.00	10.00	34.00	27.00	11.00	38.00	-12.50%	-10.00%	-11.76%
DINING	W11/20	37.00	22.00	59.00	38.00	21.00	59.00	-2.70%	4.55%	0.00%
1st Floor										
BEDROOM	W1/21	24.00	19.00	43.00	24.00	18.00	42.00	0.00%	5.26%	2.33%
BEDROOM	W2/21	24.00	19.00	43.00	24.00	18.00	42.00	0.00%	5.26%	2.33%
BEDROOM	W3/21	24.00	19.00	43.00	24.00	18.00	42.00	0.00%	5.26%	2.33%
BEDROOM	W5/21	25.00	24.00	49.00	25.00	23.00	48.00	0.00%	4.17%	2.04%
BEDROOM	W6/21	24.00	23.00	47.00	24.00	20.00	44.00	0.00%	13.04%	6.38%
BEDROOM	W7/21	33.00	24.00	57.00	33.00	23.00	56.00	0.00%	4.17%	1.75%
BEDROOM	W9/21	33.00	24.00	57.00	33.00	22.00	55.00	0.00%	8.33%	3.51%

Room use	Window Ref	Existing %			Proposed %			% Loss of		
		Summer	Winter	Total	Summer	Winter	Total	Summer	Winter	Total
2nd Floor										
BEDROOM	W1/22	26.00	24.00	50.00	26.00	24.00	50.00	0.00%	0.00%	0.00%
BEDROOM	W2/22	12.00	17.00	29.00	12.00	16.00	28.00	0.00%	5.88%	3.45%
BEDROOM	W3/22	12.00	17.00	29.00	12.00	16.00	28.00	0.00%	5.88%	3.45%
BEDROOM	W4/22	26.00	24.00	50.00	26.00	24.00	50.00	0.00%	0.00%	0.00%
72 Mount Pleasant Road - BRE133										
1st Floor										
UNKNOWN	W1/91	24.00	7.00	31.00	20.00	6.00	26.00	16.67%	14.29%	16.13%
UNKNOWN	W2/91	24.00	8.00	32.00	20.00	6.00	26.00	16.67%	25.00%	18.75%
2nd Floor										
UNKNOWN	W1/92	26.00	9.00	35.00	21.00	7.00	28.00	19.23%	22.22%	20.00%
UNKNOWN	W2/92	26.00	9.00	35.00	21.00	7.00	28.00	19.23%	22.22%	20.00%
3rd Floor										
UNKNOWN	W1/93	27.00	8.00	35.00	22.00	7.00	29.00	18.52%	12.50%	17.14%
UNKNOWN	W2/93	27.00	8.00	35.00	22.00	7.00	29.00	18.52%	12.50%	17.14%
4th Floor										
UNKNOWN	W1/94	27.00	10.00	37.00	23.00	10.00	33.00	14.81%	0.00%	10.81%
UNKNOWN	W2/94	24.00	6.00	30.00	20.00	6.00	26.00	16.67%	0.00%	13.33%
70 Mount Pleasant Road - BRE133										
1st Floor										
STUDIO	W1/101	25.00	8.00	33.00	20.00	6.00	26.00	20.00%	25.00%	21.21%
STUDIO	W2/101	26.00	8.00	34.00	21.00	6.00	27.00	19.23%	25.00%	20.59%
2nd Floor										
STUDIO	W1/102	26.00	9.00	35.00	21.00	7.00	28.00	19.23%	22.22%	20.00%
STUDIO	W2/102	26.00	9.00	35.00	21.00	7.00	28.00	19.23%	22.22%	20.00%
3rd Floor										
STUDIO	W1/103	26.00	8.00	34.00	22.00	7.00	29.00	15.38%	12.50%	14.71%
STUDIO	W2/103	26.00	8.00	34.00	22.00	7.00	29.00	15.38%	12.50%	14.71%
68 Mount Pleasant Road - BRE133										
1st Floor										
UNKNOWN	W1/111	25.00	8.00	33.00	21.00	7.00	28.00	16.00%	12.50%	15.15%
UNKNOWN	W2/111	25.00	7.00	32.00	21.00	7.00	28.00	16.00%	0.00%	12.50%

Room use	Window Ref	Existing %			Proposed %			% Loss of		
		Summer	Winter	Total	Summer	Winter	Total	Summer	Winter	Total
2nd Floor										
UNKNOWN	W1/112	26.00	8.00	34.00	21.00	8.00	29.00	19.23%	0.00%	14.71%
UNKNOWN	W2/112	26.00	8.00	34.00	22.00	8.00	30.00	15.38%	0.00%	11.76%
3rd Floor										
UNKNOWN	W1/113	26.00	8.00	34.00	23.00	7.00	30.00	11.54%	12.50%	11.76%
UNKNOWN	W2/113	26.00	8.00	34.00	25.00	7.00	32.00	3.85%	12.50%	5.88%
4th Floor										
UNKNOWN	W1/114	26.00	9.00	35.00	24.00	8.00	32.00	7.69%	11.11%	8.57%
UNKNOWN	W2/114	26.00	9.00	35.00	25.00	8.00	33.00	3.85%	11.11%	5.71%
64 Mount Pleasant Road - BRE134										
1st Floor										
UNKNOWN	W1/131	26.00	8.00	34.00	22.00	6.00	28.00	15.38%	25.00%	17.65%
UNKNOWN	W2/131	26.00	8.00	34.00	22.00	6.00	28.00	15.38%	25.00%	17.65%
UNKNOWN	W3/131	38.00	10.00	48.00	38.00	18.00	56.00	0.00%	-80.00%	-16.67%
2nd Floor										
UNKNOWN	W1/132	26.00	9.00	35.00	24.00	8.00	32.00	7.69%	11.11%	8.57%
UNKNOWN	W2/132	26.00	9.00	35.00	24.00	8.00	32.00	7.69%	11.11%	8.57%
UNKNOWN	W3/132	38.00	21.00	59.00	38.00	24.00	62.00	0.00%	-14.29%	-5.08%
3rd Floor										
UNKNOWN	W1/133	27.00	8.00	35.00	26.00	7.00	33.00	3.70%	12.50%	5.71%
UNKNOWN	W2/133	27.00	9.00	36.00	26.00	8.00	34.00	3.70%	11.11%	5.56%
UNKNOWN	W3/133	38.00	26.00	64.00	38.00	26.00	64.00	0.00%	0.00%	0.00%
62 Mount Pleasant Road - BRE135										
1st Floor										
UNKNOWN	W1/141	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%
UNKNOWN	W2/141	27.00	8.00	35.00	23.00	8.00	31.00	14.81%	0.00%	11.43%
UNKNOWN	W3/141	27.00	8.00	35.00	23.00	8.00	31.00	14.81%	0.00%	11.43%
2nd Floor										
UNKNOWN	W1/142	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%
UNKNOWN	W2/142	27.00	9.00	36.00	25.00	9.00	34.00	7.41%	0.00%	5.56%
UNKNOWN	W3/142	27.00	7.00	34.00	25.00	7.00	32.00	7.41%	0.00%	5.88%
3rd Floor										
UNKNOWN	W1/143	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%
UNKNOWN	W2/143	25.00	7.00	32.00	23.00	7.00	30.00	8.00%	0.00%	6.25%
UNKNOWN	W3/143	25.00	7.00	32.00	23.00	7.00	30.00	8.00%	0.00%	6.25%
UNKNOWN	W4/143	25.00	7.00	32.00	23.00	7.00	30.00	8.00%	0.00%	6.25%

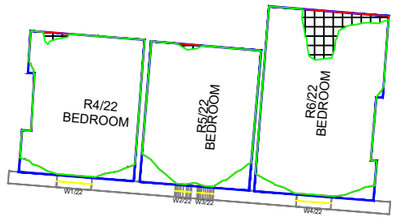


Lower Ground Floor



Ground Floor

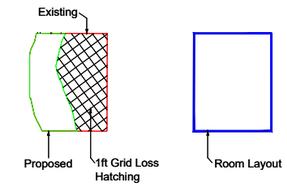
First Floor



Second Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects
2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04

Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

Drawing Title
No sky-line contours for
2 and 3 The Priory

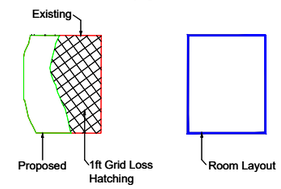
Drawn By	Chk'd By	Scale @ A3	Date
AH			02 JULY 2019

Project No.	Drawing No.	Revision
AB26_15	BRE131	

Daylight

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects
2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04
Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
ABC Cinema Site
Tunbridge Wells

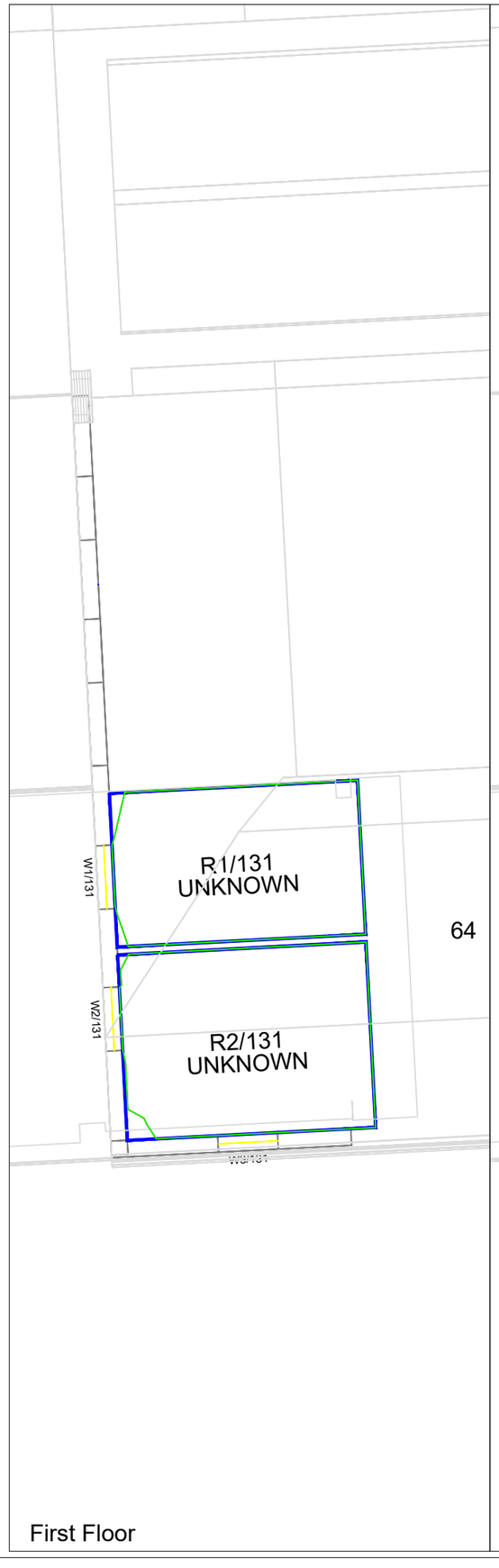
Client
Elysian Residences

Drawing Title
No sky-line contours for
68 to 72 Mount Pleasant Road

Drawn By	Chk'd By	Scale @ A3	Date
AH			02 JULY 2019

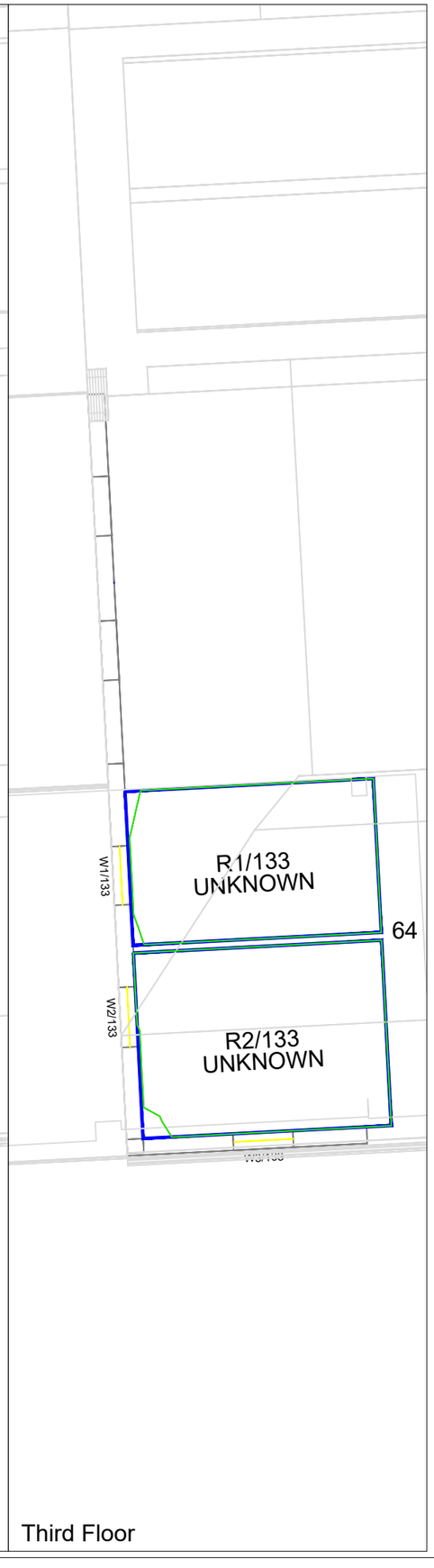
Project No.	Drawing No.	Revision
AB26_15	BRE133	

Daylight



First Floor

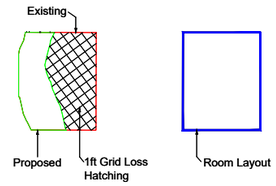
Second Floor



Third Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects

2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04

Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG

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65 Gresham Street, London, EC2V 7NQ
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Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

Drawing Title
No sky-line contours for
64 Mount Pleasant Road

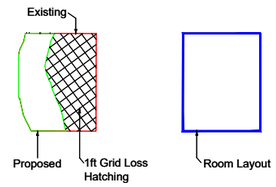
Drawn By	Chk'd By	Scale @ A3	Date
AH			02 JULY 2019

Project No.	Drawing No.	Revision
AB26_15	BRE134	

Daylight

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects
2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
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Murphy Surveys
MSL10908-T-01
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SURROUNDING BUILDINGS

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MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

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65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

Drawing Title
No sky-line contours for
62 Mount Pleasant Road

Drawn By	Chk'd By	Scale @ A3	Date
AH			02 JULY 2019

Project No.	Drawing No.	Revision
AB26_15	BRE135	

Daylight

Appendix IV

Internal Daylight & Sunlight Amenity Results and NSL Contours

ABC Cinema, Tunbridge Wells

Daylight and Sunlight Amenity
Results Job 14
28-Jun-19

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
Block A								
1st Floor								
R40/243	LD (A)	W62/243	34.62	3.90	99.91%	N/A	N/A	N/A
R41/243	BEDROOM (A)	W63/243	35.13	3.69	98.08%	N/A	N/A	N/A
R42/243	BEDROOM (A)	W64/243	35.17	2.47	99.16%	N/A	N/A	N/A
		W65/243	35.26			N/A	N/A	N/A
R43/243	LD (A)	W66/243	35.29	7.43	100.00%	N/A	N/A	N/A
		W67/243	35.34			N/A	N/A	N/A
		W68/243	35.45			N/A	N/A	N/A
		W69/243	35.62			N/A	N/A	N/A
		W70/243	35.77			N/A	N/A	N/A
		W71/243	35.90			N/A	N/A	N/A
		W72/243	35.87			N/A	N/A	N/A
		W73/243	35.86			N/A	N/A	N/A
R44/243	BEDROOM (A)	W74/243	35.91	6.27	99.84%	N/A	N/A	N/A
R45/243	BEDROOM (A)	W75/243	25.68	5.39	100.00%	N/A	N/A	N/A
R46/243	BEDROOM (A)	W76/243	35.77	5.17	99.51%	N/A	N/A	N/A
R47/243	BEDROOM (A)	W77/243	35.77	2.43	96.37%	N/A	N/A	N/A
R48/243	LD (A)	W78/243	35.74	4.51	99.70%	N/A	N/A	N/A
R49/243	BEDROOM (A)	W79/243	35.67	8.28	100.00%	N/A	N/A	N/A
R50/243	BEDROOM (A)	W80/243	35.32	2.10	89.88%	N/A	N/A	N/A
R51/243	LD (A)	W81/243	34.80	4.42	99.97%	N/A	N/A	N/A
R52/243	LD (A)	W82/243	8.80	1.07	32.15%	12.00	2.00	14.00
		W83/243	11.39			14.00	4.00	18.00
R53/243	BEDROOM (A)	W84/243	12.44	1.52	55.49%	17.00	4.00	21.00
R54/243	LD (A)	W85/243	12.92	1.54	37.34%	19.00	4.00	23.00
		W86/243	12.86			18.00	4.00	22.00
R55/243	BEDROOM (A)	W87/243	12.25	1.34	42.91%	17.00	4.00	21.00
R56/243	BEDROOM (A)	W88/243	11.16	1.10	38.24%	15.00	4.00	19.00
2nd Floor								
R43/244	LD (A)	W77/244	36.78	4.25	99.94%	N/A	N/A	N/A
		W78/244	36.82			N/A	N/A	N/A
		W79/244	37.02			N/A	N/A	N/A
		W80/244	37.26			N/A	N/A	N/A
		W81/244	37.25			N/A	N/A	N/A
R44/244	BEDROOM (A)	W89/244	37.29	4.27	99.14%	N/A	N/A	N/A
		W90/244	37.25			N/A	N/A	N/A

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
R45/244	BEDROOM (A)	W91/244	20.78	3.60	96.50%	N/A	N/A	N/A
		W92/244	26.72			N/A	N/A	N/A
		W93/244	21.03			N/A	N/A	N/A
R46/244	BEDROOM (A)	W94/244	37.16	2.62	97.57%	N/A	N/A	N/A
R47/244	BEDROOM (A)	W95/244	37.16	2.67	96.52%	N/A	N/A	N/A
R48/244	LD (A)	W96/244	37.13	2.92	98.55%	N/A	N/A	N/A
		W97/244	37.11			N/A	N/A	N/A
R49/244	BEDROOM (A)	W98/244	37.02	5.35	99.22%	N/A	N/A	N/A
		W99/244	36.99			N/A	N/A	N/A
R50/244	BEDROOM (A)	W100/244	36.85	2.30	90.01%	N/A	N/A	N/A
R51/244	LD (A)	W101/244	36.74	2.92	99.66%	N/A	N/A	N/A
		W102/244	36.38			N/A	N/A	N/A
R52/244	LD (A)	W82/244	11.03	1.20	43.92%	12.00	2.00	14.00
		W83/244	14.15			15.00	5.00	20.00
R53/244	BEDROOM (A)	W84/244	15.75	1.75	77.10%	22.00	6.00	28.00
R54/244	LD (A)	W85/244	16.46	1.79	52.96%	20.00	7.00	27.00
		W86/244	16.42			23.00	6.00	29.00
R55/244	BEDROOM (A)	W87/244	15.50	1.55	61.73%	21.00	7.00	28.00
R56/244	BEDROOM (A)	W88/244	13.82	1.24	59.91%	18.00	7.00	25.00
R61/244	LD (A)	W70/244	13.97	3.04	98.82%	N/A	N/A	N/A
		W71/244	17.98			N/A	N/A	N/A
		W72/244	16.70			N/A	N/A	N/A
R62/244	BEDROOM (A)	W73/244	21.56	3.87	99.88%	20.00	13.00	33.00
		W74/244	36.67			25.00	6.00	31.00
R63/244	LD (A)	W75/244	36.68	2.35	99.63%	N/A	N/A	N/A
		W76/244	36.73			N/A	N/A	N/A
3rd Floor								
R25/245	LKD (A)	W94/245	38.36	1.76	98.80%	N/A	N/A	N/A
		W95/245	38.34			N/A	N/A	N/A
R26/245	BEDROOM (A)	W96/245	38.30	3.90	99.12%	N/A	N/A	N/A
		W97/245	38.26			N/A	N/A	N/A
R43/245	LD (A)	W77/245	38.01	4.32	99.94%	N/A	N/A	N/A
		W78/245	38.06			N/A	N/A	N/A
		W79/245	38.23			N/A	N/A	N/A
		W80/245	38.42			N/A	N/A	N/A
		W81/245	38.41			N/A	N/A	N/A
R44/245	BEDROOM (A)	W89/245	38.45	4.33	99.14%	N/A	N/A	N/A
		W90/245	38.44			N/A	N/A	N/A
R45/245	BEDROOM (A)	W91/245	21.66	3.65	96.50%	N/A	N/A	N/A
		W92/245	27.73			N/A	N/A	N/A
		W93/245	21.85			N/A	N/A	N/A
R49/245	BEDROOM (A)	W98/245	38.18	4.24	99.38%	N/A	N/A	N/A
		W99/245	38.14			N/A	N/A	N/A

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
R51/245	LD (A)	W100/245	38.04	3.25	97.78%	N/A	N/A	N/A
		W101/245	37.99			N/A	N/A	N/A
		W102/245	37.80			N/A	N/A	N/A
R52/245	LD (A)	W82/245	14.17	1.67	83.49%	14.00	6.00	20.00
		W83/245	17.83			18.00	8.00	26.00
R53/245	BEDROOM (A)	W84/245	20.17	1.39	90.73%	24.00	9.00	33.00
R54/245	LD (A)	W85/245	21.20	2.07	80.32%	27.00	9.00	36.00
		W86/245	21.11			26.00	11.00	37.00
R55/245	BEDROOM (A)	W87/245	19.83	1.77	84.39%	22.00	10.00	32.00
R56/245	BEDROOM (A)	W88/245	17.29	1.39	87.06%	19.00	10.00	29.00
R61/245	LD (A)	W70/245	14.72	3.09	98.88%	N/A	N/A	N/A
		W71/245	18.99			N/A	N/A	N/A
		W72/245	17.66			N/A	N/A	N/A
R62/245	BEDROOM (A)	W73/245	23.21	3.99	99.94%	23.00	13.00	36.00
		W74/245	37.93			25.00	6.00	31.00
R63/245	LD (A)	W75/245	37.93	2.41	99.63%	N/A	N/A	N/A
		W76/245	37.97			N/A	N/A	N/A
4th Floor								
R25/246	LKD (A)	W94/246	39.04	1.82	98.80%	N/A	N/A	N/A
		W95/246	39.01			N/A	N/A	N/A
R26/246	BEDROOM (A)	W96/246	38.97	4.05	99.12%	N/A	N/A	N/A
		W97/246	38.96			N/A	N/A	N/A
R43/246	LD (A)	W77/246	38.95	4.48	99.94%	N/A	N/A	N/A
		W78/246	38.98			N/A	N/A	N/A
		W79/246	39.08			N/A	N/A	N/A
		W80/246	39.18			N/A	N/A	N/A
		W81/246	39.15			N/A	N/A	N/A
R44/246	BEDROOM (A)	W89/246	39.17	4.50	99.14%	N/A	N/A	N/A
		W90/246	39.15			N/A	N/A	N/A
R45/246	BEDROOM (A)	W91/246	22.96	3.80	96.82%	N/A	N/A	N/A
		W92/246	29.32			N/A	N/A	N/A
		W93/246	22.56			N/A	N/A	N/A
R49/246	BEDROOM (A)	W98/246	38.88	4.41	99.38%	N/A	N/A	N/A
		W99/246	38.86			N/A	N/A	N/A
R51/246	LD (A)	W100/246	38.80	3.37	97.78%	N/A	N/A	N/A
		W101/246	38.79			N/A	N/A	N/A
		W102/246	38.73			N/A	N/A	N/A
R52/246	LD (A)	W82/246	19.55	1.86	98.92%	25.00	7.00	32.00
		W83/246	23.39			27.00	12.00	39.00
R53/246	BEDROOM (A)	W84/246	26.33	1.47	92.42%	29.00	15.00	44.00
R54/246	LD (A)	W85/246	27.55	2.16	94.86%	30.00	18.00	48.00
		W86/246	27.43			30.00	17.00	47.00
R55/246	BEDROOM (A)	W87/246	25.84	1.86	96.24%	28.00	15.00	43.00
R56/246	BEDROOM (A)	W88/246	22.31	1.44	95.35%	23.00	13.00	36.00

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
R61/246	LD (A)	W70/246	15.88	3.28	99.46%	N/A	N/A	N/A
		W71/246	21.27			N/A	N/A	N/A
		W72/246	19.46			N/A	N/A	N/A
R62/246	BEDROOM (A)	W73/246	26.81	4.34	99.94%	26.00	15.00	41.00
		W74/246	38.93			26.00	6.00	32.00
R63/246	LD (A)	W75/246	38.92	2.51	99.63%	N/A	N/A	N/A
		W76/246	38.95			N/A	N/A	N/A
5th Floor								
R18/247	LD (A)	W42/247	31.58	3.92	99.57%	N/A	N/A	N/A
		W43/247	27.35			N/A	N/A	N/A
		W44/247	21.76			N/A	N/A	N/A
R19/247	BEDROOM (A)	W45/247	30.49	4.71	100.00%	27.00	21.00	48.00
		W46/247	39.41			26.00	6.00	32.00
R20/247	LD (A)	W47/247	39.41	2.61	99.63%	N/A	N/A	N/A
		W48/247	39.42			N/A	N/A	N/A
R21/247	LD (A)	W49/247	39.42	4.62	99.94%	N/A	N/A	N/A
		W50/247	39.42			N/A	N/A	N/A
		W51/247	39.43			N/A	N/A	N/A
		W52/247	39.45			N/A	N/A	N/A
		W53/247	39.42			N/A	N/A	N/A
R22/247	BEDROOM (A)	W54/247	39.43	4.68	99.14%	N/A	N/A	N/A
		W55/247	39.42			N/A	N/A	N/A
R23/247	BEDROOM (A)	W56/247	24.64	4.39	97.14%	N/A	N/A	N/A
		W57/247	33.77			N/A	N/A	N/A
		W58/247	36.92			N/A	N/A	N/A
R24/247	BEDROOM (A)	W59/247	38.29	3.51	98.15%	N/A	N/A	N/A
		W60/247	38.76			N/A	N/A	N/A
R25/247	BEDROOM (A)	W61/247	38.98	4.33	99.09%	N/A	N/A	N/A
		W62/247	39.07			N/A	N/A	N/A
		W63/247	39.12			N/A	N/A	N/A
R26/247	LKD (A)	W64/247	39.16	6.23	100.00%	0.00	0.00	0.00
		W65/247	39.19			0.00	0.00	0.00
		W66/247	39.17			0.00	0.00	0.00
		W67/247	37.64			24.00	5.00	29.00
		W68/247	37.48			28.00	10.00	38.00
		W69/247	37.27			24.00	5.00	29.00
		W70/247	37.13			24.00	5.00	29.00
R27/247	LKD (A)	W71/247	36.90	6.61	100.00%	24.00	5.00	29.00
		W72/247	36.68			23.00	4.00	27.00
		W73/247	36.19			26.00	9.00	35.00
		W74/247	35.34			22.00	4.00	26.00
		W75/247	34.55			30.00	22.00	52.00
		W76/247	34.41			30.00	23.00	53.00
R28/247	BEDROOM (A)	W77/247	33.33	2.20	96.74%	30.00	22.00	52.00
R29/247	BEDROOM (A)	W78/247	30.31	1.82	96.43%	30.00	18.00	48.00

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
6th Floor								
R18/248	LD (A)	W1/248	39.50	7.71	100.00%	33.00	26.00	59.00
		W2/248	39.47			33.00	26.00	59.00
		W42/248	32.52			23.00	4.00	27.00
		W43/248	28.02			22.00	4.00	26.00
		W44/248	21.99			19.00	4.00	23.00
R19/248	BEDROOM (A)	W45/248	33.47	4.50	100.00%	29.00	21.00	50.00
		W46/248	39.54			26.00	6.00	32.00
R20/248	LD (A)	W47/248	39.54	2.47	99.63%	N/A	N/A	N/A
		W48/248	39.54			N/A	N/A	N/A
R21/248	LD (A)	W49/248	39.54	4.39	99.94%	N/A	N/A	N/A
		W50/248	39.53			N/A	N/A	N/A
		W51/248	39.53			N/A	N/A	N/A
		W52/248	39.53			N/A	N/A	N/A
		W53/248	39.50			N/A	N/A	N/A
R22/248	BEDROOM (A)	W54/248	39.51	4.38	99.14%	N/A	N/A	N/A
		W55/248	39.50			N/A	N/A	N/A
R23/248	BEDROOM (A)	W56/248	24.74	4.11	97.14%	N/A	N/A	N/A
		W57/248	33.99			N/A	N/A	N/A
		W58/248	37.20			N/A	N/A	N/A
R24/248	BEDROOM (A)	W59/248	38.63	3.29	98.15%	N/A	N/A	N/A
		W60/248	39.06			N/A	N/A	N/A
R25/248	BEDROOM (A)	W61/248	39.25	4.08	99.09%	N/A	N/A	N/A
		W62/248	39.32			N/A	N/A	N/A
		W63/248	39.36			N/A	N/A	N/A
R26/248	LKD (A)	W3/248	38.69	5.08	100.00%	24.00	5.00	29.00
		W4/248	38.68			24.00	5.00	29.00
		W64/248	39.39			0.00	0.00	0.00
		W65/248	39.41			0.00	0.00	0.00
		W66/248	39.39			0.00	0.00	0.00
		W67/248	38.72			24.00	5.00	29.00
		W69/248	38.68			24.00	6.00	30.00
		W70/248	38.68			24.00	6.00	30.00
R27/248	LKD (A)	W5/248	38.65	5.49	100.00%	23.00	6.00	29.00
		W6/248	38.64			23.00	6.00	29.00
		W71/248	38.64			24.00	6.00	30.00
		W72/248	38.64			23.00	6.00	29.00
		W74/248	38.70			24.00	6.00	30.00
		W75/248	39.42			30.00	23.00	53.00
		W76/248	39.37			30.00	23.00	53.00
R28/248	BEDROOM (A)	W77/248	39.27	2.25	96.74%	30.00	23.00	53.00
R29/248	BEDROOM (A)	W78/248	38.84	1.98	96.43%	30.00	23.00	53.00

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
7th Floor								
R1/249	BEDROOM (A)	W1/249	39.62	8.62	100.00%	28.00	22.00	50.00
		W2/249	39.62			28.00	22.00	50.00
		W3/249	39.62			28.00	22.00	50.00
		W4/249	35.68			23.00	4.00	27.00
		W5/249	31.54			22.00	4.00	26.00
		W6/249	23.37			19.00	4.00	23.00
R2/249	BEDROOM (A)	W7/249	25.82	7.41	99.94%	21.00	14.00	35.00
		W8/249	33.09			27.00	19.00	46.00
		W9/249	36.48			28.00	20.00	48.00
		W10/249	39.60			23.00	4.00	27.00
		W11/249	39.60			23.00	4.00	27.00
R3/249	LD (A)	W12/249	39.60	2.49	99.86%	N/A	N/A	N/A
		W13/249	39.60			N/A	N/A	N/A
		W14/249	39.60			N/A	N/A	N/A
R4/249	LKD (A)	W15/249	39.60	5.83	99.87%	N/A	N/A	N/A
		W16/249	39.60			N/A	N/A	N/A
		W17/249	39.60			N/A	N/A	N/A
		W18/249	39.60			N/A	N/A	N/A
		W19/249	39.60			N/A	N/A	N/A
		W20/249	39.60			N/A	N/A	N/A
		W21/249	39.59			N/A	N/A	N/A
		W22/249	39.57			N/A	N/A	N/A
		W23/249	39.54			N/A	N/A	N/A
		W24/249	39.55			N/A	N/A	N/A
R5/249	BEDROOM (A)	W25/249	39.54	4.61	98.80%	N/A	N/A	N/A
		W26/249	39.55			N/A	N/A	N/A
		W27/249	39.53			N/A	N/A	N/A
R6/249	BEDROOM (A)	W28/249	23.64	7.68	99.96%	0.00	0.00	0.00
		W29/249	32.11			0.00	0.00	0.00
		W30/249	36.25			0.00	0.00	0.00
		W31/249	37.91			0.00	0.00	0.00
		W32/249	38.65			0.00	0.00	0.00
		W33/249	39.16			24.00	6.00	30.00
		W34/249	38.90			24.00	6.00	30.00
		W35/249	38.33			24.00	6.00	30.00
R7/249	LIVINGROOM (A)	W36/249	39.62	5.26	99.32%	28.00	22.00	50.00
		W37/249	39.62			28.00	22.00	50.00
		W38/249	39.62			28.00	22.00	50.00
		W39/249	39.62			28.00	22.00	50.00
		W40/249	39.43			24.00	6.00	30.00
Block B								
Gnd Floor								
R1/242	BEDROOM (B)	W1/242	14.50	2.27	95.87%	N/A	N/A	N/A
R2/242	LD (B)	W2/242	15.26	3.55	97.80%	N/A	N/A	N/A

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
R3/242	BEDROOM (B)	W3/242	16.00	1.47	97.69%	N/A	N/A	N/A
R4/242	BEDROOM (B)	W4/242	15.72	3.85	100.00%	N/A	N/A	N/A
R5/242	LD (B)	W5/242	15.76	1.67	99.17%	N/A	N/A	N/A
R6/242	LD (B)	W6/242	15.82	1.69	99.24%	N/A	N/A	N/A
R7/242	BEDROOM (B)	W7/242	15.45	3.78	100.00%	N/A	N/A	N/A
R8/242	BEDROOM (B)	W8/242	15.37	1.40	97.52%	N/A	N/A	N/A
R9/242	LD (B)	W9/242	15.16	1.69	95.13%	N/A	N/A	N/A
R10/242	BEDROOM (B)	W10/242	15.44	3.77	100.00%	N/A	N/A	N/A
R11/242	BEDROOM (B)	W11/242	16.49	1.32	95.37%	N/A	N/A	N/A
1st Floor								
R28/243	BEDROOM (B)	W49/243	22.90	1.79	59.67%	27.00	9.00	36.00
		W50/243	22.95			27.00	9.00	36.00
R29/243	BEDROOM (B)	W51/243	10.26	1.34	99.08%	N/A	N/A	N/A
R30/243	LD (B)	W52/243	10.06	2.06	99.45%	N/A	N/A	N/A
R31/243	BEDROOM (B)	W53/243	11.72	0.93	97.85%	N/A	N/A	N/A
R32/243	BEDROOM (B)	W54/243	10.17	2.19	100.00%	N/A	N/A	N/A
R33/243	LD (B)	W55/243	10.87	0.99	99.20%	N/A	N/A	N/A
R34/243	LD (B)	W56/243	10.81	0.99	99.30%	N/A	N/A	N/A
R35/243	BEDROOM (B)	W57/243	9.90	2.09	100.00%	N/A	N/A	N/A
R36/243	BEDROOM (B)	W58/243	11.43	0.87	97.74%	N/A	N/A	N/A
R37/243	LD (B)	W59/243	10.25	0.97	96.12%	N/A	N/A	N/A
R38/243	BEDROOM (B)	W60/243	9.76	2.04	100.00%	N/A	N/A	N/A
R39/243	BEDROOM (B)	W61/243	11.70	0.80	97.47%	N/A	N/A	N/A
2nd Floor								
R33/244	LD (B)	W52/244	36.20	1.32	95.47%	30.00	23.00	53.00
R34/244	BEDROOM (B)	W56/244	37.31	1.59	96.58%	27.00	22.00	49.00
R35/244	BEDROOM (B)	W57/244	38.09	1.79	97.37%	27.00	23.00	50.00
R36/244	BEDROOM (B)	W53/244	38.17	3.55	99.73%	30.00	23.00	53.00
		W58/244	37.67			26.00	5.00	31.00
R37/244	LD (B)	W59/244	37.60	2.67	98.17%	N/A	N/A	N/A
		W60/244	37.54			N/A	N/A	N/A
R38/244	BEDROOM (B)	W61/244	37.42	1.89	98.35%	N/A	N/A	N/A
R39/244	BEDROOM (B)	W62/244	37.33	2.33	97.62%	N/A	N/A	N/A
R40/244	LD (B)	W63/244	37.21	1.32	97.41%	N/A	N/A	N/A
R41/244	LD (B)	W64/244	37.10	1.32	97.44%	N/A	N/A	N/A
R42/244	BEDROOM (B)	W65/244	37.01	2.31	97.54%	N/A	N/A	N/A
R57/244	BEDROOM (B)	W66/244	36.89	1.87	98.24%	N/A	N/A	N/A
R58/244	LD (B)	W67/244	36.70	1.29	97.24%	N/A	N/A	N/A
R59/244	BEDROOM (B)	W68/244	36.36	2.30	97.24%	N/A	N/A	N/A
R60/244	BEDROOM (B)	W69/244	35.54	1.86	98.18%	N/A	N/A	N/A
R64/244	LD (B)	W103/244	4.39	2.03	89.86%	4.00	0.00	4.00
		W104/244	3.53			4.00	0.00	4.00
		W105/244	14.68			14.00	0.00	14.00
		W106/244	15.66			14.00	0.00	14.00

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
R65/244	BEDROOM (B)	W107/244	16.34	3.01	81.66%	13.00	0.00	13.00
		W108/244	16.76			12.00	0.00	12.00
R66/244	BEDROOM (B)	W109/244	17.37	2.78	66.31%	12.00	0.00	12.00
		W110/244	17.35			12.00	0.00	12.00
R67/244	LD (B)	W111/244	17.02	1.91	46.38%	11.00	0.00	11.00
		W112/244	16.29			10.00	0.00	10.00
R68/244	BEDROOM (B)	W113/244	15.15	2.53	49.72%	5.00	0.00	5.00
		W114/244	13.49			2.00	0.00	2.00
R69/244	BEDROOM (B)	W115/244	11.48	1.88	36.36%	0.00	0.00	0.00
3rd Floor								
R33/245	LD (B)	W52/245	38.64	1.37	95.47%	30.00	23.00	53.00
R34/245	BEDROOM (B)	W56/245	38.91	1.62	96.58%	27.00	23.00	50.00
R35/245	BEDROOM (B)	W57/245	39.10	1.80	97.37%	27.00	23.00	50.00
R36/245	BEDROOM (B)	W53/245	39.09	3.60	99.73%	30.00	23.00	53.00
		W58/245	38.54			26.00	5.00	31.00
R37/245	LD (B)	W59/245	38.51	2.71	98.17%	N/A	N/A	N/A
		W60/245	38.49			N/A	N/A	N/A
R38/245	BEDROOM (B)	W61/245	38.43	1.92	98.35%	N/A	N/A	N/A
R39/245	BEDROOM (B)	W62/245	38.38	2.37	97.62%	N/A	N/A	N/A
R40/245	LD (B)	W63/245	38.30	1.34	97.41%	N/A	N/A	N/A
R41/245	LD (B)	W64/245	38.23	1.34	97.44%	N/A	N/A	N/A
R42/245	BEDROOM (B)	W65/245	38.18	2.35	97.54%	N/A	N/A	N/A
R57/245	BEDROOM (B)	W66/245	38.07	1.90	98.24%	N/A	N/A	N/A
R58/245	LD (B)	W67/245	37.88	1.32	97.24%	N/A	N/A	N/A
R59/245	BEDROOM (B)	W68/245	37.56	2.35	97.24%	N/A	N/A	N/A
R60/245	BEDROOM (B)	W69/245	36.75	1.90	98.18%	N/A	N/A	N/A
R64/245	LD (B)	W103/245	6.57	2.46	94.18%	7.00	1.00	8.00
		W104/245	5.02			5.00	0.00	5.00
		W105/245	18.37			18.00	1.00	19.00
		W106/245	19.85			18.00	1.00	19.00
R65/245	BEDROOM (B)	W107/245	20.95	3.52	91.42%	16.00	1.00	17.00
		W108/245	21.61			15.00	1.00	16.00
R66/245	BEDROOM (B)	W109/245	22.49	3.26	84.43%	15.00	1.00	16.00
		W110/245	22.59			15.00	1.00	16.00
R67/245	LD (B)	W111/245	22.33	2.28	58.67%	15.00	1.00	16.00
		W112/245	21.60			14.00	0.00	14.00
R68/245	BEDROOM (B)	W113/245	20.25	3.07	69.96%	12.00	0.00	12.00
		W114/245	18.06			6.00	0.00	6.00
R69/245	BEDROOM (B)	W115/245	15.04	2.23	57.74%	2.00	0.00	2.00
4th Floor								
R33/246	LD (B)	W30/246	20.06	3.03	97.56%	13.00	4.00	17.00
		W31/246	25.17			14.00	4.00	18.00
		W32/246	28.75			16.00	6.00	22.00
		W52/246	39.56			30.00	23.00	53.00
R34/246	BEDROOM (B)	W56/246	39.58	1.68	96.58%	27.00	23.00	50.00

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
R35/246	BEDROOM (B)	W57/246	39.58	1.86	97.37%	27.00	23.00	50.00
R36/246	BEDROOM (B)	W53/246	39.57	3.72	99.73%	30.00	23.00	53.00
		W58/246	39.11			26.00	5.00	31.00
R37/246	LD (B)	W59/246	39.10	2.81	98.17%	N/A	N/A	N/A
		W60/246	39.10			N/A	N/A	N/A
R38/246	BEDROOM (B)	W61/246	39.06	2.00	98.35%	N/A	N/A	N/A
R39/246	BEDROOM (B)	W62/246	39.06	2.47	97.62%	N/A	N/A	N/A
R40/246	LD (B)	W63/246	39.01	1.39	97.41%	N/A	N/A	N/A
R41/246	LD (B)	W64/246	38.98	1.40	97.44%	N/A	N/A	N/A
R42/246	BEDROOM (B)	W65/246	38.96	2.46	97.54%	N/A	N/A	N/A
R57/246	BEDROOM (B)	W66/246	38.88	1.99	98.24%	N/A	N/A	N/A
R58/246	LD (B)	W67/246	38.74	1.38	97.24%	N/A	N/A	N/A
R59/246	BEDROOM (B)	W68/246	38.45	2.46	97.24%	N/A	N/A	N/A
R60/246	BEDROOM (B)	W69/246	37.69	1.99	98.18%	N/A	N/A	N/A
R64/246	LD (B)	W103/246	8.04	2.53	98.07%	7.00	2.00	9.00
		W104/246	6.03			7.00	0.00	7.00
		W105/246	22.84			22.00	3.00	25.00
		W106/246	24.99			23.00	3.00	26.00
R65/246	BEDROOM (B)	W107/246	26.57	3.69	99.05%	22.00	3.00	25.00
		W108/246	27.52			22.00	3.00	25.00
R66/246	BEDROOM (B)	W109/246	28.62	3.42	98.53%	21.00	3.00	24.00
		W110/246	28.86			20.00	2.00	22.00
R67/246	LD (B)	W111/246	28.73	2.40	98.54%	20.00	2.00	22.00
		W112/246	28.16			20.00	1.00	21.00
R68/246	BEDROOM (B)	W113/246	26.99	3.36	98.34%	20.00	0.00	20.00
		W114/246	24.50			16.00	0.00	16.00
R69/246	BEDROOM (B)	W115/246	20.03	2.41	95.10%	7.00	0.00	7.00
5th Floor								
R9/247	LKD (B)	W17/247	29.23	3.24	99.32%	19.00	4.00	23.00
		W18/247	33.20			19.00	5.00	24.00
		W19/247	34.92			19.00	6.00	25.00
		W20/247	39.62			27.00	23.00	50.00
R11/247	BEDROOM (B)	W21/247	39.62	2.75	96.95%	27.00	23.00	50.00
		W22/247	39.62			27.00	23.00	50.00
R12/247	BEDROOM (B)	W23/247	39.62	3.66	97.51%	27.00	23.00	50.00
		W24/247	39.39			23.00	4.00	27.00
R13/247	BEDROOM (B)	W25/247	39.38	3.47	98.36%	N/A	N/A	N/A
		W26/247	39.37			N/A	N/A	N/A
R14/247	LD	W27/247	39.36	3.70	98.64%	N/A	N/A	N/A
		W28/247	39.35			N/A	N/A	N/A
		W29/247	39.33			N/A	N/A	N/A
		W30/247	39.33			N/A	N/A	N/A
		W31/247	39.31			N/A	N/A	N/A

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
R15/247	LD	W32/247	39.27	4.30	99.08%	N/A	N/A	N/A
		W33/247	39.23			N/A	N/A	N/A
		W34/247	39.19			N/A	N/A	N/A
		W35/247	39.13			N/A	N/A	N/A
		W36/247	39.05			N/A	N/A	N/A
		W37/247	38.93			N/A	N/A	N/A
R16/247	BEDROOM (B)	W38/247	38.67	3.46	98.42%	N/A	N/A	N/A
		W39/247	38.34			N/A	N/A	N/A
R17/247	BEDROOM (B)	W40/247	36.76	3.08	98.77%	N/A	N/A	N/A
		W41/247	34.83			N/A	N/A	N/A
R30/247	LD (B)	W79/247	17.15	3.41	98.91%	17.00	3.00	20.00
		W80/247	13.47			9.00	1.00	10.00
		W81/247	27.87			23.00	4.00	27.00
		W82/247	30.46			24.00	4.00	28.00
R31/247	BEDROOM (B)	W83/247	32.26	4.33	99.05%	25.00	4.00	29.00
		W84/247	33.31			25.00	4.00	29.00
R32/247	BEDROOM (B)	W85/247	34.36	3.99	98.53%	25.00	4.00	29.00
		W86/247	34.73			25.00	4.00	29.00
R33/247	LD (B)	W87/247	34.76	2.82	98.54%	24.00	4.00	28.00
		W88/247	34.53			24.00	4.00	28.00
R34/247	BEDROOM (B)	W89/247	34.01	4.12	98.48%	24.00	4.00	28.00
		W90/247	32.59			25.00	3.00	28.00
R35/247	BEDROOM (B)	W91/247	27.98	3.14	98.15%	21.00	0.00	21.00
Block C								
1st Floor								
R1/243	BEDROOM (C)	W1/243	8.24	1.48	26.82%	N/A	N/A	N/A
R2/243	BEDROOM (C)	W2/243	9.53	2.24	33.52%	N/A	N/A	N/A
		W3/243	10.52			N/A	N/A	N/A
R3/243	LD (C)	W4/243	11.23	1.27	18.77%	N/A	N/A	N/A
		W5/243	11.64			N/A	N/A	N/A
R4/243	BEDROOM (C)	W6/243	11.74	2.17	33.92%	N/A	N/A	N/A
R5/243	LKD (C)	W7/243	11.59	1.54	51.38%	N/A	N/A	N/A
		W8/243	11.18			N/A	N/A	N/A
		W9/243	10.52			N/A	N/A	N/A
		W10/243	15.22			N/A	N/A	N/A
R6/243	BEDROOM (C)	W11/243	18.91	0.96	68.99%	N/A	N/A	N/A
R7/243	LKD (C)	W12/243	20.07	3.21	99.49%	0.00	0.00	0.00
		W13/243	15.34			8.00	4.00	12.00
		W14/243	15.31			15.00	8.00	23.00
R8/243	BEDROOM (C)	W15/243	16.23	3.25	95.26%	14.00	8.00	22.00
		W16/243	25.20			22.00	5.00	27.00
R9/243	BEDROOM (C)	W17/243	29.55	2.63	97.29%	23.00	5.00	28.00
		W18/243	31.08			24.00	5.00	29.00
R10/243	BEDROOM (C)	W19/243	31.98	3.27	98.15%	24.00	5.00	29.00
		W20/243	31.70			25.00	5.00	30.00

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
R11/243	BEDROOM (C)	W21/243	26.19	1.89	92.96%	15.00	3.00	18.00
R12/243	LKD (C)	W22/243	9.88	2.65	99.45%	7.00	5.00	12.00
		W23/243	27.29			24.00	3.00	27.00
		W24/243	21.46			13.00	12.00	25.00
		W25/243	7.41			3.00	2.00	5.00
2nd Floor								
R1/244	BEDROOM (C)	W1/244	10.80	1.80	37.84%	N/A	N/A	N/A
R2/244	BEDROOM (C)	W2/244	12.75	2.77	48.81%	N/A	N/A	N/A
		W3/244	14.18			N/A	N/A	N/A
R3/244	LD (C)	W4/244	15.13	1.57	29.36%	N/A	N/A	N/A
		W5/244	15.63			N/A	N/A	N/A
R4/244	BEDROOM (C)	W6/244	15.71	2.71	49.26%	N/A	N/A	N/A
R5/244	LKD (C)	W7/244	15.46	1.85	65.87%	N/A	N/A	N/A
		W8/244	14.91			N/A	N/A	N/A
		W9/244	14.00			N/A	N/A	N/A
		W10/244	18.71			N/A	N/A	N/A
R6/244	BEDROOM (C)	W11/244	23.51	1.11	93.04%	N/A	N/A	N/A
R7/244	LKD (C)	W12/244	24.62	3.45	99.49%	0.00	0.00	0.00
		W13/244	18.74			8.00	5.00	13.00
		W14/244	17.09			14.00	9.00	23.00
R8/244	BEDROOM (C)	W15/244	18.10	3.43	97.13%	15.00	8.00	23.00
		W16/244	27.86			23.00	6.00	29.00
R9/244	BEDROOM (C)	W17/244	32.48	2.78	97.29%	24.00	6.00	30.00
		W18/244	33.78			25.00	6.00	31.00
R10/244	BEDROOM (C)	W19/244	34.51	3.42	98.31%	25.00	6.00	31.00
		W20/244	34.18			25.00	6.00	31.00
R11/244	BEDROOM (C)	W21/244	27.89	1.96	92.96%	15.00	4.00	19.00
R12/244	LKD (C)	W22/244	9.59	2.77	99.51%	5.00	5.00	10.00
		W23/244	29.71			24.00	6.00	30.00
		W24/244	24.42			22.00	12.00	34.00
		W25/244	11.57			14.00	2.00	16.00
R28/244	BEDROOM (C)	W54/244	23.88	1.18	96.32%	21.00	14.00	35.00
R29/244	LD (C)	W49/244	29.67	1.04	93.45%	30.00	18.00	48.00
R30/244	LD (C)	W50/244	32.89	1.30	95.44%	30.00	20.00	50.00
R31/244	BEDROOM (C)	W55/244	34.92	1.62	96.23%	27.00	22.00	49.00
R32/244	BEDROOM (C)	W51/244	35.18	2.23	93.31%	30.00	22.00	52.00
3rd Floor								
R1/245	BEDROOM (C)	W1/245	14.22	2.15	60.33%	N/A	N/A	N/A
R2/245	BEDROOM (C)	W2/245	17.20	3.37	76.43%	N/A	N/A	N/A
		W3/245	19.14			N/A	N/A	N/A
R3/245	LD (C)	W4/245	20.28	1.89	44.91%	N/A	N/A	N/A
		W5/245	20.78			N/A	N/A	N/A
R4/245	BEDROOM (C)	W6/245	20.80	3.26	75.05%	N/A	N/A	N/A

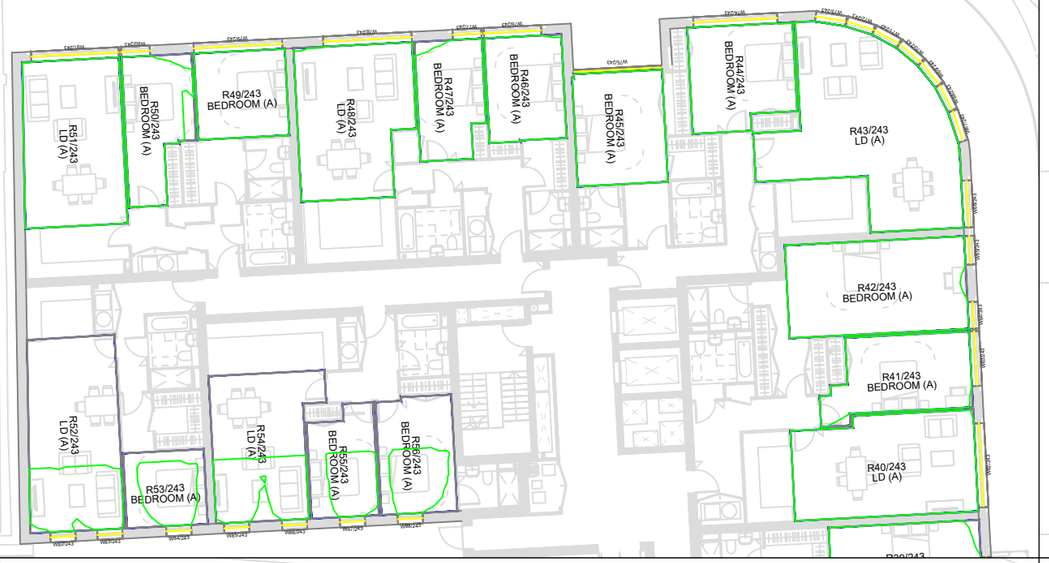
Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
R5/245	LKD (C)	W7/245	20.43	2.21	67.96%	N/A	N/A	N/A
		W8/245	19.73			N/A	N/A	N/A
		W9/245	18.59			N/A	N/A	N/A
		W10/245	23.18			N/A	N/A	N/A
R6/245	BEDROOM (C)	W11/245	28.66	1.26	94.91%	N/A	N/A	N/A
R7/245	LKD (C)	W12/245	29.03	2.30	99.49%	0.00	0.00	0.00
		W13/245	22.15			13.00	4.00	17.00
		W14/245	6.72			2.00	4.00	6.00
R8/245	BEDROOM (C)	W15/245	9.83	2.59	98.56%	6.00	8.00	14.00
		W16/245	30.43			23.00	6.00	29.00
R9/245	BEDROOM (C)	W17/245	34.58	2.83	97.43%	24.00	6.00	30.00
		W18/245	35.54			25.00	6.00	31.00
R10/245	BEDROOM (C)	W19/245	36.25	3.46	98.31%	25.00	6.00	31.00
		W20/245	36.39			25.00	6.00	31.00
R11/245	BEDROOM (C)	W21/245	31.12	2.07	93.11%	21.00	4.00	25.00
R12/245	LKD (C)	W22/245	10.32	3.14	99.67%	5.00	5.00	10.00
		W23/245	32.95			24.00	6.00	30.00
		W24/245	31.54			30.00	17.00	47.00
		W25/245	25.12			27.00	11.00	38.00
R28/245	BEDROOM (C)	W54/245	31.94	1.43	96.32%	27.00	18.00	45.00
R29/245	LD (C)	W49/245	36.09	1.17	93.52%	30.00	22.00	52.00
R30/245	LD (C)	W50/245	37.60	1.41	95.44%	30.00	23.00	53.00
R31/245	BEDROOM (C)	W55/245	38.28	1.71	96.23%	27.00	23.00	50.00
R32/245	BEDROOM (C)	W51/245	38.36	2.34	93.31%	30.00	23.00	53.00
4th Floor								
R1/246	BEDROOM (C)	W1/246	19.03	2.33	98.48%	N/A	N/A	N/A
R2/246	BEDROOM (C)	W2/246	23.50	3.69	98.25%	N/A	N/A	N/A
		W3/246	25.71			N/A	N/A	N/A
R3/246	LD (C)	W4/246	26.73	2.00	86.68%	N/A	N/A	N/A
		W5/246	27.05			N/A	N/A	N/A
R4/246	BEDROOM (C)	W6/246	26.93	3.51	99.26%	N/A	N/A	N/A
R5/246	LKD (C)	W7/246	26.45	2.41	81.39%	N/A	N/A	N/A
		W8/246	25.65			N/A	N/A	N/A
		W9/246	24.40			N/A	N/A	N/A
		W10/246	29.52			N/A	N/A	N/A
R6/246	BEDROOM (C)	W11/246	32.77	1.41	95.55%	N/A	N/A	N/A
R7/246	LKD (C)	W12/246	33.06	2.06	99.58%	0.00	0.00	0.00
		W13/246	30.97			19.00	6.00	25.00
		W14/246	32.43			20.00	6.00	26.00
R8/246	BEDROOM (C)	W15/246	33.80	2.81	97.60%	22.00	6.00	28.00
		W16/246	34.89			23.00	6.00	29.00
R9/246	BEDROOM (C)	W17/246	35.99	2.96	97.43%	24.00	6.00	30.00
		W18/246	36.69			25.00	6.00	31.00
R10/246	BEDROOM (C)	W19/246	37.32	3.59	98.31%	25.00	6.00	31.00
		W20/246	37.71			25.00	6.00	31.00

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
R11/246	BEDROOM (C)	W21/246	38.16	2.34	93.74%	25.00	6.00	31.00
R12/246	LKD (C)	W22/246	38.39	3.04	99.59%	25.00	6.00	31.00
		W23/246	38.61			25.00	6.00	31.00
		W24/246	39.53			30.00	23.00	53.00
		W25/246	39.57			27.00	23.00	50.00
		W26/246	38.78			25.00	6.00	31.00
R28/246	BEDROOM (C)	W54/246	39.58	1.67	96.32%	27.00	23.00	50.00
R29/246	LD (C)	W27/246	29.43	2.73	95.91%	20.00	5.00	25.00
		W28/246	25.95			18.00	5.00	23.00
		W29/246	20.70			18.00	3.00	21.00
		W49/246	39.56			30.00	23.00	53.00
5th Floor								
R1/247	BEDROOM (C)	W1/247	32.38	4.44	97.05%	N/A	N/A	N/A
		W2/247	31.65			N/A	N/A	N/A
		W3/247	30.53			N/A	N/A	N/A
R2/247	LKD (C)	W4/247	34.26	4.80	99.62%	0.00	0.00	0.00
		W5/247	35.29			0.00	0.00	0.00
		W6/247	36.08			26.00	12.00	38.00
		W7/247	36.70			24.00	6.00	30.00
R3/247	BEDROOM (C)	W8/247	37.06	2.31	91.79%	24.00	6.00	30.00
R4/247	LD (C)	W9/247	37.69	5.06	99.83%	27.00	12.00	39.00
R5/247	BEDROOM (C)	W10/247	38.11	2.34	95.68%	24.00	6.00	30.00
R6/247	BEDROOM (C)	W11/247	38.30	2.93	93.44%	25.00	6.00	31.00
R7/247	BEDROOM (C)	W12/247	39.62	1.74	96.32%	27.00	23.00	50.00
R8/247	LKD (C)	W13/247	39.62	3.18	99.48%	30.00	23.00	53.00
		W14/247	35.53			24.00	5.00	29.00
		W15/247	33.97			24.00	5.00	29.00
		W16/247	29.87			24.00	4.00	28.00
Block D								
Lower Ground Floor								
R1/240	LKD-(D)	W1/240	23.13	1.72	87.63%	27.00	6.00	33.00
		W4/240	15.19			11.00	0.00	11.00
R2/240	LKD-(D)	W3/240	15.54	1.51	97.62%	11.00	3.00	14.00
R1/241	LKD-(D)	W1/241	14.75	1.14	82.81%	10.00	7.00	17.00
R2/241	LKD-(D)	W2/241	11.89	1.02	63.03%	7.00	8.00	15.00
R3/241	LKD-(D)	W3/241	9.15	0.82	48.78%	5.00	5.00	10.00
Gnd Floor								
R12/242	BEDROOM (D)	W12/242	4.76	0.95	76.45%	2.00	3.00	5.00
		W23/242	0.00			0.00	0.00	0.00
R13/242	BEDROOM (D)	W13/242	3.23	0.40	60.45%	1.00	0.00	1.00
R14/242	BEDROOM (D)	W14/242	6.64	1.31	74.40%	2.00	5.00	7.00
R15/242	BEDROOM (D)	W15/242	4.70	0.56	79.08%	1.00	0.00	1.00
R16/242	BEDROOM (D)	W16/242	8.02	1.39	86.90%	5.00	5.00	10.00
R17/242	BEDROOM (D)	W17/242	5.48	0.35	74.64%	5.00	0.00	5.00
R18/242	BEDROOM (D)	W18/242	9.10	1.22	90.69%	6.00	3.00	9.00

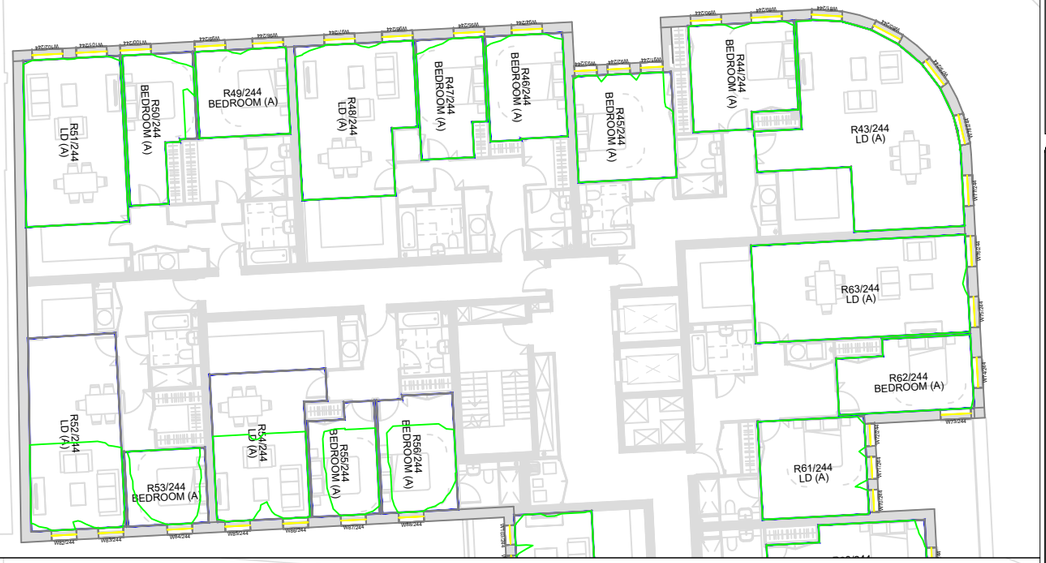
Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
R19/242	BEDROOM (D)	W19/242	7.83	1.35	97.69%	7.00	2.00	9.00
R20/242	BEDROOM (D)	W20/242	7.20	0.59	88.28%	4.00	3.00	7.00
R21/242	BEDROOM (D)	W21/242	7.84	2.27	98.82%	7.00	2.00	9.00
		W22/242	31.00			26.00	16.00	42.00
1st Floor								
R13/243	BEDROOM (D)	W26/243	0.00	3.90	98.14%	0.00	0.00	0.00
		W27/243	33.29			27.00	9.00	36.00
R14/243	BEDROOM (D)	W28/243	34.73	1.64	94.69%	23.00	6.00	29.00
R15/243	LD (D)	W29/243	35.68	2.30	97.83%	26.00	10.00	36.00
R16/243	BEDROOM (D)	W30/243	36.50	2.10	92.72%	24.00	6.00	30.00
R17/243	BEDROOM (D)	W31/243	37.02	4.02	98.23%	27.00	10.00	37.00
R18/243	LD (D)	W32/243	37.49	1.82	93.74%	25.00	6.00	31.00
		W33/243	17.39			13.00	5.00	18.00
R19/243	BEDROOM (D)	W34/243	38.08	4.53	97.30%	25.00	6.00	31.00
		W35/243	38.26			28.00	10.00	38.00
R20/243	BEDROOM (D)	W36/243	38.38	2.27	94.33%	25.00	6.00	31.00
R21/243	LD (D)	W37/243	38.49	3.15	99.49%	28.00	10.00	38.00
		W38/243	37.77			26.00	23.00	49.00
R22/243	BEDROOM (D)	W39/243	37.43	1.34	93.29%	26.00	23.00	49.00
R23/243	LKD (D)	W40/243	37.17	2.53	99.59%	26.00	23.00	49.00
		W41/243	36.78			26.00	5.00	31.00
		W42/243	36.80			26.00	5.00	31.00
R24/243	BEDROOM (D)	W43/243	36.74	4.22	97.45%	N/A	N/A	N/A
		W44/243	36.51			N/A	N/A	N/A
R25/243	BEDROOM (D)	W45/243	36.16	2.32	96.03%	N/A	N/A	N/A
R26/243	BEDROOM (D)	W46/243	35.32	2.42	95.16%	N/A	N/A	N/A
R27/243	LD (D)	W47/243	32.11	2.29	98.89%	N/A	N/A	N/A
		W48/243	26.14			N/A	N/A	N/A
2nd Floor								
R13/244	BEDROOM (D)	W26/244	0.00	4.13	98.14%	0.00	0.00	0.00
		W27/244	35.92			28.00	10.00	38.00
R14/244	BEDROOM (D)	W28/244	37.28	1.73	94.69%	25.00	6.00	31.00
R15/244	LD (D)	W29/244	37.83	2.41	98.00%	28.00	10.00	38.00
R16/244	BEDROOM (D)	W30/244	38.22	2.17	92.72%	25.00	6.00	31.00
R17/244	BEDROOM (D)	W31/244	38.45	4.15	98.23%	28.00	10.00	38.00
R18/244	LD (D)	W32/244	38.66	2.39	94.98%	25.00	6.00	31.00
		W33/244	30.81			26.00	5.00	31.00
R19/244	BEDROOM (D)	W34/244	38.96	4.61	97.30%	25.00	6.00	31.00
		W35/244	39.05			28.00	10.00	38.00
R20/244	BEDROOM (D)	W36/244	39.13	2.30	94.33%	25.00	6.00	31.00
R21/244	LD (D)	W37/244	39.20	3.21	99.49%	28.00	10.00	38.00
		W38/244	39.51			26.00	23.00	49.00
R22/244	BEDROOM (D)	W39/244	39.46	1.40	93.29%	26.00	23.00	49.00

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
R23/244	LKD (D)	W40/244	39.39	2.59	99.59%	26.00	23.00	49.00
		W41/244	38.04			26.00	5.00	31.00
		W42/244	38.00			26.00	5.00	31.00
R24/244	BEDROOM (D)	W43/244	37.94	4.29	97.45%	N/A	N/A	N/A
		W44/244	37.84			N/A	N/A	N/A
R25/244	BEDROOM (D)	W45/244	37.74	2.38	96.03%	N/A	N/A	N/A
R26/244	BEDROOM (D)	W46/244	37.59	2.52	95.16%	N/A	N/A	N/A
R27/244	LD (D)	W47/244	37.36	2.65	98.97%	N/A	N/A	N/A
		W48/244	37.02			N/A	N/A	N/A
3rd Floor								
R13/245	BEDROOM (D)	W26/245	0.00	4.18	98.57%	0.00	0.00	0.00
		W27/245	37.43			28.00	10.00	38.00
R14/245	BEDROOM (D)	W28/245	38.52	1.74	94.69%	25.00	6.00	31.00
R15/245	LD (D)	W29/245	38.84	2.43	98.32%	28.00	10.00	38.00
R16/245	BEDROOM (D)	W30/245	39.04	2.18	92.72%	25.00	6.00	31.00
R17/245	BEDROOM (D)	W31/245	39.13	4.15	98.23%	28.00	10.00	38.00
R18/245	LD (D)	W32/245	39.23	2.54	96.88%	25.00	6.00	31.00
		W33/245	35.95			28.00	10.00	38.00
R19/245	BEDROOM (D)	W34/245	39.21	3.83	98.17%	25.00	6.00	31.00
		W35/245	39.27			25.00	6.00	31.00
R20/245	BEDROOM (D)	W36/245	39.29	2.37	96.58%	25.00	6.00	31.00
R21/245	LKD (D)	W37/245	39.32	3.70	99.77%	25.00	6.00	31.00
		W38/245	39.62			26.00	23.00	49.00
		W39/245	39.62			26.00	23.00	49.00
		W41/245	39.31			25.00	6.00	31.00
R22/245	LKD (D)	W40/245	39.62	3.70	99.85%	26.00	23.00	49.00
		W42/245	38.61			26.00	5.00	31.00
		W43/245	38.59			26.00	5.00	31.00
		W44/245	38.52			26.00	5.00	31.00
		W45/245	38.42			26.00	5.00	31.00
R23/245	BEDROOM (D)	W46/245	38.33	4.59	98.55%	N/A	N/A	N/A
		W47/245	38.22			N/A	N/A	N/A
R24/245	BEDROOM (D)	W48/245	38.04	3.23	95.58%	N/A	N/A	N/A
		W116/245	37.90			N/A	N/A	N/A
		W117/245	0.00			N/A	N/A	N/A

First Floor

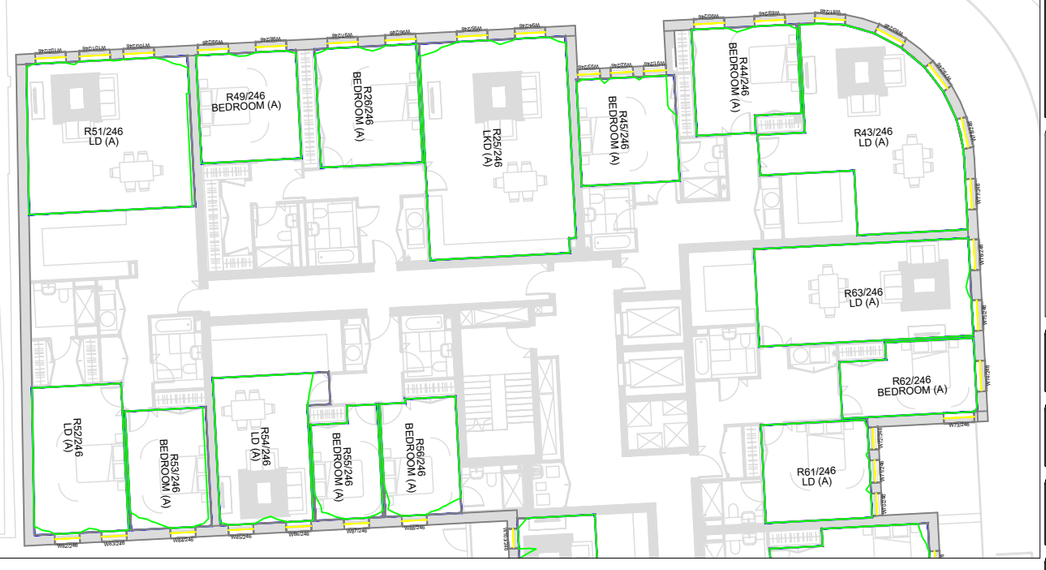


Second Floor



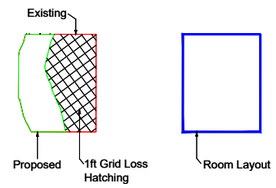
Third Floor

Fourth Floor



Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects

2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04

Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

Drawing Title
No sky-line contours for
Block A

Drawn By	Chk'd By	Scale @ A3	Date
AH			01 July 2019

Project No.	Drawing No.	Revision
AB26_14	BRE116	

Daylight

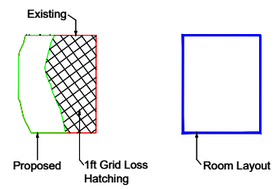
Fifth Floor

Sixth Floor

Seventh Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects

2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04
Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG

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65 Gresham Street, London, EC2V 7NQ
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Project Name
ABC Cinema Site
Tunbridge Wells

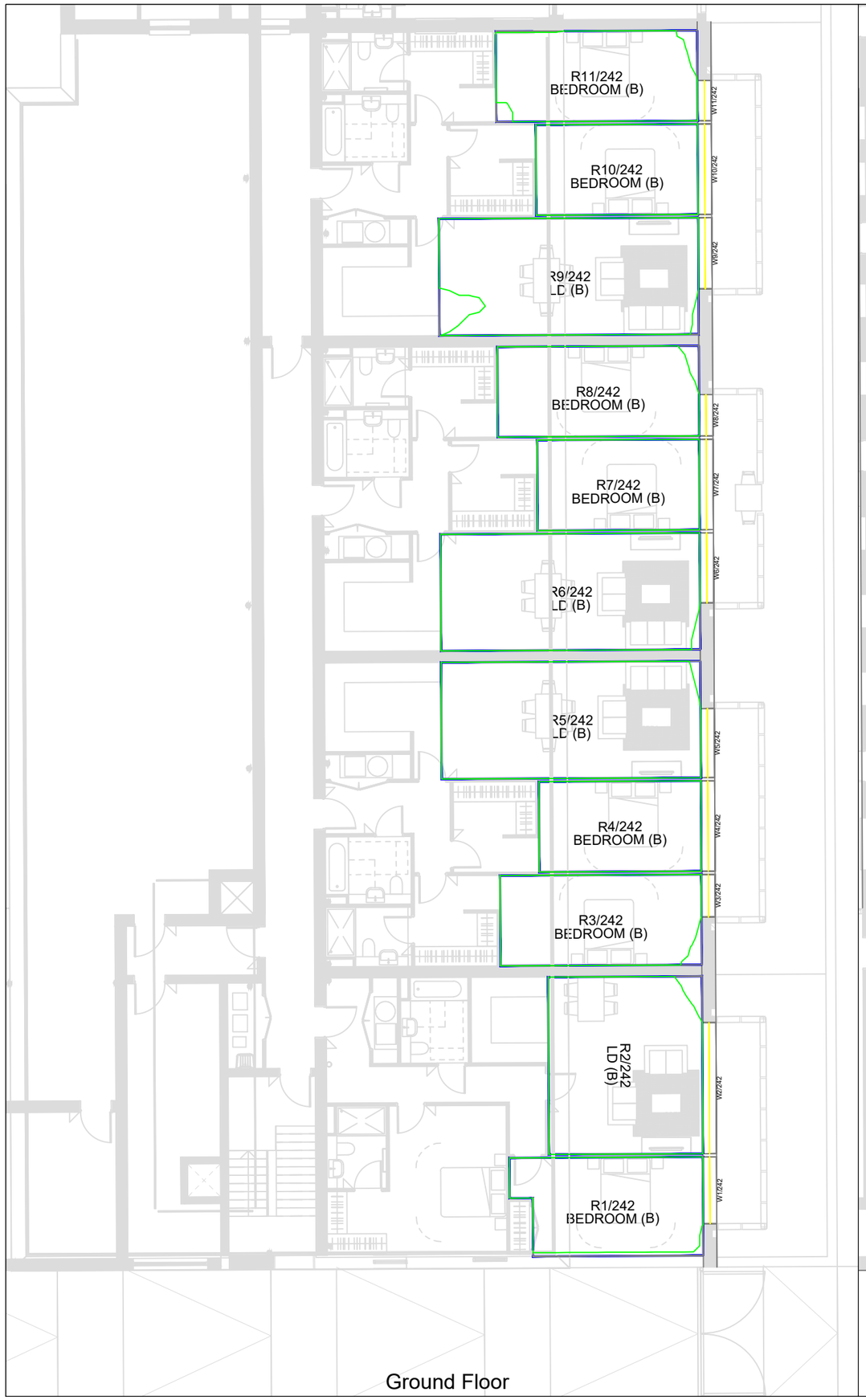
Client
Elysian Residences

Drawing Title
No sky-line contours for
Block A

Drawn By	Chk'd By	Scale @ A3	Date
AH		1:250	01 July 2019

Project No.	Drawing No.	Revision
AB26_14	BRE117	

Daylight

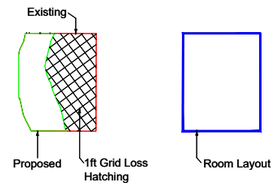


Ground Floor

First Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects
2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04
Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

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Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

Drawing Title
No sky-line contours for
Block B

Drawn By	Chk'd By	Scale @ A3	Date
AH		1:150	01 July 2019

Project No.	Drawing No.	Revision
AB26_14	BRE118	

Daylight

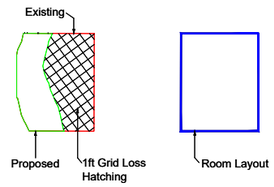
Second Floor

Third Floor

Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects
2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04
Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

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Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

Drawing Title
No sky-line contours for
Block B

Drawn By	Chk'd By	Scale @ A3	Date
AH		1:150	01 July 2019

Project No.	Drawing No.	Revision
AB26_14	BRE119	

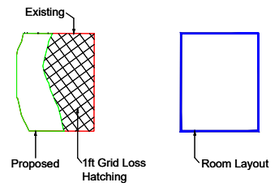
Daylight

Fourth Floor

Fifth Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects
2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04
Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

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Project Name
ABC Cinema Site
Tunbridge Wells

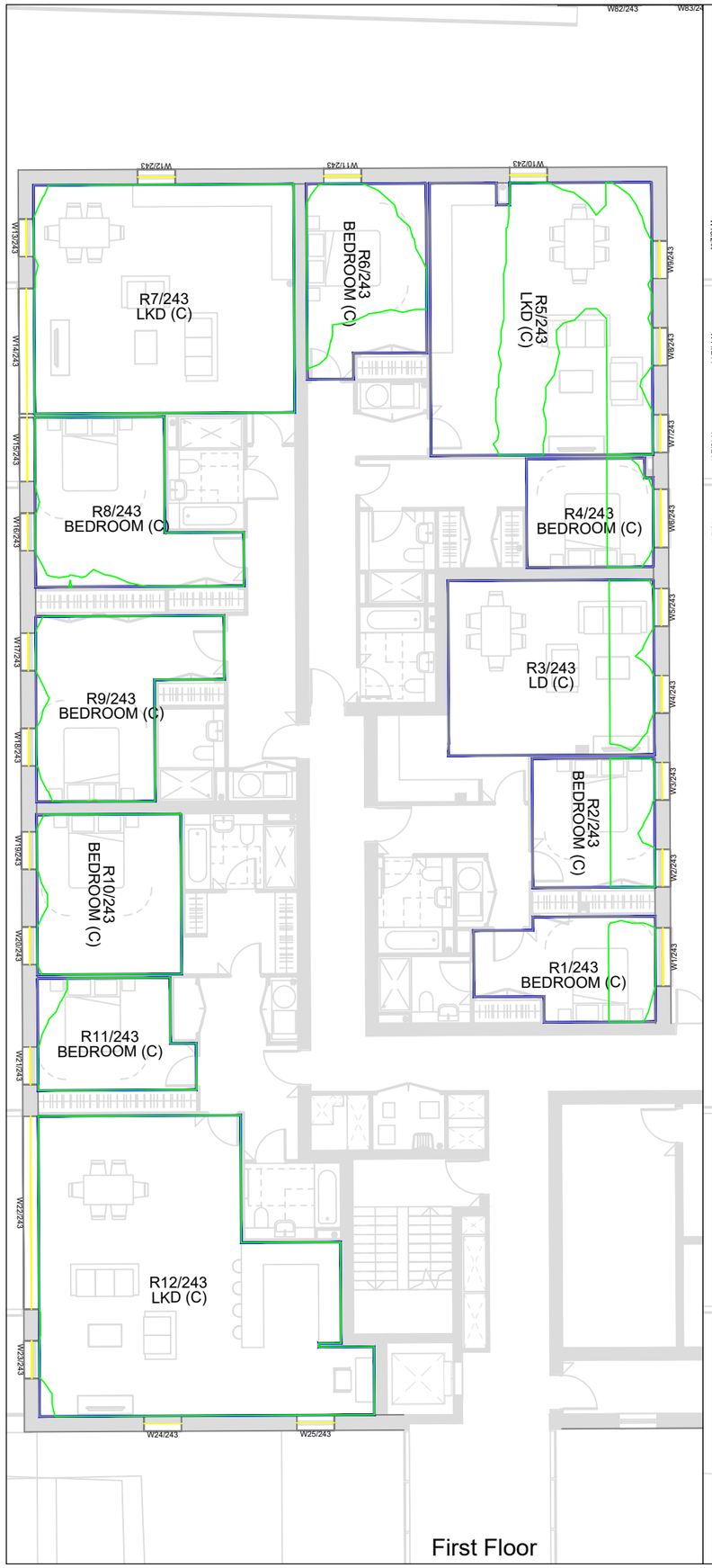
Client
Elysian Residences

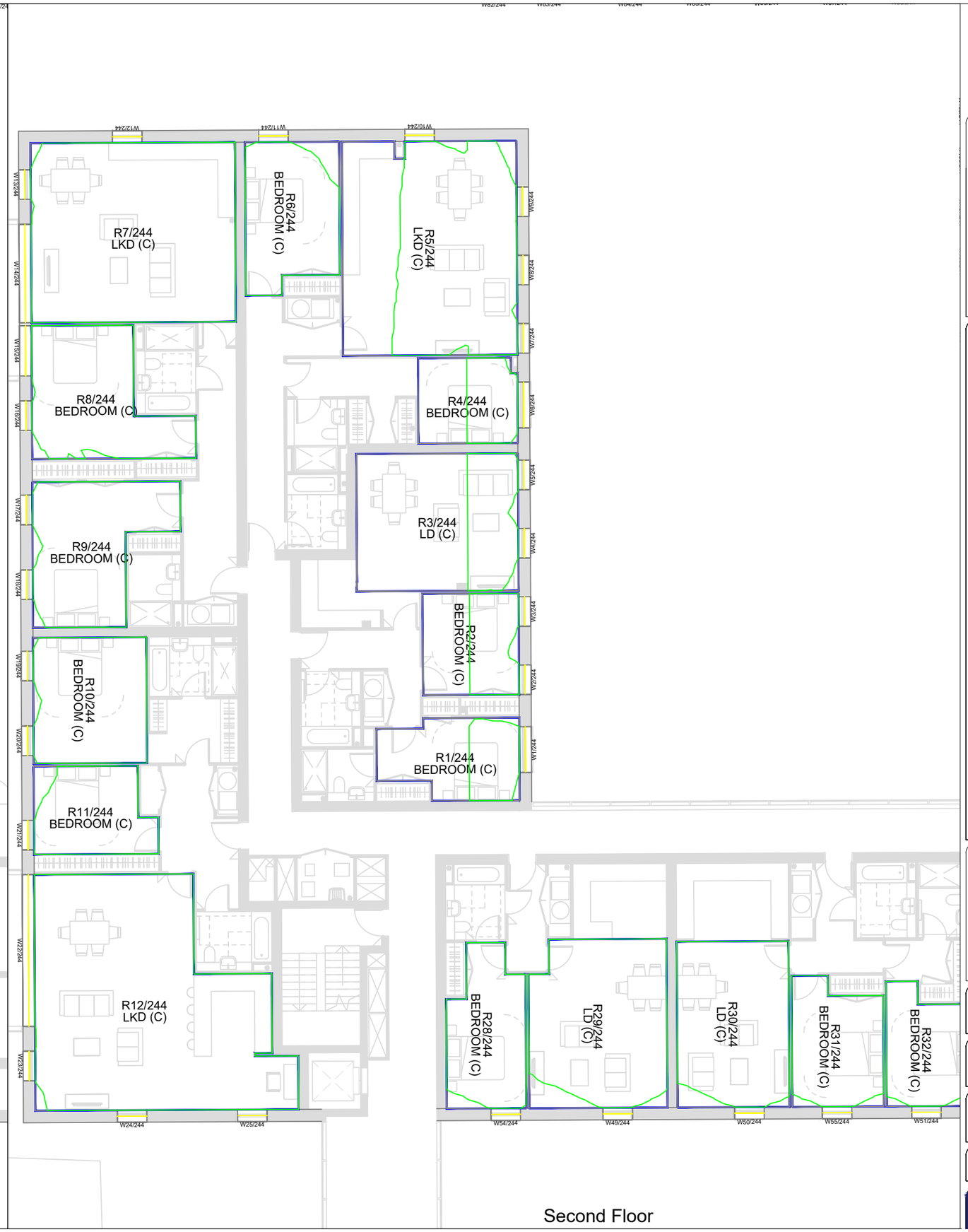
Drawing Title
No sky-line contours for
Block B

Drawn By	Chk'd By	Scale @ A3	Date
AH		1:150	01 July 2019

Project No.	Drawing No.	Revision
AB26_14	BRE120	

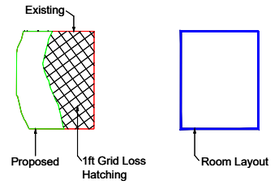
Daylight





Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects

2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04

Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG
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65 Gresham Street, London, EC2V 7NQ
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Project Name
ABC Cinema Site
Tunbridge Wells

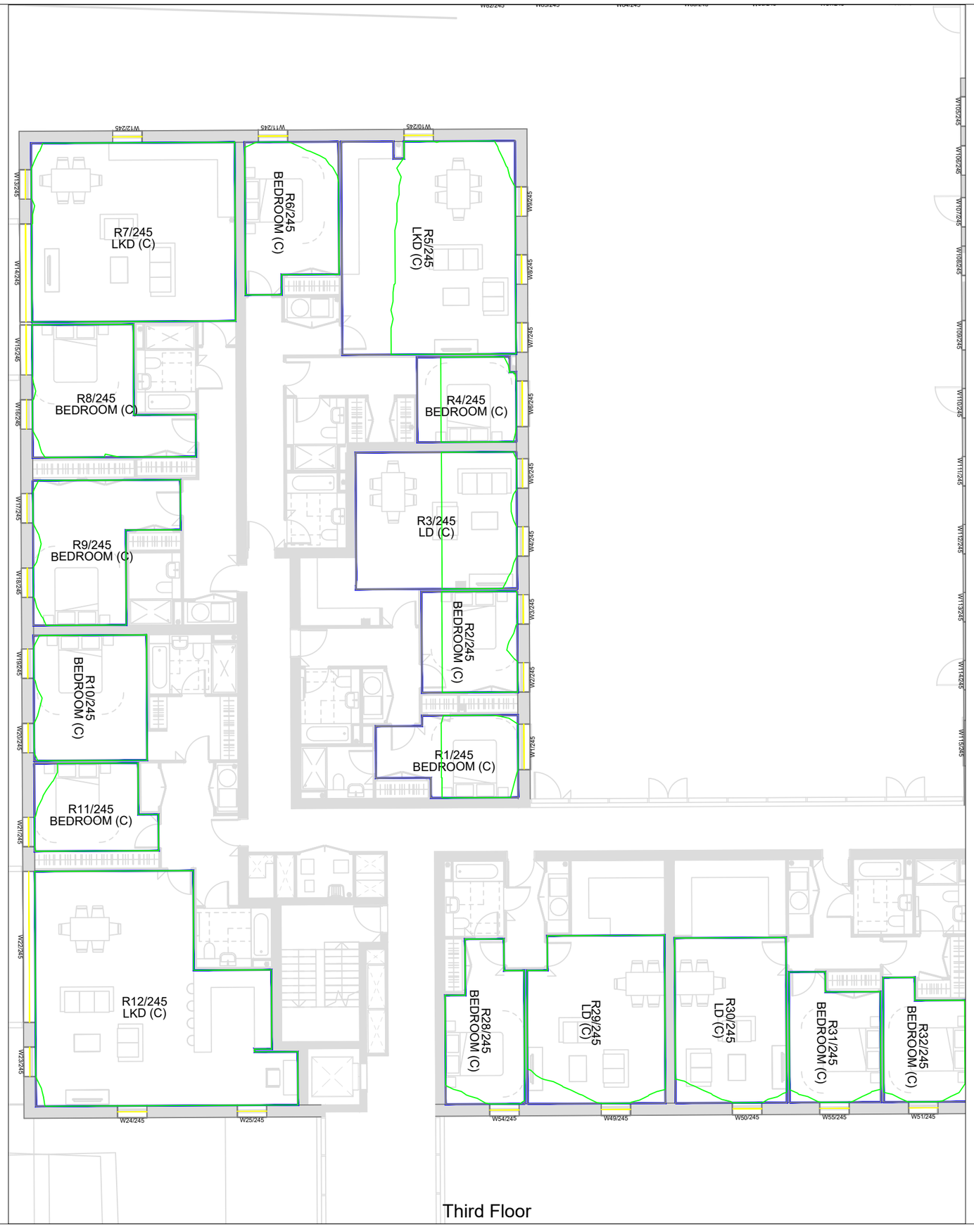
Client
Elysian Residences

Drawing Title
No sky-line contours for
Block C

Drawn By	Chk'd By	Scale @ A3	Date
AH		1:150	01 July 2019

Project No.	Drawing No.	Revision
AB26_14	BRE121	

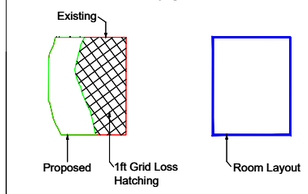
Daylight



Third Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects

2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04

Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

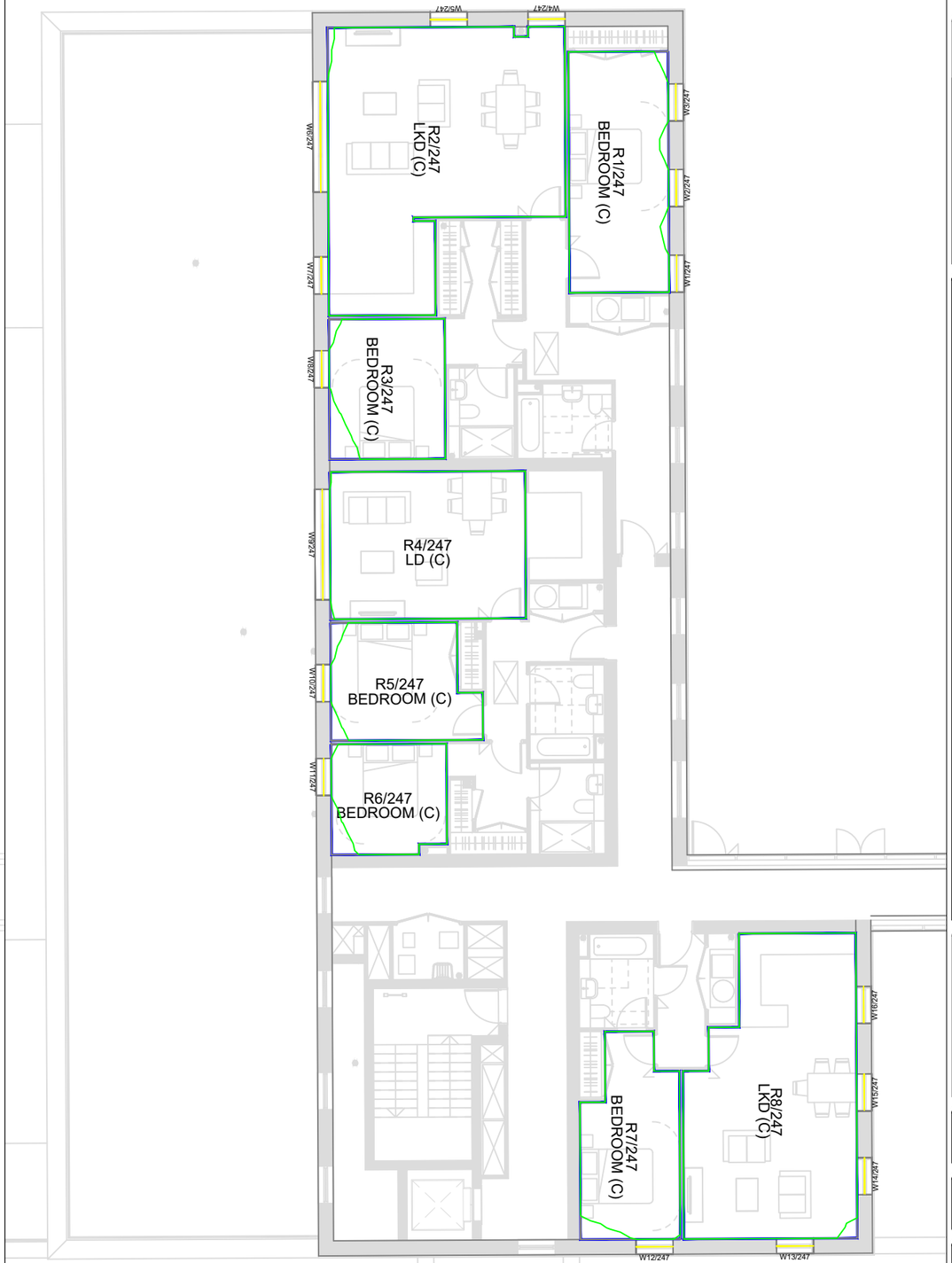
Drawing Title
No sky-line contours for
Block C

Drawn By	Chk'd By	Scale @ A3	Date
AH		1:150	01 July 2019

Project No.	Drawing No.	Revision
AB26_14	BRE122	

Daylight

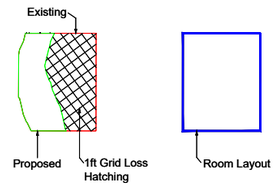
Fourth Floor



Fifth Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects

2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04

Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG
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65 Gresham Street, London, EC2V 7NQ
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Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

Drawing Title
No sky-line contours for
Block C

Drawn By	Chk'd By	Scale @ A3	Date
AH		1:150	01 July 2019

Project No.	Drawing No.	Revision
AB26_14	BRE123	

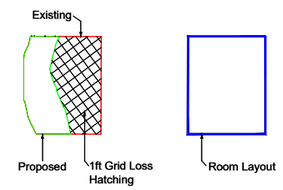
Daylight

Lower Ground

Ground Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects
2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04
Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

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Project Name
ABC Cinema Site
Tunbridge Wells

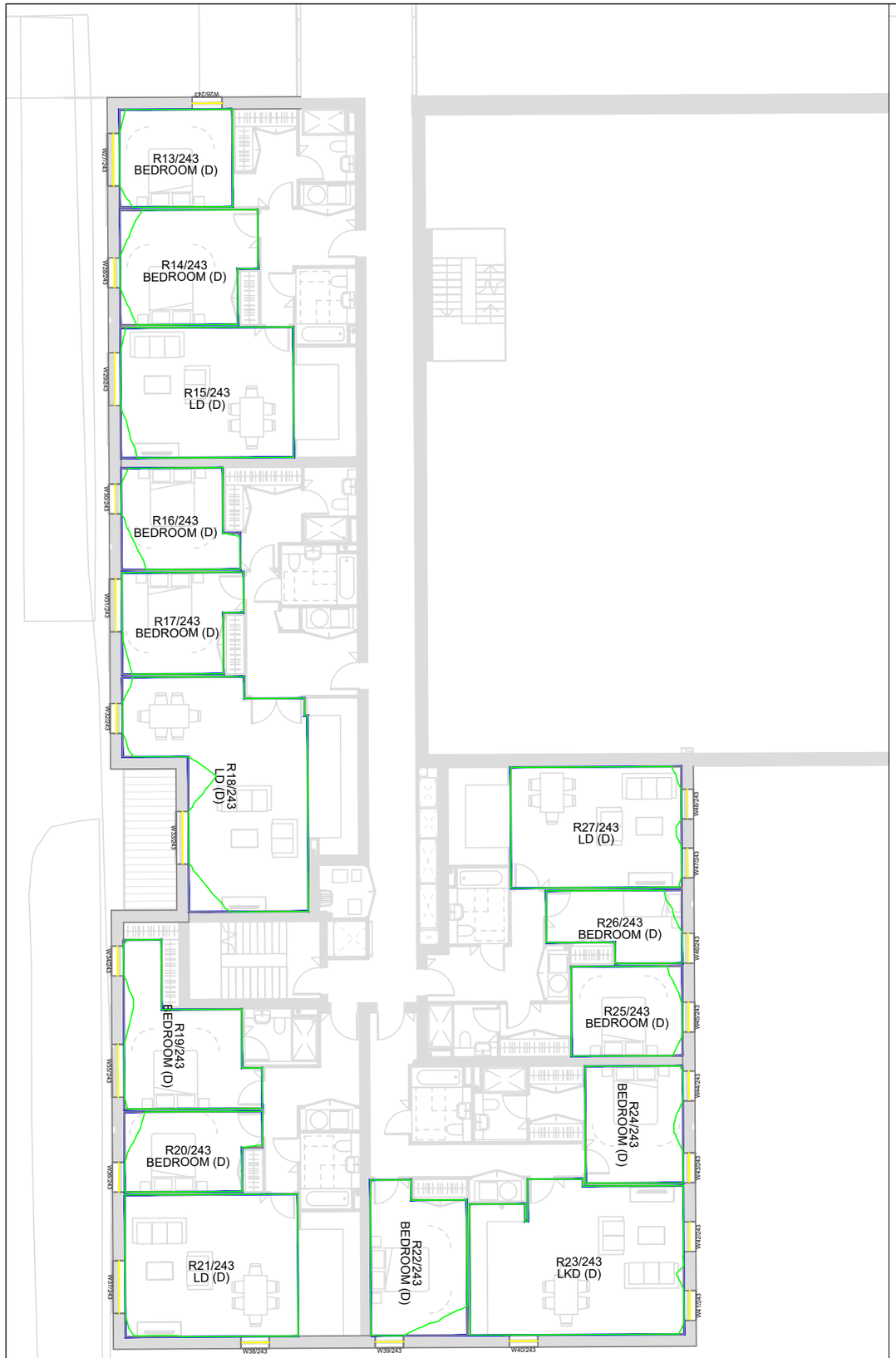
Client
Elysian Residences

Drawing Title
No sky-line contours for
Block D

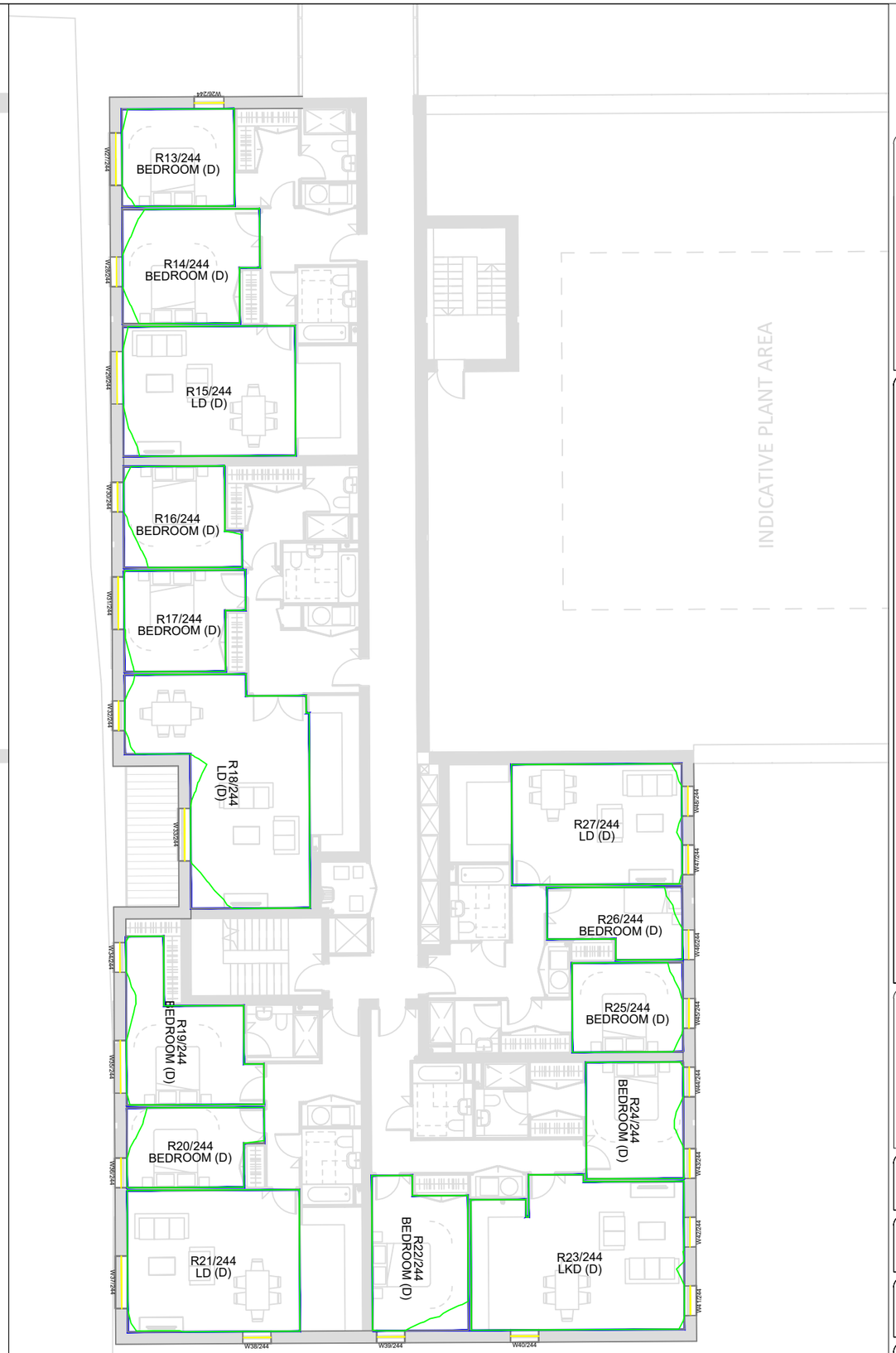
Drawn By	Chk'd By	Scale @ A3	Date
AH		1:150	01 July 2019

Project No.	Drawing No.	Revision
AB26_14	BRE124	

Daylight



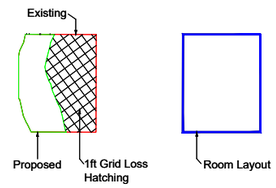
First Ground



Second Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects
2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04

Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

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Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

Drawing Title
No sky-line contours for
Block D

Drawn By	Chk'd By	Scale @ A3	Date
AH		1:150	01 July 2019

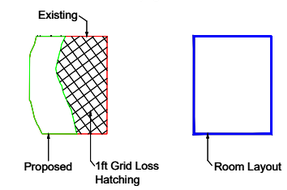
Project No.	Drawing No.	Revision
AB26_14	BRE125	

Daylight

Third Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

Glenn Howells Architects

2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04

Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG

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Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

Drawing Title
No sky-line contours for
Block D

Drawn By	Chk'd By	Scale @ A3	Date
AH		1:150	01 July 2019

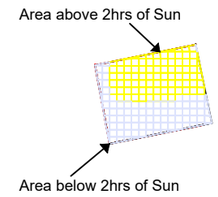
Project No.	Drawing No.	Revision
AB26_14	BRE126	

Daylight

Appendix V
Internal Sun Hours on Ground Overshadowing Assessment

Legend

Time in Sun



Sources of Information

EXISTING BUILDING

Glenn Howells Architects
2084-GHA-P-100 to 109
2084-GHA-P-200
2084-GHA-P-201
Sketchup model
170111 - GHA-3D Context

Design Consultancy
99150-02
99150-03
99150-04

Murphy Surveys
MSL10908-T-01
MSL10908-T-02

SURROUNDING BUILDINGS

Murphy Surveys
MSL18684-BLDG1-E1 to E4
MSL18684-BLDG2-E1 to E8
MSL18684-BLDG3-E1 to E4
MSL18684-BLDG4-E1 to E5
MSL18684-BLDG5-E1 to E6
MSL18684-BLDG6-E1 to E4
MSL18684-BLDG7-E1 to E7
MSL18684-BLDG8-E1 to E4
MSL18684-BLDG9-E1 to E4
MSL18684-BLDG10-E1 to E4
MSL18684-BLDG11-E1 to E15

PROPOSED BUILDING

Collado Collins Architects
Received 20 June 2019
16073_P1_100 to 16073_P1_110
16073_P2_300 to 16073_P2_305
16073_P3_200 to 16073_P3_212

AVISON YOUNG
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65 Gresham Street, London, EC2V 7NQ
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Project Name
ABC Cinema Site
Tunbridge Wells

Client
Elysian Residences

Drawing Title
Time in sun analysis - 21st March

Drawn By	Chk'd By	Scale @ A3	Date
AH			02 JULY 2019

Project No.	Drawing No.	Revision
AB26_16	BRE136	

Daylight

Appendix VI
High Transmittance Glazing Mark Up


CLANRICARDE ROAD
CLANRICARDE GARDENS
MOUNT PLEASANT ROAD
CHURCH ROAD
Winter Garden
C104 06 2B XL 125 m² 1347 ft²
C103 06 2B XL 119 m² 1276 ft²
C102 06 2B XL 111 m² 1193 ft²
C101 03 2B S 83 m² 899 ft²
Core C
D101 05 2B L 96 m² 1037 ft²
D105 06 2B XL 108 m² 1162 ft²
D104 05 2B L 97 m² 1040 ft²
D102 05 2B L 102 m² 1099 ft²
D103 03 2B S 82 m² 884 ft²
R108 Salon/Spa 20 m² 220 ft²
R107 Wellness 51 m² 549 ft²
R106 Gym 68 m² 737 ft²
R105 Kitchen 30 m² 319 ft²
DUMB WAITER
R104 Dining 80 m² 857 ft²
R103 Private Dining 32 m² 348 ft²
R102 Library 36 m² 387 ft²
R101 Multi-Purpose Room 57 m² 618 ft²
A103 02 1B L 71 m² 761 ft²
A102 05 2B L 96 m² 1033 ft²
A104 04 2B M 85 m² 916 ft²
A101 05 2B L 97 m² 1039 ft²
A106 06 2B XL 132 m² 1420 ft²
A105 06 2B XL 123 m² 1321 ft²
B101 05 2B L 97 m² 1039 ft²
B102 06 2B XL 106 m² 1139 ft²
B103 06 2B XL 106 m² 1139 ft²
B104 06 2B XL 106 m² 1139 ft²
116425
A B C D E F G H I J K L M N
01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17
WORK IN PROGRESS

NOTES
CONSULTANTS
- Refer to highways consultant's drawings for details
- Refer to landscape consultant's drawings for details
- Landscaping layout is indicative only

AREAS
- Refer to area schedule

Rev	Notes	Date	By	Auth

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

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17-19 Foley Street
London W1W 6DW
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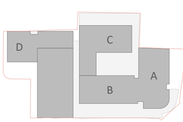
F 020 7580 2917
info@colladocollins.com
www.colladocollins.com

Date: 06/18/14
Drawn By: Author
Checked by: Checker
Scale @ A1: As indicated
Scale @ A3:
CAD File No:

Elysian
Tunbridge Wells
First Floor Plan

PLANNING
16073 P1-103

Revision



WORK IN PROGRESS

NOTES
CONSULTANTS
- Refer to highways consultant's drawings for details
- Refer to landscape consultant's drawings for details
- Landscaping layout is indicative only

AREAS
- Refer to area schedule

N

Rev	Notes	Date	By	Auth

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

ColladoCollins Architects

17-19 Foley Street
London W1W 6DW
T 020 7580 3490
F 020 7580 2917
info@colladocollins.com
www.colladocollins.com

Date: 06/18/14
Drawn By: Author
Checked by: Checker
Scale @ A1: As indicated
Scale @ A3:
CAD File No:

Elysian
Tunbridge Wells
Second Floor Plan

PLANNING
16073 P1-104

Revision

WORK IN PROGRESS

NOTES
CONSULTANTS
- Refer to highways consultant's drawings for details
- Refer to landscape consultant's drawings for details
- Landscaping layout is indicative only

AREAS
- Refer to area schedule

N

Rev	Notes	Da	By	Au

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

ColladoCollins Architects

17-19 Foley Street
London W1W 6DW
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F 020 7580 2917
info@colladocollins.com
www.colladocollins.com

Date: 06/18/14
Drawn By: Author
Checked by: Checker
Scale @ A1: As indicated
Scale @ A3:
CAD File No:

Elysian
Tunbridge Wells
Third Floor Plan

PLANNING
16073 P1-105

Revision

Appendix VII
Use Map

The Belvedere Use Map - July 2019

Key:

The Site

Residential

Commercial

Mixed Use