

Table 9B Daylight Impacts to Surrounding Properties (VSC and NSL)

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet the 0.8 times former value criteria	Below BRE Guidelines			
			20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	Total			20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	Total
67 Hawks Road	5	5	0	0	0	0	3	3	0	0	0	0
65 Hawks Road	5	5	0	0	0	0	3	3	0	0	0	0
69-69a Hawks Road	2	2	0	0	0	0	2	2	0	0	0	0
71 Hawks Road	4	4	0	0	0	0	3	3	0	0	0	0
73 Hawks Road	4	4	0	0	0	0	2	2	0	0	0	0
75 Hawks Road	2	2	0	0	0	0	2	2	0	0	0	0
77 Hawks Road	4	4	0	0	0	0	2	2	0	0	0	0
79 Hawks Road	2	2	0	0	0	0	2	1	1	0	0	1
81 Hawks Road	5	5	0	0	0	0	4	2	2	0	0	2
83 Hawks Road	2	2	0	0	0	0	2	2	0	0	0	0
89 Hawks Road	2	2	0	0	0	0	2	2	0	0	0	0
87 Hawks Road	2	2	0	0	0	0	2	2	0	0	0	0
85 Hawks Road	2	2	0	0	0	0	2	2	0	0	0	0
93 Hawks Road	2	2	0	0	0	0	2	2	0	0	0	0
91 Hawks Road	2	2	0	0	0	0	2	2	0	0	0	0
Pyramid Court 99 Hawks Road	33	13	12	4	4	20	25	24	1	0	0	1
3 Portman Road	5	5	0	0	0	0	4	3	1	0	0	1
1 Portman Road	4	4	0	0	0	0	4	4	0	0	0	0
40 Piper Road	7	3	2	1	1	4	4	2	2	0	0	2
36 Piper Road	6	6	0	0	0	0	3	3	0	0	0	0
38 Piper Road	4	4	0	0	0	0	2	2	0	0	0	0
32 Piper Road	6	6	0	0	0	0	3	3	0	0	0	0
34 Piper Road	5	5	0	0	0	0	2	2	0	0	0	0
30 Piper Road	5	2	3	0	0	3	2	2	0	0	0	0
28 Piper Road	5	2	3	0	0	3	2	2	0	0	0	0
22 Piper Road	5	2	3	0	0	3	2	2	0	0	0	0
24 Piper Road	5	2	3	0	0	3	2	2	0	0	0	0
26 Piper Road	5	2	3	0	0	3	2	2	0	0	0	0
5 Portman Road	4	4	0	0	0	0	4	4	0	0	0	0
7 Portman Road	3	3	0	0	0	0	3	0	2	1	0	3

37 Rowlls Road	11	4	2	5	0	7	10	3	0	1	6	7
1 Somerset Road	9	6	0	0	3	3	4	4	0	0	0	0
35 Portman Road	9	3	6	0	0	6	6	1	0	0	5	5
37 Portman Road	4	0	4	0	0	4	4	0	0	0	4	4
21 Portman Road	5	0	5	0	0	5	4	0	0	0	4	4
23 Portman Road	6	2	3	1	0	4	4	1	0	0	3	3
9 Portman Road	5	3	2	0	0	2	4	1	1	0	2	3
11 Portman Road	5	2	3	0	0	3	4	0	0	1	3	4
21 Piper Road	2	0	0	0	2	2	2	0	0	0	2	2
19 Piper Road	3	0	0	0	3	3	2	0	0	0	2	2
37 Cambridge Road	2	0	2	0	0	2	1	1	0	0	0	0
35 Cambridge Road	2	0	2	0	0	2	1	1	0	0	0	0
61 Cambridge Grove Road	18	0	3	1	14	18	11	3	1	1	6	8
60 Vincent Road	6	0	0	0	6	6	2	0	0	0	2	2
20 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
18 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
16 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
14 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
12 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
10 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
8 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
6 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
4 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
2 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
22 Vincent Road	2	0	0	0	2	2	2	0	0	1	1	2
24 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
26 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
28 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
30 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
32 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
The Lodge 42 Cambridge Road	11	7	2	2	0	4	6	6	0	0	0	0
Cambridge Gardens	652	466	80	38	68	186	529	457	24	21	27	72
136 Gloucester Road	11	11	0	0	0	0	5	5	0	0	0	0
134 Gloucester Road	15	14	1	0	0	1	5	5	0	0	0	0
59 Cambridge Road	8	8	0	0	0	0	6	6	0	0	0	0
57 Cambridge Road	8	8	0	0	0	0	6	5	1	0	0	1
63 Cambridge Road	5	5	0	0	0	0	5	5	0	0	0	0

61 Cambridge Road	6	6	0	0	0	0	5	5	0	0	0	0
48 Vincent Road	5	0	0	1	4	5	3	1	0	0	2	2
34 Vincent Road	4	0	0	0	4	4	2	0	0	0	2	2
52 Vincent Road	4	0	0	0	4	4	3	0	0	0	3	3
50 Vincent Road	4	0	0	0	4	4	2	0	0	0	2	2
46 Vincent Road	5	0	0	0	5	5	3	1	0	0	2	2
44 Vincent Road	4	0	0	0	4	4	2	0	0	0	2	2
42 Vincent Road	4	0	0	0	4	4	3	1	0	0	2	2
40 Vincent Road	4	0	0	0	4	4	2	0	0	0	2	2
38 Vincent Road	4	0	0	0	4	4	2	0	0	0	2	2
36 Vincent Road	4	0	0	0	4	4	2	0	0	0	2	2
33 Cambridge Road	2	0	2	0	0	2	1	1	0	0	0	0
31 Cambridge Road	4	2	2	0	0	2	2	2	0	0	0	0
29 Cambridge Road	2	0	2	0	0	2	1	1	0	0	0	0
27 Cambridge Road	2	0	2	0	0	2	1	1	0	0	0	0
Vibe Student Living 66-70 Cambridge Road	253	26	9	12	206	227	215	42	3	5	165	173
Cascadia House Cambridge Road	87	20	3	0	64	67	35	8	0	1	26	27
140 Cambridge Road	2	0	0	0	2	2	2	0	0	1	1	2
138 Cambridge Road	2	0	0	0	2	2	2	0	0	0	2	2
136 Cambridge Road	3	0	0	0	3	3	2	0	0	0	2	2
134 Cambridge Road	3	0	0	0	3	3	2	0	0	0	2	2
142 Cambridge Road	2	0	0	0	2	2	2	0	0	0	2	2
144 Cambridge Road	3	0	1	0	2	3	3	0	0	0	3	3
146 Cambridge Road	3	0	0	0	3	3	2	0	0	0	2	2
148 Cambridge Road	3	0	0	0	3	3	2	0	0	0	2	2
2 Hampden Road	104	21	4	12	67	83	60	13	2	4	41	47
54 Vincent Road	3	0	0	0	3	3	2	0	0	0	2	2
56 Vincent Road	4	0	0	0	4	4	2	0	0	0	2	2
58 Vincent Road	1	0	0	0	1	1	1	0	0	0	1	1
62 Vincent Road	2	0	0	0	2	2	2	0	0	0	2	2
64 Vincent Road	3	0	0	0	3	3	2	0	0	1	1	2
66 Vincent Road	3	0	0	0	3	3	2	0	1	0	1	2
13 Portman Road	4	3	1	0	0	1	3	3	0	0	0	0
17 Portman Road	4	4	0	0	0	0	4	3	0	1	0	1
25 Portman Road	4	2	2	0	0	2	4	2	1	0	1	2
33 Portman Road	3	1	2	0	0	2	3	1	1	0	1	2
15 Portman Road	4	1	3	0	0	3	4	2	1	0	1	2

19 Portman Road	6	2	3	1	0	4	6	3	0	1	2	3
27 Portman Road	5	1	3	1	0	4	5	3	0	0	2	2
31 Portman Road	4	1	2	1	0	3	4	2	0	0	2	2
29 Portman Road	4	1	3	0	0	3	4	2	1	0	1	2
43 Portman Road	6	6	0	0	0	0	6	4	1	1	0	2
41 Portman Road	5	3	2	0	0	2	5	3	0	1	1	2
45 Portman Road	21	20	1	0	0	1	5	2	0	2	1	3
47 Portman Road	8	5	3	0	0	3	5	5	0	0	0	0
39 Portman Road	20	19	1	0	0	1	3	2	1	0	0	1
2 Somerset Road	4	3	0	1	0	1	2	2	0	0	0	0
3 Somerset Road	5	4	1	0	0	1	3	3	0	0	0	0
4 Somerset Road	5	4	1	0	0	1	3	3	0	0	0	0
29 Rowlls Road	4	4	0	0	0	0	4	4	0	0	0	0
31 Rowlls Road	6	4	2	0	0	2	5	4	1	0	0	1
30 Rowlls Road	11	11	0	0	0	0	5	5	0	0	0	0
28 Rowlls Road	6	6	0	0	0	0	3	3	0	0	0	0
26 Rowlls Road	7	7	0	0	0	0	3	3	0	0	0	0
24 Rowlls Road	7	7	0	0	0	0	3	3	0	0	0	0
22 Rowlls Road	7	7	0	0	0	0	2	2	0	0	0	0
20 Rowlls Road	5	5	0	0	0	0	2	2	0	0	0	0
33 Rowlls Road	2	2	0	0	0	0	2	2	0	0	0	0
63 Cambridge Grove Road	4	0	0	0	4	4	2	0	0	0	2	2
65 Cambridge Grove Road	5	1	0	0	4	4	2	0	1	0	1	2
67 Cambridge Grove Road	4	1	0	0	3	3	2	0	1	0	1	2
69 Cambridge Grove Road	3	0	0	0	3	3	3	1	0	0	2	2
71 Cambridge Grove Road	3	0	0	0	3	3	2	0	0	0	2	2
73 Cambridge Grove Road	2	0	0	0	2	2	2	0	0	0	2	2
75 Cambridge Grove Road	2	0	0	0	2	2	2	0	0	0	2	2
77 Cambridge Grove Road	5	0	0	1	4	5	2	0	0	0	2	2
79 Cambridge Grove Road	2	0	0	0	2	2	2	0	0	0	2	2
81 Cambridge Grove Road	3	0	0	0	3	3	2	0	0	0	2	2
83 Cambridge Grove Road	5	0	0	1	4	5	2	0	0	0	2	2
17 Piper Road	4	1	0	0	3	3	4	1	0	0	3	3
11 Piper Road	14	5	1	2	6	9	4	1	1	0	2	3
13 Piper Road	5	0	2	1	2	5	4	2	0	0	2	2
27 Piper Road	5	1	0	1	3	4	4	1	0	1	2	3
25 Piper Road	4	2	0	0	2	2	4	2	0	1	1	2

27a Piper Road	5	1	0	3	1	4	4	1	0	2	1	3
87 Bonner Hill Road	5	4	0	0	1	1	4	3	1	0	0	1
85 Bonner Hill Road	4	4	0	0	0	0	4	4	0	0	0	0
89 Bonner Hill Road	7	4	2	0	1	3	3	3	0	0	0	0
15 Piper Road	10	6	0	0	4	4	7	4	0	1	2	3
33 Hampden Road	10	9	1	0	0	1	6	6	0	0	0	0
22 Hampden Road	7	7	0	0	0	0	7	7	0	0	0	0
141 Bonner Hill Road	12	10	2	0	0	2	12	4	6	2	0	8
23 Piper Road	2	0	0	0	2	2	2	0	0	1	1	2
Total	1812	909	207	90	606	903	1314	780	59	52	423	534

Daylight Effect to Surrounding Properties

79 Hawks Road

- 9.1 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.2 For VSC, both windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.3 For NSL, one of the two (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.4 The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 9.5 Overall, the effect to this property is considered **Negligible to Minor Adverse** (not significant).

81 Hawks Road

- 9.6 A total of five windows serving four rooms were assessed for daylight within this building.
- 9.7 For VSC, all windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.8 For NSL, two of the four (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.9 Of the two affected rooms, both would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 9.10 Overall, the effect to this property is considered **Negligible to Minor Adverse** (not significant).

Pyramid Court 99 Hawks Road

- 9.11 A total of 33 windows serving 25 rooms were assessed for daylight within this building.

- 9.12 For VSC, 13 of the 33 (39.4%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.13 Of the 20 affected windows, 12 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and four would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining four windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.14 Of the 20 windows which experience an effect, 15 would retain VSC levels in excess of 15% which is considered acceptable by the GLA for an area of regeneration and increased density. The remaining five windows are all located behind or beneath external balconies which inherently limits daylight availability. The effect of these balconies can be seen in the existing VSC levels which are lower than all other windows in this property.
- 9.15 For NSL, 24 of the 25 (96%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.16 The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 9.17 Overall, in consideration of the majority of rooms meeting the BRE criteria for NSL, and the majority of windows retaining acceptable levels of VSC, the daylight effect to this building is considered **Minor Adverse** (not significant).

3 Portman Road

- 9.18 A total of five windows serving four rooms were assessed for daylight within this building.
- 9.19 For VSC, all windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.20 For NSL, three of the four (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 9.21 The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 9.22 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

40 Piper Road

- 9.23 A total of three windows serving three rooms were assessed for daylight within this building.
- 9.24 For VSC, all windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.25 For NSL, one of the three (33.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.26 Of the two affected rooms, both would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 9.27 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

30 Piper Road

- 9.28 A total of five windows serving two rooms were assessed for daylight within this building.
- 9.29 For VSC, two of the five (40%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.30 Of the three affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.31 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.32 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

28 Piper Road

9.33 A total of five windows serving two rooms were assessed for daylight within this building.

9.34 For VSC, two of the five (40%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

9.35 Of the three affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.

9.36 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.37 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

22 Piper Road

9.38 A total of five windows serving two rooms were assessed for daylight within this building.

9.39 For VSC, two of the five (40%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

9.40 Of the three affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.

9.41 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.42 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

24 Piper Road

- 9.43 A total of five windows serving two rooms were assessed for daylight within this building.
- 9.44 For VSC, two of the five (40%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.45 Of the three affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.46 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.47 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

26 Piper Road

- 9.48 A total of five windows serving two rooms were assessed for daylight within this building.
- 9.49 For VSC, two of the five (40%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.50 Of the three affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.51 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.52 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

7 Portman Road

- 9.53 A total of three windows serving three rooms were assessed for daylight within this building.
- 9.54 For VSC, all windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.55 For NSL, all three rooms assessed would see losses greater than recommended by BRE.
- 9.56 Of the three affected rooms, two would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect.
- 9.57 Two of the three rooms would retain in excess of 50% NSL which is considered acceptable given the nature of the Development. The remaining room falls just below this threshold of 49.5%. The room serves a dining room and is located between two flank elevations of the extensions of 7 and 9 Portman Road and therefore see the sky visibility limited by the massing either side.
- 9.58 Overall, owing to all windows meeting the BRE criteria for VSC, the minor adverse NSL effect to the majority of the rooms and the existing built environment of flank elevations the daylight effect to this building is considered **Minor Adverse** (not significant).

37 Rowlls Road

- 9.59 A total of 11 windows serving 10 rooms were assessed for daylight within this building.
- 9.60 For VSC, four of the 11 (36.4%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.61 Of the seven affected windows, two would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst five would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect.
- 9.62 Six of the seven affected windows will retain VSC levels in excess of 17% which is considered acceptable given the nature of the Development. The one remaining window will retain 14.6% which is marginally below a mid-teens VSC.

- 9.63 For NSL, three of the 10 (30%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.64 Of the seven affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst six would experience an alteration in excess of 40% which is considered a Major Adverse effect. One of the affected rooms will retain in excess of 60% which is considered acceptable given the regeneration of the area. The remaining windows will retain below 50% NSL.
- 9.65 Overall, owing to the magnitude of alterations in both VSC and NSL, and retained VSC levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

1 Somerset Road

- 9.66 A total of nine windows serving four rooms were assessed for daylight within this building.
- 9.67 For VSC, six of the nine (66.7%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.68 Of the three affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.69 Two of the three affected windows will retain VSC levels in excess of 17% which is considered acceptable given the nature of the Development. The one remaining window will retain 14.6% which is marginally below a mid-teens VSC.
- 9.70 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.71 Overall, owing to all rooms meeting the BRE criteria for NSL, the majority of windows meeting the BRE criteria for VSC and given the retained VSC levels to the affected windows, the daylight effect to this building is considered **Minor Adverse** (not significant).

35 Portman Road

- 9.72 A total of nine windows serving six rooms were assessed for daylight within this building.
- 9.73 For VSC, three of the nine (33.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.74 Of the six affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.75 For NSL, one of the six (16.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.76 Of the five affected rooms, all would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.77 One of the affected rooms will retain in excess of 50% NSL, which is considered acceptable given the regeneration of the area. One room is below 50% NSL in the existing baseline and therefore any massing coming forward in the Development will not meet guidelines. The remaining rooms will retain below 50%.
- 9.78 Overall, whilst the VSC to the windows in this property are minor adverse, owing to the magnitude of alterations in NSL, and retained NSL levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

37 Portman Road

- 9.79 A total of four windows serving four rooms were assessed for daylight within this building.
- 9.80 For VSC, all four windows assessed see losses greater than recommended by BRE.
- 9.81 Of the four affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.82 For NSL, all four rooms assessed see losses greater than recommended by BRE.

- 9.83 Of the four affected rooms, all would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.84 Two of the four rooms are located between flank elevations of the rear extensions of 37 and 35 Portman road therefore the sky visibility is limited by the massing either side. One room on the first floor will retain in excess of 50% NSL which is considered acceptable given the proposed regeneration and increased density of the area. The remaining rooms will retain less than 50% NSL.
- 9.85 Overall, whilst the VSC to the windows in this property are minor adverse, owing to the magnitude of alterations in NSL, and retained NSL levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

21 Portman Road

- 9.86 A total of five windows serving four rooms were assessed for daylight within this building.
- 9.87 For VSC, all five windows assessed see losses greater than recommended by BRE.
- 9.88 Of the five affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.89 For NSL, all four rooms assessed see losses greater than recommended by BRE.
- 9.90 Of the four affected rooms, all would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.91 Two of the four rooms are located between flank elevations of the rear extensions of 19 and 21 Portman road therefore the sky visibility is limited by the massing either side. One room on the first floor will retain in excess of 50% NSL which is considered acceptable given the proposed regeneration and increased density of the area. The remaining rooms will retain less than 50% NSL.
- 9.92 Overall, whilst the VSC to the windows in this property are minor adverse, owing to the magnitude of alterations in NSL, and retained NSL levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

23 Portman Road

- 9.93 A total of six windows serving four rooms were assessed for daylight within this building.
- 9.94 For VSC, two of the six (33.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.95 Of the four affected windows, three would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect.
- 9.96 Three of the affected windows will retain in excess of 18% VSC which is considered acceptable given the increased density and regeneration of the local area. The remaining window is located between flank elevations of the extensions at 23 and 25 Portman Road which limits access to daylight.
- 9.97 For NSL, one of the four (25%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.98 Of the three affected rooms, all would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.99 One room on the first floor will retain in excess of 50% NSL which is considered acceptable given the regeneration and increased density of the area. The remaining rooms will retain less than 50% NSL.
- 9.100 Overall, whilst the VSC to the windows in this property are minor adverse, owing to the magnitude of alterations in NSL, and retained NSL levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

9 Portman Road

- 9.101 A total of five windows serving four rooms were assessed for daylight within this building.
- 9.102 For VSC, three of the five (60%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 9.103 Of the two affected windows, both would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.104 For NSL, one of the four (25%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.105 Of the three affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst two would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 9.106 One room on the ground floor will retain in excess of 50% NSL which is considered acceptable given the regeneration and increased density of the area. The remaining rooms will retain less than 50% NSL.
- 9.107 Overall, whilst the VSC to the windows in this property are minor adverse, owing to the magnitude of alterations in NSL, and retained NSL levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

11 Portman Road

- 9.108 A total of five windows serving four rooms were assessed for daylight within this building.
- 9.109 For VSC, two of the five (40%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.110 Of the three affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.111 For NSL, all four rooms assessed see losses greater than recommended by BRE.
- 9.112 Of the four affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst three would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.113 One room on the first floor will retain in excess of 50% NSL which is considered acceptable given the regeneration and increased density of the area. Two of the

remaining rooms will retain NSL of 48% and 49% which just below a retained NSL of 50%. The remaining rooms will retain less than 50% NSL.

9.114 Overall, whilst the VSC to the windows in this property are minor adverse, owing to the magnitude of alterations in NSL, and retained NSL levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

21 Piper Road

9.115 A total of two windows serving two rooms were assessed for daylight within this building.

9.116 For VSC, both windows assessed see losses greater than recommended by BRE.

9.117 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.118 Both windows overlook an existing vacant area of the Site and therefore have uncharacteristically high levels of daylight for an area of increased density. With the proposed massing of the Development in place, both will retain VSC levels in excess of 16% which is considered acceptable given the proposed regeneration of the area and increase in density required for the borough.

9.119 For NSL, both rooms assessed see losses greater than recommended by BRE.

9.120 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.121 One room will retain NSL in excess of 50% which is considered acceptable for an area of regeneration and increased density. The remaining room retains 44% NSL.

9.122 Overall, whilst the retained VSC levels in this property are considered acceptable, owing to the magnitude of alterations in NSL, and retained NSL levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

19 Piper Road

- 9.123 A total of three windows serving two rooms were assessed for daylight within this building.
- 9.124 For VSC, all three windows assessed see losses greater than recommended by BRE.
- 9.125 Of the three affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.126 All windows overlook an existing vacant area of the Site and therefore have uncharacteristically high levels of daylight for an area of increased density. With the proposed massing of the Development in place, two windows will retain VSC levels in excess of 19% which is considered acceptable given the proposed regeneration of the area and increase in density required for the borough. The remaining window retains 14.6% VSC.
- 9.127 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.128 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.129 One room will retain NSL in excess of 50% which is considered acceptable for an area of regeneration and increased density. The remaining room retains 45% NSL.
- 9.130 Overall, whilst the retained VSC levels in this property are considered reasonable, owing to the magnitude of alterations in NSL, and retained NSL levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

37 Cambridge Road

- 9.131 A total of two windows serving one room were assessed for daylight within this building.
- 9.132 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.133 Of the two affected windows, both would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.

9.134 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.135 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

35 Cambridge Road

9.136 A total of two windows serving one room were assessed for daylight within this building.

9.137 For VSC, both windows assessed see losses greater than recommended by BRE.

9.138 Of the two affected windows, both would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.

9.139 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.140 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

61 Cambridge Grove Road

9.141 A total of 18 windows serving 11 rooms were assessed for daylight within this building.

9.142 For VSC, all 18 windows assessed see losses greater than recommended by BRE.

9.143 Of the 18 affected windows, three would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 14 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.

9.144 Of the windows which are affected, four will retain VSC levels in excess of 16% which is considered acceptable for an area of proposed regeneration and increased density. The remaining windows will retain levels below 15% VSC.

- 9.145 For NSL, three of the 11 (27.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.146 Of the eight affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining six rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.147 One room will retain in excess of 75% NSL which is considered acceptable given the proposed regeneration of the area and increase in density. The remaining rooms will retain less than 50% NSL.
- 9.148 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

60 Vincent Road

- 9.149 A total of six windows serving two rooms were assessed for daylight within this building.
- 9.150 For VSC, all six windows assessed see losses greater than recommended by BRE.
- 9.151 Of the six affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.152 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.153 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.154 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

20 Vincent Road

- 9.155 A total of two windows serving two rooms were assessed for daylight within this building.

- 9.156 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.157 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.158 Both windows will retain in excess of 15% VSC which is considered acceptable for an area of regeneration and increase density.
- 9.159 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.160 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.161 Both rooms will retain in excess of 50% NSL which is considered acceptable given the proposed regeneration of the area and increase in density.
- 9.162 Overall, owing to the magnitude of alterations in VSC and NSL and given the retain levels of daylight, the daylight effect to this property is considered **Moderate Adverse** (significant).

18 Vincent Road

- 9.163 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.164 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.165 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.166 Both windows will retain in excess of 15% VSC which is considered acceptable for an area of proposed regeneration and increase density.
- 9.167 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.168 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

- 9.169 Both rooms will retain in excess of 50% NSL which is considered acceptable given the proposed regeneration of the area and increase in density.
- 9.170 Overall, owing to the magnitude of alterations in VSC and NSL and given the retain levels of daylight, the daylight effect to this property is considered **Moderate Adverse** (significant).

16 Vincent Road

- 9.171 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.172 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.173 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.174 One window will retain in excess of 15% VSC, which is considered acceptable for an area of proposed regeneration and increased density. The remaining window will retain 14.9% which is marginally below 15%.
- 9.175 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.176 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.177 Both rooms retain NSL of 49% which is marginally below a 50% NSL which is considered acceptable for an area of proposed regeneration and increased density.
- 9.178 Overall, owing to the magnitude of alterations in VSC and NSL and given the retain levels of daylight, the daylight effect to this property is considered **Moderate to Major Adverse** (significant).

14 Vincent Road

- 9.179 A total of two windows serving two rooms were assessed for daylight within this building.

- 9.180 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.181 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.182 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.183 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.184 Both rooms retain NSL of 49% which is marginally below a 50% NSL which is considered acceptable for an area of proposed regeneration and increased density.
- 9.185 Overall, owing to the magnitude of alterations in VSC and NSL and given the retain levels of daylight, the daylight effect to this property is considered **Moderate to Major Adverse** (significant).

12 Vincent Road

- 9.186 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.187 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.188 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.189 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.190 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.191 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

10 Vincent Road

9.192 A total of two windows serving two rooms were assessed for daylight within this building.

9.193 For VSC, both windows assessed see losses greater than recommended by BRE.

9.194 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.195 For NSL, both rooms assessed see losses greater than recommended by BRE.

9.196 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.197 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

8 Vincent Road

9.198 A total of two windows serving two rooms were assessed for daylight within this building.

9.199 For VSC, both windows assessed see losses greater than recommended by BRE.

9.200 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.201 For NSL, both rooms assessed see losses greater than recommended by BRE.

9.202 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.203 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

6 Vincent Road

9.204 A total of two windows serving two rooms were assessed for daylight within this building.

- 9.205 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.206 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.207 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.208 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.209 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

4 Vincent Road

- 9.210 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.211 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.212 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.213 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.214 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.215 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

2 Vincent Road

- 9.216 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.217 For VSC, both windows assessed see losses greater than recommended by BRE.

- 9.218 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.219 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.220 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.221 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

22 Vincent Road

- 9.222 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.223 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.224 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.225 One window will retain in excess of 15% VSC, which is considered acceptable for an area of proposed regeneration and increased density.
- 9.226 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.227 Of the two affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst one would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.228 One room will retain in excess of 60% NSL which is considered acceptable given the proposed regeneration of the area and increase in density.
- 9.229 Overall, owing to the magnitude of alterations in VSC and NSL and given the retain levels of daylight, the daylight effect to this property is considered **Moderate to Major Adverse** (significant).

24 Vincent Road

- 9.230 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.231 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.232 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.233 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.234 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.235 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

26 Vincent Road

- 9.236 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.237 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.238 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.239 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.240 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.241 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

28 Vincent Road

9.242 A total of two windows serving two rooms were assessed for daylight within this building.

9.243 For VSC, both windows assessed see losses greater than recommended by BRE.

9.244 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.245 For NSL, both rooms assessed see losses greater than recommended by BRE.

9.246 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.247 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

30 Vincent Road

9.248 A total of two windows serving two rooms were assessed for daylight within this building.

9.249 For VSC, both windows assessed see losses greater than recommended by BRE.

9.250 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.251 For NSL, both rooms assessed see losses greater than recommended by BRE.

9.252 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.253 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

32 Vincent Road

9.254 A total of two windows serving two rooms were assessed for daylight within this building.

- 9.255 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.256 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.257 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.258 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.259 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

The Lodge 42 Cambridge Road

- 9.260 A total of 11 windows serving six rooms were assessed for daylight within this building.
- 9.261 For VSC, seven of the 11 (63.6%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.262 Of the four affected windows, two would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst two would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect.
- 9.263 All windows which experience an effect will retain in excess of 19% VSC which is considered acceptable for an area of proposed regeneration and increased density.
- 9.264 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.265 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

Cambridge Gardens

- 9.266 A total of 652 windows serving 529 rooms were assessed for daylight within this building.
- 9.267 For VSC, 466 of the 652 (71.5%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.268 Of the 186 affected windows, 80 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 38 would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 68 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.269 Of the windows which experience an effect, 40 will retain in excess of 15% VSC, which is considered acceptable given the proposed regeneration of the area and increase in density. A further 8 windows will retain between 14.3%-14.9% VSC which is marginally below 15%.
- 9.270 Due to the existing architecture of the building, a significant number of windows are located underneath overhanging balconies which serve to limit access to daylight. Due to this, 107 of the windows which experience an effect, have baseline VSC levels below 15% and therefore any massing coming forward will result in a disproportionate percentage loss in VSC.
- 9.271 For NSL, 457 of the 529 (86.4%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.272 Of the 72 affected rooms, 24 would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and 21 would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 27 rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.273 Of the rooms which experience an adverse effect, 50 will retain in excess 50% NSL which is considered acceptable given the proposed regeneration of the area and increased density. 14 of the remaining 8 rooms will retain between 40-49% NSL which is marginally below this mark. The remaining rooms will retain less than 40% NSL.

9.274 Overall, whilst a number of windows and rooms will experience major adverse effects, the majority of windows and rooms in the property will meet the BRE criteria for VSC and NSL and the retained levels are reasonable given the existing architecture of the building with overhanging balconies which serve to limit access to daylight. Therefore, the daylight effect to this property is considered **Moderate Adverse** (significant).

134 Gloucester Road

9.275 A total of 15 windows serving five rooms were assessed for daylight within this building.

9.276 For VSC, 14 of the 15 (93.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

9.277 The affected window would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.

9.278 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.279 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

57 Cambridge Road

9.280 A total of eight windows serving six rooms were assessed for daylight within this building.

9.281 For VSC, all windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.282 For NSL, five of the six (83.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

9.283 The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.

9.284 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

48 Vincent Road

9.285 A total of five windows serving three rooms were assessed for daylight within this building.

9.286 For VSC, all five windows assessed see losses greater than recommended by BRE.

9.287 Of the five affected windows, one would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect whilst four would experience an alteration in excess of 40% which is considered a Major Adverse effect.

9.288 Three of the affected windows are within an entry door and are therefore likely to serve a circulation space which is less sensitive in terms of daylight.

9.289 For NSL, one of the three (33.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

9.290 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.291 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

34 Vincent Road

9.292 A total of four windows serving two rooms were assessed for daylight within this building.

9.293 For VSC, all four windows assessed see losses greater than recommended by BRE.

9.294 Of the four affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.295 Two of the affected windows are within an entry door and are therefore likely to serve a circulation space which is less sensitive in terms of daylight.

- 9.296 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.297 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.298 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

52 Vincent Road

- 9.299 A total of four windows serving three rooms were assessed for daylight within this building.
- 9.300 For VSC, all four windows assessed see losses greater than recommended by BRE.
- 9.301 Of the four affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.302 Two of the affected windows are within an entry door and are therefore likely to serve a circulation space which is less sensitive in terms of daylight.
- 9.303 For NSL, all three rooms assessed see losses greater than recommended by BRE.
- 9.304 Of the three affected rooms, all would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.305 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

50 Vincent Road

- 9.306 A total of four windows serving two rooms were assessed for daylight within this building.
- 9.307 For VSC, all four windows assessed see losses greater than recommended by BRE.

- 9.308 Of the four affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.309 Two of the affected windows are within an entry door and are therefore likely to serve a circulation space which is less sensitive in terms of daylight.
- 9.310 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.311 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.312 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

46 Vincent Road

- 9.313 A total of five windows serving three rooms were assessed for daylight within this building.
- 9.314 For VSC, all five windows assessed see losses greater than recommended by BRE.
- 9.315 Of the five affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.316 Three of the affected windows are within an entry door and are therefore likely to serve a circulation space which is less sensitive in terms of daylight.
- 9.317 For NSL, one of the three (33.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.318 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.319 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

44 Vincent Road

- 9.320 A total of four windows serving two rooms were assessed for daylight within this building.
- 9.321 For VSC, all four windows assessed see losses greater than recommended by BRE.
- 9.322 Of the four affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.323 Two of the affected windows are within an entry door and are therefore likely to serve a circulation space which is less sensitive in terms of daylight.
- 9.324 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.325 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.326 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

42 Vincent Road

- 9.327 A total of four windows serving three rooms were assessed for daylight within this building.
- 9.328 For VSC, all four windows assessed see losses greater than recommended by BRE.
- 9.329 Of the four affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.330 Two of the affected windows are within an entry door and are therefore likely to serve a circulation space which is less sensitive in terms of daylight.
- 9.331 For NSL, one of the three (33.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.332 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.333 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

40 Vincent Road

9.334 A total of four windows serving two rooms were assessed for daylight within this building.

9.335 For VSC, all four windows assessed see losses greater than recommended by BRE.

9.336 Of the four affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.337 Two of the affected windows are within an entry door and are therefore likely to serve a circulation space which is less sensitive in terms of daylight.

9.338 For NSL, both rooms assessed see losses greater than recommended by BRE.

9.339 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.340 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

38 Vincent Road

9.341 A total of four windows serving two rooms were assessed for daylight within this building.

9.342 For VSC, all four windows assessed see losses greater than recommended by BRE.

9.343 Of the four affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.344 Two of the affected windows are within an entry door and are therefore likely to serve a circulation space which is less sensitive in terms of daylight.

9.345 For NSL, both rooms assessed see losses greater than recommended by BRE.

9.346 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.347 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

36 Vincent Road

9.348 A total of four windows serving two rooms were assessed for daylight within this building.

9.349 For VSC, all four windows assessed see losses greater than recommended by BRE.

9.350 Of the four affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.351 Two of the affected windows are within an entry door and are therefore likely to serve a circulation space which is less sensitive in terms of daylight.

9.352 For NSL, both rooms assessed see losses greater than recommended by BRE.

9.353 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.354 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

27, 29, 31 and 31 Cambridge Road

9.355 There are four properties assessed in this row of terraced housing.

9.356 A total of 10 windows serving five rooms were assessed for daylight within this building.

9.357 For VSC, two of the 10 (20%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 9.358 Of the eight affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.359 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.360 Overall, the effect to these properties is considered **Negligible to Minor Adverse** (not significant).

Vibe Student Living 66-70 Cambridge Road

- 9.361 This property serves as student accommodation and the BRE states that habitable residential properties should be the primary consideration for assessment. However, the BRE also states that if a property has a reasonable expectation of daylight this too should be assessed. GIA have assessed this property as part of the chapter, however, given the transient nature of use of the rooms in this property, it is considered a lower sensitivity in terms of daylight. Any affected room or window should be weighed against whether the change in daylight to the occupants would be noticeable to cause a significant affect.
- 9.362 A total of 253 windows serving 215 rooms were assessed for daylight within this building.
- 9.363 For VSC, 26 of the 253 (10.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.364 Of the 227 affected windows, nine would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 12 would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 206 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.365 Of the 227 affected windows, 32 have existing VSC levels below 15% therefore any massing in the Development would result in a disproportionate percentage alteration. These windows are primarily located in the courtyard of the building, therefore access to light is limited by the flank elevations which surround the courtyard.

- 9.366 49 of the 227 affected windows will retain a VSC level in excess of 15%, which is considered acceptable for an area in which increased density and regeneration is planned.
- 9.367 For NSL, 42 of the 215 (19.5%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.368 Of the 173 affected rooms, three would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and five would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 165 rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.369 17 of the 173 affected rooms will retain an NSL in excess of 50% which is considered acceptable for an area of planned increased density and regeneration.
- 9.370 Overall, this property is in close proximity to a large section of proposed massing which will result in large percentage alterations. The rooms and windows in the property are likely to serve student bedrooms which is arguable whether there is sensitivity to the occupants given the transient nature of the occupants. However, owing to the magnitude of these alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant). However, should it be considered by RBKuT not to consider the student accommodation as a habitable building, the property would then not be relevant for assessment as part of this chapter.

[Cascadia House Cambridge Road](#)

- 9.371 A total of 87 windows serving 35 rooms were assessed for daylight within this building.
- 9.372 For VSC, 20 of the 87 (23%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.373 Of the 67 affected windows, three would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst 64 would experience an alteration greater than 40% which is considered a Major Adverse Effect.

- 9.374 15 of the 67 affected windows have existing VSC levels below 15%, 14 of these windows are in single figures for VSC therefore any massing will create a disproportionate percentage change. These windows are all located on the ground floor and face the existing partition wall between Cascadia House and the Site, it is not clear whether these serve habitable spaces or not.
- 9.375 One of the affected windows will retain a VSC of 18%, which is considered acceptable for an area of planned increased density and regeneration.
- 9.376 For NSL, eight of the 35 (22.9%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.377 Of the 27 affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst 26 would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.378 Three of the 27 affected rooms will retain an NSL in excess of 50% which is considered acceptable for an area of planned increased density and regeneration.
- 9.379 Overall, this property is in close proximity to a large section of proposed massing in the Development which will result in large percentage alterations. Owing to the magnitude of these alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

140 Cambridge Road

- 9.380 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.381 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.382 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.383 Both windows would retain between 13.7% and 14.2% VSC which is marginally below an acceptable level for an area of planned regeneration and increased density.
- 9.384 For NSL, both rooms assessed see losses greater than recommended by BRE.

- 9.385 Of the two affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst one would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.386 One room on the first floor will retain in excess of 50% NSL which is considered acceptable for an area of regeneration and planned increased density. The remaining room is on the ground floor and retains 42.9% NSL, this room is flanked on either side by rear extensions 138 and 142 Cambridge Road, there is a potential that this room serves the commercial element of this property and therefore would not be relevant for daylight assessment.
- 9.387 Overall, owing to the magnitude of alterations in VSC and NSL and given the reasonable retained levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

138 Cambridge Road

- 9.388 A total of one window serving one room was assessed for daylight within this building.
- 9.389 For VSC, the window assessed sees a loss greater than recommended by BRE and would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.390 This first-floor window will retain 13.3% which is marginally below an acceptable level for an area of planned regeneration and increased density.
- 9.391 For NSL, the room assessed sees a loss greater than recommended by BRE and would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.392 The room will retain in excess of 50% NSL which is considered acceptable for an area of planner regeneration and increased density.
- 9.393 Overall, owing to the magnitude of alterations in VSC and NSL and given the reasonable retained levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

136 Cambridge Road

- 9.394 A total of three windows serving two rooms were assessed for daylight within this building.
- 9.395 For VSC, all three windows assessed see losses greater than recommended by BRE.
- 9.396 Of the three affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.397 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.398 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.399 One room on the first floor will retain in excess of 50% NSL which is considered acceptable for an area of planned regeneration and increased density. The remaining room is on the ground floor and retains 40% NSL. This room is flanked on one side by rear extensions 138 Cambridge Road, there is a potential that this room serves the commercial element of this property and therefore would not be relevant for daylight assessment.
- 9.400 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Moderate to Major Adverse** (significant).

134 Cambridge Road

- 9.401 A total of three windows serving two rooms were assessed for daylight within this building.
- 9.402 For VSC, all three windows assessed see losses greater than recommended by BRE.
- 9.403 Of the three affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.404 For NSL, both rooms assessed see losses greater than recommended by BRE.

- 9.405 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.406 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

142 Cambridge Road

- 9.407 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.408 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.409 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.410 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.411 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.412 One room on the first floor will retain in excess of 50% NSL which is considered acceptable for an area of planned regeneration and increased density.
- 9.413 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Moderate to Major Adverse** (significant).

144 Cambridge Road

- 9.414 A total of three windows serving three rooms were assessed for daylight within this building.
- 9.415 For VSC, all three windows assessed see losses greater than recommended by BRE.
- 9.416 Of the three affected windows, one would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst two would experience an alteration greater than 40% which is considered a Major Adverse Effect.

- 9.417 Of the effected windows, one will retain 15% VSC which is considered acceptable given the planned regeneration and increased density for the area. The two remaining windows retain 13% VSC which is marginally below this. One of these windows is located between flank walls of the extensions of 144 and 142 Cambridge Road.
- 9.418 For NSL, all three rooms assessed see losses greater than recommended by BRE.
- 9.419 Of the three affected rooms, all would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.420 Two of the three effected rooms will retain in excess of 50% NSL which is considered acceptable for an area of regeneration and planned increase in density.
- 9.421 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Moderate to Major Adverse** (significant).

146 Cambridge Road

- 9.422 A total of three windows serving two rooms were assessed for daylight within this building.
- 9.423 For VSC, all three windows assessed see losses greater than recommended by BRE.
- 9.424 Of the three affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.425 Of the effected windows, one will retain 15% VSC which is considered acceptable given the planned regeneration and increased density for the area. The two remaining windows retain 13.5% and 14.8% VSC which is marginally below this.
- 9.426 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.427 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.428 One room on the ground floor will retain in excess of 50% NSL which is considered acceptable for an area of planned regeneration and increased density. The remaining room will retain 47% which is marginally below 50%.

9.429 Overall, owing to the magnitude of alterations in VSC and NSL and given the retained daylight levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

148 Cambridge Road

9.430 A total of three windows serving two rooms were assessed for daylight within this building.

9.431 For VSC, all three windows assessed see losses greater than recommended by BRE.

9.432 Of the three affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.433 Of the effected windows, one will retain 15% VSC which is considered acceptable given the planned regeneration and increased density for the area. The two remaining windows retain 13.5% and 14.7% VSC which is marginally below this.

9.434 For NSL, both rooms assessed see losses greater than recommended by BRE.

9.435 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.436 One room on the first floor will retain in excess of 50% NSL which is considered acceptable for an area of planned regeneration and increased density. The remaining room will retain 42%.

9.437 Overall, owing to the magnitude of alterations in VSC and NSL and given the retained daylight levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

2 Hampden Road

9.438 A total of 104 windows serving 60 rooms were assessed for daylight within this building.

- 9.439 For VSC, 21 of the 104 (20.2%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.440 Of the 83 affected windows, four would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 12 would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 67 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.441 Of the 83 affected windows, 36 serve bedrooms which are considered a lower sensitivity in terms of daylight.
- 9.442 43 of the 83 affect rooms will retain a VSC level in excess of 15%, which is considered acceptable for an area of planned regeneration and increased density. Due to the existing architecture of the building, 15 windows have baseline VSC levels below 15% and therefore this target is impossible.
- 9.443 For NSL, 11 of the 60 (18.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.444 Of the 49 affected rooms, two would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and four would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 43 rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.445 34 of the 49 affected rooms serve bedrooms which are considered a lower sensitivity in terms of daylight.
- 9.446 Nine of the affected rooms will retain an NSL in excess of 50%, which is considered acceptable for an area of planned regeneration and increased density.
- 9.447 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

9.448 A total of three windows serving two rooms were assessed for daylight within this building.

9.449 For VSC, all three windows assessed see losses greater than recommended by BRE.

9.450 Of the three affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.451 For NSL, both rooms assessed see losses greater than recommended by BRE.

9.452 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.453 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

56 Vincent Road

9.454 A total of four windows serving two rooms were assessed for daylight within this building.

9.455 For VSC, all four windows assessed see losses greater than recommended by BRE.

9.456 Two of the affected windows are within an entry porch and are therefore likely to serve a circulation space which is less sensitive in terms of daylight.

9.457 Of the four affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.458 For NSL, both rooms assessed see losses greater than recommended by BRE.

9.459 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

9.460 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

58 Vincent Road

- 9.461 One window serving one room was assessed for daylight within this building.
- 9.462 For VSC, the single window assessed sees losses greater than recommended by BRE.
- 9.463 The affected window would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.464 For NSL, the single room assessed see losses greater than recommended by BRE.
- 9.465 The affected room would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.466 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

62 Vincent Road

- 9.467 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.468 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.469 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.470 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.471 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.472 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Major Adverse** (significant).

64 Vincent Road

- 9.473 A total of three windows serving two rooms were assessed for daylight within this building.

- 9.474 For VSC, all three windows assessed see losses greater than recommended by BRE.
- 9.475 Of the three affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.476 One window will retain in excess of 15% VSC, which is considered acceptable for an area of planned regeneration and increased density, the two remaining windows will retain in excess of 14% VSC which is marginally below this.
- 9.477 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.478 Of the two affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst one would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.479 One room will retain in excess of 50% NSL, which is considered acceptable for an area of planned regeneration and increased density. The remaining room retains 44% NSL.
- 9.480 Overall, owing to the magnitude of alterations in VSC and NSL and given the retained daylight levels, the daylight effect to this property is considered **Moderate to Major Adverse** (significant).

66 Vincent Road

- 9.481 A total of three windows serving two rooms were assessed for daylight within this building.
- 9.482 For VSC, all three windows assessed see losses greater than recommended by BRE.
- 9.483 Of the three affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.484 All three windows will retain in excess of 16% VSC which is considered acceptable for an area of planned regeneration and increased density.
- 9.485 For NSL, both rooms assessed see losses greater than recommended by BRE.

- 9.486 Of the two affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 9.487 Both rooms will retain in excess of 50% NSL which is considered acceptable for an area of increased density and regeneration.
- 9.488 Overall, owing to the magnitude of alterations in VSC and NSL and given the retained daylight levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

13 Portman Road

- 9.489 A total of four windows serving three rooms were assessed for daylight within this building.
- 9.490 For VSC, three of the four (75%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.491 The affected window would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.492 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.493 Overall, the effect to this property is considered **Negligible** to **Minor Adverse** (not significant).

17 Portman Road

- 9.494 A total of four windows serving four rooms were assessed for daylight within this building.
- 9.495 For VSC, all windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

- 9.496 For NSL, three of the four (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.497 The affected room would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect.
- 9.498 Overall, given the majority of windows and rooms meeting the BRE criteria for VSC and NSL, the effect to this property is considered **Minor Adverse** (not significant).

25 Portman Road

- 9.499 A total of four windows serving four rooms were assessed for daylight within this building.
- 9.500 For VSC, two of the four (50%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.501 Of the two affected windows, both would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.502 For NSL, two of the four (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.503 Of the two affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 9.504 One room will retain in excess of 70% NSL which is considered acceptable for an area of planned regeneration and increased density. The remaining room serves a dining room and will retain 40% NSL. The room is located between two flank walls of the extensions of 25 and 23 Portman Road which is limited access to daylight.
- 9.505 Overall, given the windows will experience minor effects and one room which serves a dining room experiences the largest effect, the effect to the property as a whole is considered **Minor Adverse** (not significant).

33 Portman Road

- 9.506 A total of three windows serving three rooms were assessed for daylight within this building.
- 9.507 For VSC, one of the three (33.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.508 Of the two affected windows, both would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.509 For NSL, one of the three (33.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.510 Of the two affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 9.511 One room retains in excess of 70% NSL. The remaining room is located between the rear extensions of 31 and 33 Portman Road which limits access to daylight across the Site.
- 9.512 Overall, given the windows will experience minor effects and one room which is located between flank walls experiences the largest effect, the effect to the property as a whole is considered **Minor Adverse** (not significant).

15 Portman Road

- 9.513 A total of four windows serving four rooms were assessed for daylight within this building.
- 9.514 For VSC, one of the four (25%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.515 Of the three affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.516 For NSL, two of the four (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 9.517 Of the two affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 9.518 One room will retain in excess of 65% NSL which is considered acceptable for an area of planned regeneration and increased density. The remaining room serves a dining room and is located between two flank walls of the extensions of 15 and 13 Portman Road which is limited access to daylight.
- 9.519 Overall, given the windows will experience minor effects and one room which serves a dining room experiences the largest effect, the effect to the property as a whole is considered **Minor Adverse** (not significant).

19 Portman Road

- 9.520 A total of six windows serving six rooms were assessed for daylight within this building.
- 9.521 For VSC, two of the six (33.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.522 Of the four affected windows, three would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect.
- 9.523 Three of the affected windows will retain in excess of 17% VSC which is considered acceptable given the regeneration and increased density of the local area. The remaining window is located between flank elevations of the extensions at 19 and 17 Portman Road which limits access to daylight.
- 9.524 For NSL, three of the six (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.525 Of the three affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst two would experience an alteration in excess of 40% which is considered a Major Adverse effect.

- 9.526 One room on the first floor will retain in excess of 50% NSL which is considered acceptable given the planned regeneration and increased density of the area. One room will retain 49.6% which is marginally below this level. The remaining room will retain less than 50% NSL.
- 9.527 Overall, whilst the VSC to the windows in this property are minor adverse, owing to the magnitude of alterations in NSL, and retained NSL levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

27 Portman Road

- 9.528 A total of five windows serving five rooms were assessed for daylight within this building.
- 9.529 For VSC, one of the five (20%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.530 Of the four affected windows, three would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect.
- 9.531 Three of the affected windows will retain in excess of 17% VSC which is considered acceptable given the planned regeneration and increased density of the local area. The remaining window serves a dining room and is located between flank elevations of the extensions at 27 and 29 Portman Road which limits access to daylight.
- 9.532 For NSL, three of the five (60%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.533 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.534 Both affected rooms will retain in excess of 50% NSL, which is considered acceptable for an area of planned regeneration and increased density.
- 9.535 Overall, given the windows will experience minor effects and the retained NSL levels are in excess of 50%, the effect to the property as a whole is considered **Minor Adverse** (not significant).

31 Portman Road

- 9.536 A total of four windows serving four rooms were assessed for daylight within this building.
- 9.537 For VSC, one of the four (25%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.538 Of the three affected windows, two would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect.
- 9.539 Of the windows which experience an effect, one window will retain in excess of 23% VSC which is considered acceptable for an area of planned regeneration and increased density. The two remaining windows will retain below 15% VSC.
- 9.540 For NSL, two of the four (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.541 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.542 The two affected rooms are located between the flank walls of the rear extensions of 31 and 33 Portman Road which limits access to light from oblique angles.
- 9.543 Overall, whilst the VSC to the windows in this property are minor adverse, owing to the magnitude of alterations in NSL, and retained NSL levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

29 Portman Road

- 9.544 A total of four windows serving four rooms were assessed for daylight within this building.
- 9.545 For VSC, one of the four (25%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 9.546 Of the three affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.547 For NSL, two of the four (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.548 Of the two affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 9.549 Of the two affected rooms, one will retain in excess of 50% NSL which is considered acceptable for an area of planned regeneration and increased density. The remaining room is located on the ground floor and serves a dining room. The room is located between two flank walls which limit access to daylight from oblique angles.
- 9.550 Overall, given the windows will experience minor effects and the retained NSL levels are in excess of 50%, the effect to the property as a whole is considered **Minor Adverse** (not significant).
- [43 Portman Road](#)
- 9.551 A total of six windows serving six rooms were assessed for daylight within this building.
- 9.552 For VSC, all windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.553 For NSL, four of the six (66.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.554 Of the two affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect.
- 9.555 Overall, given the majority of windows and rooms meet the BRE criteria for VSC and NSL, the effect to the property as a whole is considered **Minor Adverse** (not significant).

[41 Portman Road](#)

- 9.556 A total of five windows serving five rooms were assessed for daylight within this building.
- 9.557 For VSC, three of the five (60%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.558 Of the two affected windows, both would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.559 For NSL, three of the five (60%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.560 Of the two affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst one would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.561 Of the affected rooms, one bedroom on the first floor will retain in excess of 50% NSL which is considered acceptable for an area of planned regeneration and increased density. The remaining room serves a dining room on the ground floor. This room will retain below 50% NSL however, is located between the existing extensions of 41 and 39 Portman Road which limits the access to daylight from oblique angles.
- 9.562 Overall, given the windows will experience minor effects and the majority of rooms meet the NSL criteria, the effect to the property as a whole is considered **Minor Adverse** (not significant).

45 Portman Road

- 9.563 A total of 21 windows serving five rooms were assessed for daylight within this building.
- 9.564 For VSC, 20 of the 21 (95.2%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.565 The affected window would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.

- 9.566 For NSL, two of the five (40%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.567 Of the three affected rooms, two would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst one would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.568 Two of the affected rooms serve bedrooms which are considered less important for daylight due to their use. The remaining room serves a kitchen.
- 9.569 Overall, given the good levels of VSC to the windows in this property, the effect to the property as a whole is considered **Minor Adverse** (not significant).

47 Portman Road

- 9.570 A total of eight windows serving five rooms were assessed for daylight within this building.
- 9.571 For VSC, five of the eight (62.5%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.572 Of the three affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.573 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.574 Overall, given the majority of windows meeting the BRE criteria for VSC and all rooms meeting the BRE criteria for NSL, the effect to the property as a whole is considered **Negligible** to **Minor Adverse** (not significant).

39 Portman Road

- 9.575 A total of 20 windows serving three rooms were assessed for daylight within this building.
- 9.576 For VSC, 19 of the 20 (95%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 9.577 The affected window would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.578 For NSL, two of the three (66.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.579 The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 9.580 Overall, given the majority of windows and rooms meeting the BRE criteria for VSC and NSL, the effect to the property as a whole is considered **Negligible to Minor Adverse** (not significant).

2, 3 and 4 Somerset Road

- 9.581 Three properties have been assessed within this row of terraced houses. A total of 14 windows serving 8 rooms were assessed for daylight within this building.
- 9.582 For VSC, 11 of the 14 (79%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.583 Of the three affected windows, two would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect. One affected window would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect.
- 9.584 Two of the affected windows will retain in excess of 15% VSC, which is considered acceptable for an area of planned regeneration and increased density. The one remaining window
- 9.585 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.586 Overall, given the majority of windows meeting the BRE criteria for VSC and all rooms meeting the BRE criteria for NSL, the effect to the property as a whole is considered **Negligible to Minor Adverse** (not significant).

31 Rowlls Road

- 9.587 A total of six windows serving five rooms were assessed for daylight within this building.
- 9.588 For VSC, four of the six (66.7%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.589 Of the two affected windows, two would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.590 For NSL, four of the five (80%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.591 The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 9.592 Overall, given the majority of windows and rooms meeting the BRE criteria for VSC and NSL, the effect to the property as a whole is considered **Negligible to Minor Adverse** (not significant).

63, 65, 67, 69, 71, 73, 75, 77, 79, 81 and 83 Cambridge Grove Road

- 9.593 11 properties have been assessed in this row of terraced housing. A total of 38 windows serving 23 rooms were assessed for daylight within this building.
- 9.594 For VSC, two of the five (5%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.595 Of the 36 affected windows, two would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect whilst 34 would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.596 Of the affected windows, 31 will retain in excess of 15% VSC which is considered acceptable for an area of planned increased density and regeneration.
- 9.597 For NSL, one of the 23 (4%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 9.598 Of the 22 affected rooms, two would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect, the remaining rooms would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 9.599 Six of the 22 affected rooms retain an NSL in excess of 50% which is considered acceptable for an area of planned regeneration and increased density.
- 9.600 Overall, whilst the majority of the windows in these properties retain VSC levels in excess of 15% VSC, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Moderate** to **Major Adverse** (significant).

17 Piper Road

- 9.601 A total of four windows serving four rooms were assessed for daylight within this building.
- 9.602 For VSC, one of the four (25%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.603 Of the three affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.604 Two of the three affected windows will retain a VSC in excess of 15% which is considered acceptable for an area of planned regeneration and increased density.
- 9.605 For NSL, one of the four (25%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.606 Of the three affected rooms, all would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.607 One of the affected rooms will retain an NSL in excess of 50% which is considered acceptable for an area of planned regeneration and increased density.

9.608 Overall, whilst the majority of the windows in this property retain VSC levels in excess of 15% VSC, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Moderate to Major Adverse** (significant).

11 Piper Road

9.609 A total of 14 windows serving four rooms were assessed for daylight within this building.

9.610 For VSC, five of the 14 (35.7%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

9.611 Of the nine affected windows, one would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and two would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining six windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.

9.612 Four of the nine affected windows will retain a VSC in excess of 16% which is considered acceptable for an area of planned regeneration and increased density.

9.613 For NSL, one of the four (25%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

9.614 Of the three affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst two would experience an alteration greater than 40% which is considered a Major Adverse Effect.

9.615 One of the affected rooms will retain an NSL in excess of 70% which is considered acceptable for an area of planned regeneration and increased density. The two remaining rooms serve bedrooms which are considered lower sensitivity in terms of daylight.

9.616 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Moderate to Major Adverse** (significant).

13 Piper Road

- 9.617 A total of five windows serving four rooms were assessed for daylight within this building.
- 9.618 For VSC, all five windows assessed see losses greater than recommended by BRE.
- 9.619 Of the five affected windows, two would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining two windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.620 Three of the affected windows have baseline VSC levels below 15% therefore any massing coming forward on the Site will result in disproportionate percentage alterations. The two remaining windows are on the first floor and understood to serve bedrooms which are considered less sensitive for daylight.
- 9.621 For NSL, two of the four (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.622 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 9.623 Both affected rooms are located between the flank walls of the rear extensions of 13 and 15 Piper Road which limits access to daylight from oblique angles.
- 9.624 Overall, owing to the magnitude of alterations in VSC and NSL, the daylight effect to this property is considered **Moderate to Major Adverse** (significant).

27 Piper Road

- 9.625 A total of five windows serving four rooms were assessed for daylight within this building.
- 9.626 For VSC, one of the five (20%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 9.627 Of the four affected windows, one would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect whilst three would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.628 All of the affected windows will retain a VSC in excess of 17%, which is considered acceptable for an area of planned regeneration and increased density.
- 9.629 For NSL, one of the four (25%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.630 Of the three affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst two would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.631 Two of the three affected rooms will retain an NSL in excess of 50% which is considered acceptable for an area of planned regeneration and increased density.
- 9.632 Overall, owing to the magnitude of alterations in VSC and NSL and given the acceptable retained VSC levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

25 Piper Road

- 9.633 A total of four windows serving four rooms were assessed for daylight within this building.
- 9.634 For VSC, two of the four (50%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.635 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.636 All of the affected windows will retain a VSC in excess of 16%, which is considered acceptable for an area of planned regeneration an increased density.
- 9.637 For NSL, two of the four (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 9.638 Of the two affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst one would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.639 One of the two affected rooms will retain an NSL in excess of 60% which is considered acceptable for an area of planned regeneration and increased density.
- 9.640 Overall, owing to the magnitude of alterations in VSC and NSL and given the acceptable retained VSC levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

27a Piper Road

- 9.641 A total of five windows serving four rooms were assessed for daylight within this building.
- 9.642 For VSC, one of the five (20%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.643 Of the four affected windows, three would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect whilst one would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.644 All of the affected windows will retain a VSC in excess of 17%, which is considered acceptable for an area of planned regeneration and increased density.
- 9.645 For NSL, one of the four (25%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.646 Of the three affected rooms, two would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst one would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.647 All three of the affected rooms will retain an NSL in excess of 50% which is considered acceptable for an area of planned increased density and regeneration.

9.648 Overall, owing to the magnitude of alterations in VSC and NSL and given the acceptable retained VSC levels, the daylight effect to this property is considered **Moderate Adverse** (significant).

87 Bonner Hill Road

9.649 A total of five windows serving four rooms were assessed for daylight within this building.

9.650 For VSC, four of the five (80%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

9.651 The affected window would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

9.652 For NSL, three of the four (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

9.653 The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.

9.654 The affected room will also retain an NSL in excess of 60% which is considered acceptable for an area of planned regeneration and increased density.

9.655 Overall, owing to the majority of rooms and windows meeting the BRE criteria for VSC and NSL and given the acceptable retained VSC levels, the daylight effect to this property is considered **Minor Adverse** (not significant).

89 Bonner Hill Road

9.656 A total of seven windows serving three rooms were assessed for daylight within this building.

9.657 For VSC, four of the seven (57.1%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 9.658 Of the three affected windows, two would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 9.659 Two of the three affected windows will retain a VSC in excess of 25% which is considered good for an area of planned regeneration and increased density.
- 9.660 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.661 Overall, owing to the majority of rooms and windows meeting the BRE criteria for VSC and NSL and given the acceptable retained VSC levels, the daylight effect to this property is considered **Minor Adverse** (not significant).

15 Piper Road

- 9.662 A total of 10 windows serving seven rooms were assessed for daylight within this building.
- 9.663 For VSC, six of the 10 (60%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.664 Of the four affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.665 Two of the four affected windows will retain a VSC in excess of 17% which is considered acceptable for an area of planned regeneration and increased density. Three of the four affected windows serve bedrooms, which are considered a lower sensitivity in terms of daylight.
- 9.666 For NSL, four of the seven (57.1%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.667 Of the three affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst two would experience an alteration in excess of 40% which is considered a Major Adverse effect.

9.668 One of the three affected rooms will retain an NSL in excess of 60% which is considered acceptable for an area of planned regeneration and increased density. All of the affected rooms serve bedrooms which are considered a lower sensitivity in terms of daylight.

9.669 Overall, the majority of windows and rooms meet the BRE criteria for VSC and NSL. The majority of the affected windows and all rooms are to bedrooms which are considered a lower sensitivity in terms of daylight. The remaining window serves a kitchen but is mitigated by three other windows serving that room. In consideration of this therefore, the daylight effect to this property is considered **Minor Adverse** (not significant).

33 Hampden Road

9.670 A total of 10 windows serving six rooms were assessed for daylight within this building.

9.671 For VSC, nine of the 10 (90%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

9.672 The affected window would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.

9.673 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.674 Overall, given the majority of windows and rooms meeting the BRE criteria for VSC and NSL, the effect to the property as a whole is considered **Negligible to Minor Adverse** (not significant).

141 Bonner Hill Road

9.675 A total of 12 windows serving 12 rooms were assessed for daylight within this building.

9.676 For VSC, 10 of the 12 (83.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 9.677 Of the two affected windows, both would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 9.678 Both affected windows will retain a VSC in excess of 18%, which is considered acceptable for an area of planned regeneration and increased density.
- 9.679 For NSL, four of the 12 (33.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.680 Of the eight affected rooms, six would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst two would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect.
- 9.681 All affected rooms will retain an NSL in excess of 60%, which is considered acceptable for an area of planned regeneration and increased density and regeneration.
- 9.682 Overall, given the majority of windows meeting the BRE criteria for VSC and the acceptable level of retained NSL, the effect to the property as a whole is considered **Negligible to Minor Adverse** (not significant).

23 Piper Road

- 9.683 A total of two windows serving two rooms were assessed for daylight within this building.
- 9.684 For VSC, both windows assessed see losses greater than recommended by BRE.
- 9.685 Of the two affected windows, both would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 9.686 Both windows will retain a VSC in excess of 15%, which is considered acceptable for an area of planned regeneration and increased density.
- 9.687 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 9.688 Of the two affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst one would experience an alteration in excess of 40% which is considered a Major Adverse effect.

9.689 Both rooms will retain an NSL in excess of 50%, which is considered acceptable for an area of planned regeneration and increased density.

9.690 Overall, given the acceptable levels of retained for VSC and NSL, the effect to the property as a whole is considered **Minor Adverse** (not significant).

Table 9C Sunlight Impacts to Surrounding Properties (APSH and WPSH)

Address	Total No. of Rooms	No. Rooms that meet BRE criteria	Annual PSH			Winter PSH		
			Below BRE Guidelines			Below BRE Guidelines		
			20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	20-29.9% Reduction	30-39.9% Reduction	>40% Reduction
67 Hawks Road	3	3	0	0	0	0	0	0
65 Hawks Road	3	3	0	0	0	0	0	0
69-69a Hawks Road	2	2	0	0	0	0	0	0
71 Hawks Road	3	3	0	0	0	0	0	0
73 Hawks Road	2	2	0	0	0	0	0	0
75 Hawks Road	2	2	0	0	0	0	0	0
77 Hawks Road	2	2	0	0	0	0	0	0
79 Hawks Road	2	2	0	0	0	0	0	0
81 Hawks Road	3	3	0	0	0	0	0	0
83 Hawks Road	2	2	0	0	0	0	0	0
89 Hawks Road	2	2	0	0	0	0	0	0
87 Hawks Road	2	2	0	0	0	0	0	0
85 Hawks Road	2	2	0	0	0	0	0	0
93 Hawks Road	2	2	0	0	0	0	0	0
91 Hawks Road	2	2	0	0	0	0	0	0
Pyramid Court 99 Hawks Road	25	20	0	0	0	0	0	5
3 Portman Road	1	1	0	0	0	0	0	0
40 Piper Road	4	4	0	0	0	0	0	0
36 Piper Road	2	2	0	0	0	0	0	0
38 Piper Road	2	2	0	0	0	0	0	0
32 Piper Road	1	1	0	0	0	0	0	0
34 Piper Road	1	1	0	0	0	0	0	0
30 Piper Road	2	2	0	0	0	0	0	0
28 Piper Road	2	2	0	0	0	0	0	0
22 Piper Road	2	2	0	0	0	0	0	0
24 Piper Road	2	2	0	0	0	0	0	0

26 Piper Road	2	2	0	0	0	0	0	0
37 Rowlls Road	2	2	0	0	0	0	0	0
1 Somerset Road	1	1	0	0	0	0	0	0
35 Portman Road	1	1	0	0	0	0	0	0
23 Portman Road	1	1	0	0	0	0	0	0
19 Piper Road	2	1	0	0	1	0	0	1
37 Cambridge Road	1	1	0	0	0	0	0	0
35 Cambridge Road	1	1	0	0	0	0	0	0
61 Cambridge Grove Road	3	2	0	0	1	0	0	0
The Lodge 42 Cambridge Road	5	5	0	0	0	0	0	0
Cambridge Gardens	291	244	7	9	28	0	0	17
136 Gloucester Road	5	4	0	0	0	0	0	1
134 Gloucester Road	5	3	0	0	0	0	0	2
59 Cambridge Road	6	6	0	0	0	0	0	0
57 Cambridge Road	5	5	0	0	0	0	0	0
63 Cambridge Road	5	5	0	0	0	0	0	0
61 Cambridge Road	3	3	0	0	0	0	0	0
48 Vincent Road	1	1	0	0	0	0	0	0
33 Cambridge Road	1	1	0	0	0	0	0	0
31 Cambridge Road	2	2	0	0	0	0	0	0
29 Cambridge Road	1	1	0	0	0	0	0	0
27 Cambridge Road	1	1	0	0	0	0	0	0
Vibe Student Living 66-70 Cambridge Road	153	1	1	3	132	0	0	152
Cascadia House Cambridge Road	33	12	0	0	18	0	2	16
140 Cambridge Road	2	1	0	0	0	0	0	1
138 Cambridge Road	2	1	0	0	0	0	0	1
136 Cambridge Road	2	2	0	0	0	0	0	0
134 Cambridge Road	2	2	0	0	0	0	0	0
142 Cambridge Road	2	0	0	0	0	0	0	2
144 Cambridge Road	3	0	1	0	0	0	0	3
146 Cambridge Road	2	0	0	0	0	0	0	2
148 Cambridge Road	2	0	0	0	0	0	0	2

2 Hampden Road	26	14	0	0	12	0	0	12
15 Portman Road	1	1	0	0	0	0	0	0
19 Portman Road	2	1	0	0	0	0	0	1
27 Portman Road	1	0	0	1	0	0	0	0
31 Portman Road	1	1	0	0	0	0	0	0
43 Portman Road	1	1	0	0	0	0	0	0
45 Portman Road	1	1	0	0	0	0	0	0
47 Portman Road	2	2	0	0	0	0	0	0
39 Portman Road	1	1	0	0	0	0	0	0
29 Rowlls Road	1	1	0	0	0	0	0	0
30 Rowlls Road	2	2	0	0	0	0	0	0
26 Rowlls Road	1	1	0	0	0	0	0	0
22 Rowlls Road	1	1	0	0	0	0	0	0
63 Cambridge Grove Road	2	1	0	0	1	0	0	0
65 Cambridge Grove Road	2	1	0	0	1	0	0	0
67 Cambridge Grove Road	2	0	0	0	2	0	0	0
69 Cambridge Grove Road	3	2	0	0	1	0	0	0
71 Cambridge Grove Road	2	1	0	0	1	0	0	0
73 Cambridge Grove Road	2	1	0	0	1	0	0	0
75 Cambridge Grove Road	2	1	0	0	1	0	0	0
77 Cambridge Grove Road	2	1	0	0	1	0	0	0
79 Cambridge Grove Road	2	1	0	0	1	0	0	0
81 Cambridge Grove Road	2	2	0	0	0	0	0	0
83 Cambridge Grove Road	2	2	0	0	0	0	0	0
17 Piper Road	4	3	0	0	1	0	0	1
11 Piper Road	3	2	0	0	1	0	0	0
13 Piper Road	4	0	0	0	3	0	0	4
89 Bonner Hill Road	1	1	0	0	0	0	0	0
15 Piper Road	4	3	0	0	1	0	0	0

33 Hampden Road	3	3	0	0	0	0	0	0
23 Piper Road	1	0	0	0	1	0	0	1
TOTAL	710	437	9	13	209	0	2	224

Sunlight Effect to Surrounding Properties

Pyramid Court 99 Hawks Road

- 9.691 A total of 25 rooms were assessed for sunlight within this building of which 20 (80%) would meet the BRE's criteria for both Annual and Winter PSH.
- 9.692 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.693 For Winter PSH, 20 of the 25 (80%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining five see losses greater than 40% which is considered a Major Adverse effect.
- 9.694 Overall, given that sunlight availability is only affected during winter, the effect is considered **Negligible to Minor Adverse** (not significant).

19 Piper Road

- 9.695 A total of two rooms were assessed for sunlight within this building of which 1 (50%) would meet the BRE's criteria for both Annual and Winter PSH.
- 9.696 For Annual PSH, one of the two (50%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.
- 9.697 This room is located on the ground floor, shaded by existing obstructions, however would retain 19% APSH, which may be considered commensurate within an area of proposed regeneration.
- 9.698 For Winter PSH, one of the two (50%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.

9.699 Overall, owing to the retained level of sunlight and existing shading in the baseline the effect is considered **Minor Adverse** (not significant).

61 Cambridge Grove Road

9.700 A total of three rooms were assessed for sunlight within this building of which 2 (66.7%) would meet the BRE's criteria for both Annual and Winter PSH.

9.701 For Annual PSH, two of the three (66.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.

9.702 This room would retain APSH levels of 24%, which is only marginally below the BRE Guidelines recommendation.

9.703 For Winter PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.704 Overall, the effect is considered **Negligible** (not significant).

Cambridge Gardens

9.705 A total of 291 rooms were assessed for sunlight within this building of which 244 (83.8%) would meet the BRE's criteria for both Annual and Winter PSH.

9.706 For Annual PSH, 247 of the 291 (84.9%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

9.707 Of the 44 rooms affected annually, seven would experience an alteration in Annual PSH between 20-29.9% which is considered a Minor Adverse effect and nine would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 28 rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.

9.708 The reductions occur mostly occur on ground floor, which inherently receive less sunlight and with each of the rooms located beneath balconies.

9.709 For Winter PSH, 274 of the 291 (94.2%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining 17 see losses greater than 40% which is considered a Major Adverse effect.

9.710 Overall, given that sunlight availability is only affected during winter, the effect is considered **Negligible to Minor Adverse** (not significant).

136 Gloucester Road

9.711 A total of five rooms were assessed for sunlight within this building of which 4 (80%) would meet the BRE's criteria for both Annual and Winter PSH.

9.712 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.713 For Winter PSH, four of the five (80%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.

9.714 Overall, owing to the retained level of sunlight and existing shading in the baseline the effect is considered **Minor Adverse** (not significant).

134 Gloucester Road

9.715 A total of five rooms were assessed for sunlight within this building of which 3 (60%) would meet the BRE's criteria for both Annual and Winter PSH.

9.716 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.717 For Winter PSH, three of the five (60%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining two see losses greater than 40% which is considered a Major Adverse effect.

9.718 Overall, owing to the retained level of sunlight and existing shading in the baseline the effect is considered **Minor Adverse** (not significant).

Vibe Student Living 66-70 Cambridge Road

- 9.719 A total of 153 rooms were assessed for sunlight within this building of which 1 (0.7%) would meet the BRE's criteria for both Annual and Winter PSH.
- 9.720 For Annual PSH, 17 of the 153 (11.1%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 9.721 Of the 136 rooms affected annually, one would experience an alteration in Annual PSH between 20-29.9% which is considered a Minor Adverse effect and three would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 132 rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 9.722 Of the 136 affected rooms, 48 would retain between 15-24% APSH, which may be considered commensurate within an area of proposed regeneration. Additionally, owing to the underdeveloped nature of the Site, impacts of this magnitude can be expected.
- 9.723 For Winter PSH, one of the 153 (0.7%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining 152 see losses greater than 40% which is considered a Major Adverse effect.
- 9.724 Overall, the effect is considered **Moderate Adverse** (significant).

Cascadia House Cambridge Road

- 9.725 A total of 33 rooms were assessed for sunlight within this building of which 12 (36.4%) would meet the BRE's criteria for both Annual and Winter PSH.
- 9.726 For Annual PSH, 15 of the 33 (45.5%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining 18 see losses greater than 40% which is considered a Major Adverse effect.
- 9.727 Of the 33 affected rooms, 12 would retain 17-23% APSH, which may be considered commensurate within an area of proposed regeneration. Additionally, the sunlight availability is limited in the baseline by shading from balconies, with the high baseline values a function of the underdeveloped nature of the Site.

9.728 For Winter PSH, 15 of the 33 (45.5%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

9.729 Of the 18 rooms affected in the winter, two would experience an alteration in Winter PSH between 30-39.9% which is considered a Moderate Adverse effect whilst 16 would experience an alteration in excess of 40% which is considered a Major Adverse effect.

9.730 Overall, owing to the retained levels of sunlight, the effect is considered **Moderate Adverse** (significant).

140 Cambridge Road

9.731 A total of two rooms were assessed for sunlight within this building of which 1 (50%) would meet the BRE's criteria for both Annual and Winter PSH.

9.732 For Annual PSH, both rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.733 For Winter PSH, one of the two (50%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.

9.734 Overall, given that sunlight availability is only affected during winter, the effect is considered **Negligible to Minor Adverse** (not significant).

138 Cambridge Road

9.735 A total of two rooms were assessed for sunlight within this building of which 1 (50%) would meet the BRE's criteria for both Annual and Winter PSH.

9.736 For Annual PSH, both rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.737 For Winter PSH, one of the two (50%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.

9.738 Overall, given that sunlight availability is only affected during winter, the effect is considered **Negligible to Minor Adverse** (not significant).

142 Cambridge Road

9.739 A total of two rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.

9.740 For Annual PSH, both rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.741 For Winter PSH, both rooms assessed see losses greater than 40% which is considered a Major Adverse effect.

9.742 Overall, given that sunlight availability is only affected during winter, the effect is considered **Negligible to Minor Adverse** (not significant).

144 Cambridge Road

9.743 A total of three rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.

9.744 For Annual PSH, two of the three (66.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss between 20-29.9% which is considered a Minor Adverse effect.

9.745 This room retained 24% APSH which is only marginally below the BRE Guidelines recommended 25%.

9.746 For Winter PSH, all three rooms assessed see losses greater than 40% which is considered a Major Adverse effect.

9.747 Overall, owing to the retained levels of sunlight, the effect is considered **Negligible to Minor Adverse** (not significant).

146 Cambridge Road

- 9.748 A total of two rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.
- 9.749 For Annual PSH, both rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.750 For Winter PSH, both rooms assessed see losses greater than 40% which is considered a Major Adverse effect.
- 9.751 Overall, given that sunlight availability is only affected during winter, the effect is considered **Negligible to Minor Adverse** (not significant).

148 Cambridge Road

- 9.752 A total of two rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.
- 9.753 For Annual PSH, both rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.754 For Winter PSH, both rooms assessed see losses greater than 40% which is considered a Major Adverse effect.
- 9.755 Overall, given that sunlight availability is only affected during winter, the effect is considered **Negligible to Minor Adverse** (not significant).

2 Hampden Road

- 9.756 A total of 26 rooms were assessed for sunlight within this building of which 14 (53.8%) would meet the BRE's criteria for both Annual and Winter PSH.
- 9.757 For Annual PSH, 14 of the 26 (53.8%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining 12 see losses greater than 40% which is considered a Major Adverse effect.

- 9.758 The façade of this building is defined by balconies, which inherently limits sunlight availability.
- 9.759 For Winter PSH, 14 of the 26 (53.8%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining 12 see losses greater than 40% which is considered a Major Adverse effect.
- 9.760 Overall, owing the existing shading from balconies in the baseline, the effect is considered **Moderate Adverse** (significant).

19 Portman Road

- 9.761 A total of two rooms were assessed for sunlight within this building of which 1 (50%) would meet the BRE's criteria for both Annual and Winter PSH.
- 9.762 For Annual PSH, both rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.763 For Winter PSH, one of the two (50%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.
- 9.764 Overall, given that sunlight availability is only affected during winter, the effect is considered **Negligible to Minor Adverse** (not significant).

27 Portman Road

- 9.765 One room was assessed for sunlight within this building.
- 9.766 For Annual PSH, the single room assessed sees a loss between 30-39.9% which is considered a Moderate Adverse effect.
- 9.767 The affected room is served by a long thin window which has an existing level below the BRE Guidelines recommendation of 25%.
- 9.768 For Winter PSH, the single room assessed would meet BRE's criteria and so is considered to experience a Negligible effect.

9.769 Overall, given that sunlight availability is only affected during winter, the effect is considered **Negligible to Minor Adverse** (not significant).

63 to79 (odds) Cambridge Grove Road

9.770 Nine terraced buildings have been assessed. A total of 19 rooms were assessed for sunlight within these buildings of which nine (47.4%) would meet the BRE's criteria for both Annual and Winter PSH.

9.771 For Annual PSH, nine (47.4%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining 10 rooms see a loss greater than 40% which is considered a Major Adverse effect.

9.772 Each of the rooms would retain between 23-24% APSH, which is only marginally below the BRE Guidelines recommendation of 25%.

9.773 For Winter PSH, both rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.774 Overall, owing to the retained sunlight levels, the effect is considered **Negligible to Minor Adverse** (not significant).

17 Piper Road

9.775 A total of four rooms were assessed for sunlight within this building of which three (75%) would meet the BRE's criteria for both Annual and Winter PSH.

9.776 For Annual PSH, three of the four (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.

9.777 This room is set back and therefore shaded in baseline, with the only source of sunlight coming from the west. As such, it is likely that any increase in massing would result in reductions of this magnitude.

9.778 For Winter PSH, three of the four (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.

9.779 Overall, the effect is considered **Moderate Adverse** (significant).

11 Piper Road

9.780 A total of three rooms were assessed for sunlight within this building of which two (66.7%) would meet the BRE's criteria for both Annual and Winter PSH.

9.781 For Annual PSH, two of the three (66.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.

9.782 This room is a bedroom, which is considered less important in relation to sunlight alterations as per BRE Guidelines.

9.783 For Winter PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

9.784 Overall, the effect is considered **Minor Adverse** (not significant).

13 Piper Road

9.785 A total of four rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.

9.786 For Annual PSH, one of the four (25%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining three rooms see losses greater than 40% which is considered a Major Adverse effect.

9.787 One kitchen and one bedroom affected would retain 15-17% APSH, which may be considered commensurate within an urban location. The remaining room is a dining room, set back with the only source of sunlight coming from the west. As such, it is likely that any increase in massing would result in reductions of this magnitude.

9.788 For Winter PSH, all four rooms assessed see losses greater than 40% which is considered a Major Adverse effect.

9.789 Overall, the effect is considered **Moderate Adverse** (significant).

15 Piper Road

- 9.790 A total of four rooms were assessed for sunlight within this building of which three (75%) would meet the BRE's criteria for both Annual and Winter PSH.
- 9.791 For Annual PSH, three of the four (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.
- 9.792 This room is a bedroom, which is less important in relation to sunlight as per BRE Guidelines and already has low levels of 10% APSH in baseline.
- 9.793 For Winter PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 9.794 Overall, the effect is considered **Minor Adverse** (not significant).

23 Piper Road

- 9.795 One room was assessed for sunlight within this building.
- 9.796 For Annual PSH, the single room assessed sees a loss greater than 40% which is considered a Major Adverse effect.
- 9.797 This room is shaded in baseline by an extension and neighbouring building, however, it would retain 19% APSH which would be considered commensurate within a regeneration area.
- 9.798 For Winter PSH, the single room assessed sees a loss greater than 40% which is considered a Major Adverse effect.
- 9.799 Overall, the effect is considered **Minor Adverse** (not significant).