



Daylight and Sunlight Report

251 London Road, Romford

15 September 2023

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 Design Spec has instructed Avison Young (AY) to conduct daylight and sunlight testing for the Proposed Development located at 251 London Road, Romford (referred to as the 'Site').
- 1.2 AY has successfully completed a series of technical assessments following the guidelines outlined in the BRE Report Site layout planning for daylight and sunlight: a guide to good practice 2022 (referred to as the 'BRE Guidelines').
- 1.3 The technical analysis aimed to determine the levels of daylight and sunlight received by nearby residential properties.
- 1.4 The results obtained from the assessment have been thoroughly reviewed for compliance with the relevant policy at the central, regional, and local levels, as well as against the BRE Guidelines.

2. Neighbouring Daylight and Sunlight Methodology

Daylight

- 2.1 When assessing any potential likely effects on the surrounding properties, the BRE Guidelines suggest that only those windows that have a 'reasonable expectation' of daylight or sunlight need to be assessed. In particular, the BRE Guidelines state at paragraph 2.2.2:

"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing nondomestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."

- 2.2 Commercial properties are generally not treated as having a reasonable expectation of daylight or sunlight. This is because they are usually designed to rely on electric lighting to provide sufficient light by which to work rather than natural daylight or sunlight. In addition to commercial buildings, windows to residential properties which serve non-habitable rooms, such as entrance ways, garages, bathrooms or store rooms, are also considered not to have a reasonable expectation of daylight or sunlight and are therefore not assessed.
- 2.3 It is also important to note that in denser locations, where townscape issues and urban design dictate the design considerations, a planning balance having regard to daylight and sunlight effects needs to be found. It is, therefore, sometimes necessary to apply the BRE Guidelines guideline criteria flexibly, having regard to a site's location and/or the density of development in the surrounding area.
- 2.4 There are detailed methods for calculating daylight recommended in the BRE Guidelines: the VSC and NSL.

Vertical Sky Component ("VSC")

- 2.5 The VSC assessment measures the amount of skylight received on a vertical wall or window, following consideration of any visible obstructions e.g. other buildings and boundary walls. It is calculated from the centre of a window on the outside face. The maximum VSC value is almost 40% for a completely unobstructed vertical wall or window. One of the inevitable shortcomings of the VSC is that it does not take account of the size of the window or the size or use of the room served by the window.

NSL ("Daylight Distribution")

- 2.6 The BRE Guidelines advise that where room layouts are known, the effect on the daylight distribution can be calculated by plotting the NSL. In terms of the neighbouring receptors, it has not been possible to obtain room layouts for all the neighbouring properties and therefore layouts have been assumed where plans were not available.
- 2.7 The NSL assessment measures the distribution of daylight within a room at the horizontal 'working plane' i.e. desktop height (BRE Guidelines guidance suggests using a working plane height of 0.85m for residential properties). The NSL plots those areas of the working plane which receive direct sky light from those which

cannot. This therefore represents those parts within the room where the sky can be seen through the window. This second methodology takes account of both the number and size of windows serving a room. It also takes account of the dimensions of the room and therefore, is most reliable when the actual internal layouts are known.

- 2.8 For the above daylight tests, the BRE Guidelines suggest that existing daylight may be noticeable/adversely affected if either: windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; or the existing levels of NSL within the rooms are reduced to less than 0.8 times their former values.
- 2.9 The VSC and NSL criteria should be applied flexibly and in view of the specific site constraints. For example, where existing light levels are low, even very small light losses can translate into large relative or 'percentage' alterations; however, the perceptible change in daylight may in reality be negligible to the occupants. Equally, where there are low levels of existing obstruction and planning aspirations for increased levels of development, greater effects on daylight and sunlight may be inevitable. This does not mean that retained light levels will necessarily be unacceptable, or out of character, with prevailing levels experienced around such development.

Sunlight ("APSH")

- 2.10 For sunlight, the APSH test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year. With regard to existing adjacent properties, only those windows orientated within 90° of due south and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important.
- 2.11 The guide suggests that the sunlight to existing dwellings may be adversely affected if the APSH to main living rooms is less than 25% annually, or less than 5% during winter, and reduced to less than 0.8 times its former value; with a loss of sunlight over the whole year greater than 4% APSH in real terms.

3. Sources of Information and Assumptions

3.1 In order to undertake the Daylight and Sunlight assessments, a three-dimensional computer analysis model of the Development and surrounding context was created by AY based upon the following sources of information:

- 3D AccuCities Photogrammetry model of the existing Site and surrounding context, received 25 January 2022. Note that building and terrain model accuracy estimated at 15cm in each axis. The model is manually captured by remote photogrammetric surveyors, no automatic processes were used.
- Site visit by AY in August 2023;
- Site photos taken August 2023;
- Ordinance Survey data;
- Google Map and Bing Map aerial and street view imagery;
- 3D model of the Development, provided by Design Spec, received 31 July 2023 and 1 August 2023; and
- Neighbouring property floor plans (where available) from online sources.

4. Existing Site and Proposed Development

Existing Site

- 4.1 The existing site is illustrated in AY's 3D model at Figure 01 below and drawings in Appendix 1.



Figure 1: Existing Site (illustrated in red) and Neighbouring Context (illustrated in grey)

Proposed Development

- 4.2 The Proposed Development is illustrated in AY's 3D model at Figure 02 below and the drawing in Appendix 1.



Figure 2: Proposed Development (illustrated in green) and Neighbouring Context (illustrated in grey)

5. Assessment Results

5.1 Technical analysis (located in Appendix 2) indicates that the following properties will be fully compliant with BRE Guidelines daylight and sunlight criteria:

- 1 Burlington Avenue
- 3 Burlington Avenue
- 4 Burlington Avenue
- 5 Burlington Avenue
- 6 Burlington Avenue
- 1 Crowlands Avenue
- 3 Crowlands Avenue
- 5 Crowlands Avenue
- 257 London Road
- 259 London Road
- 261 London Road
- 263 London Road
- 265 London Road
- 267 London Road

5.2 One property does not fully comply with the BRE Guidelines:

- 2 Burlington Avenue.

5.3 In relation to 2 Burlington Avenue, five out of the six rooms fully comply with the BRE Guidelines. The only exception is one room located on the end gable, which directly faces the Site, resulting in a reduction of 28.5% to VSC and 40.5% to NSL. However, it is highly likely that this room serves as non-habitable space, although complete confirmation is not available. Nonetheless, it is included in the assessment for comprehensive analysis. It is crucial to note that the main rooms and windows face east and west, away from the Site, and fully adhere to the BRE Guidelines. In addition, all relevant windows fully comply with the BRE Guidelines sunlight criteria. Furthermore, it is important to mention that the Proposed Development is entirely north of the property, ensuring that there will be no significant impact on sunlight affecting the garden.



Figure 3: *Location of Neighbouring Properties*

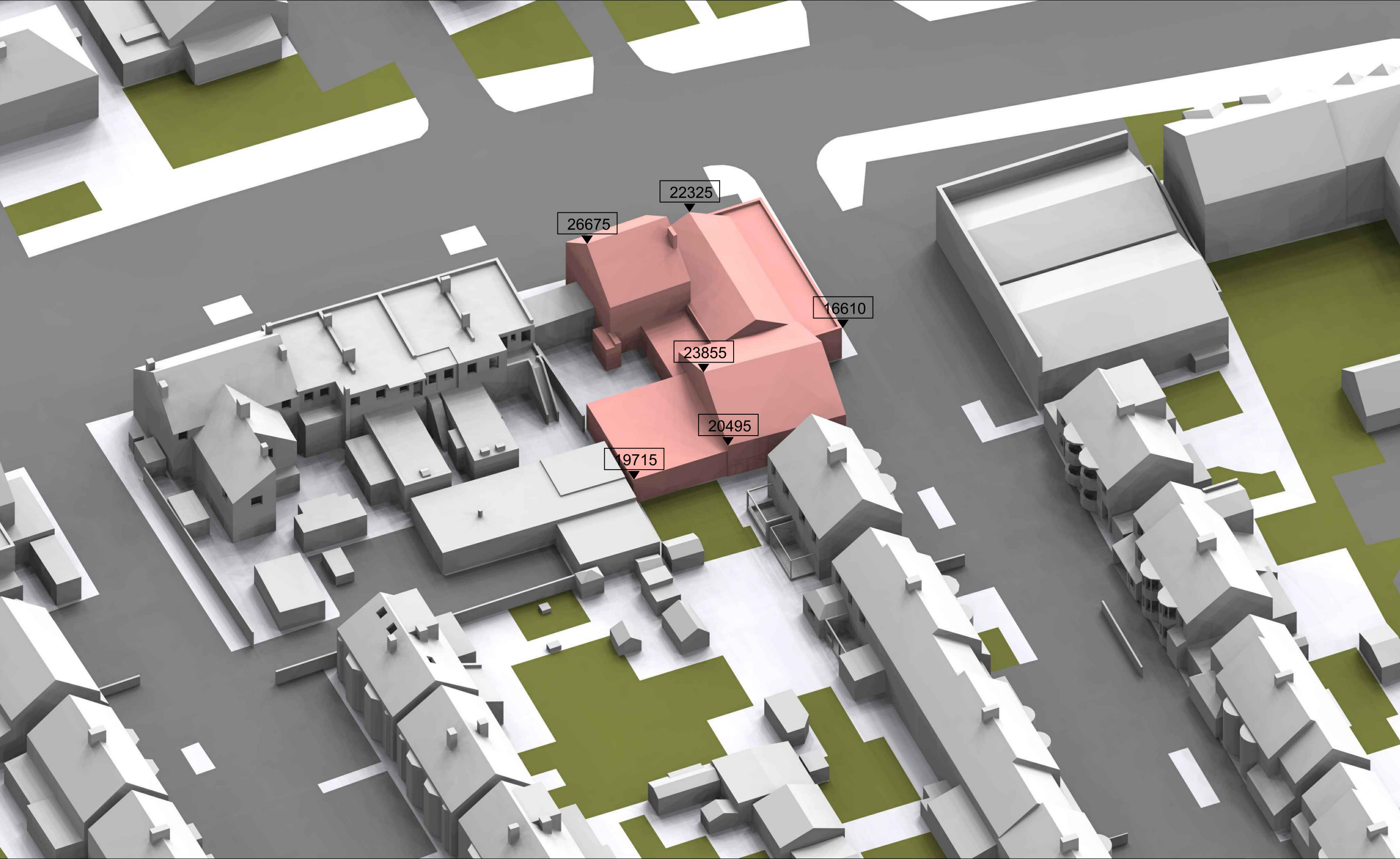
6. Conclusion

- 6.1 The Proposed Development has been thoroughly evaluated based on the 2022 BRE Guidelines and relevant policy documents addressing daylight and sunlight considerations.
- 6.2 The BRE Guidelines themselves provide guidance on the interpretation of their numerical guidelines, acknowledging the importance of flexibility as natural lighting is just one element in the overall design of a site layout.
- 6.3 The conducted assessments indicate a significant level of compliance with the BRE Guidelines, with only a minor impact observed on one neighbouring property.
- 6.4 Taking into account these findings, it can be concluded that the Proposed Development is deemed acceptable in terms of daylight and sunlight provisions.

APPENDIX 1 EXISTING AND PROPOSED DRAWINGS



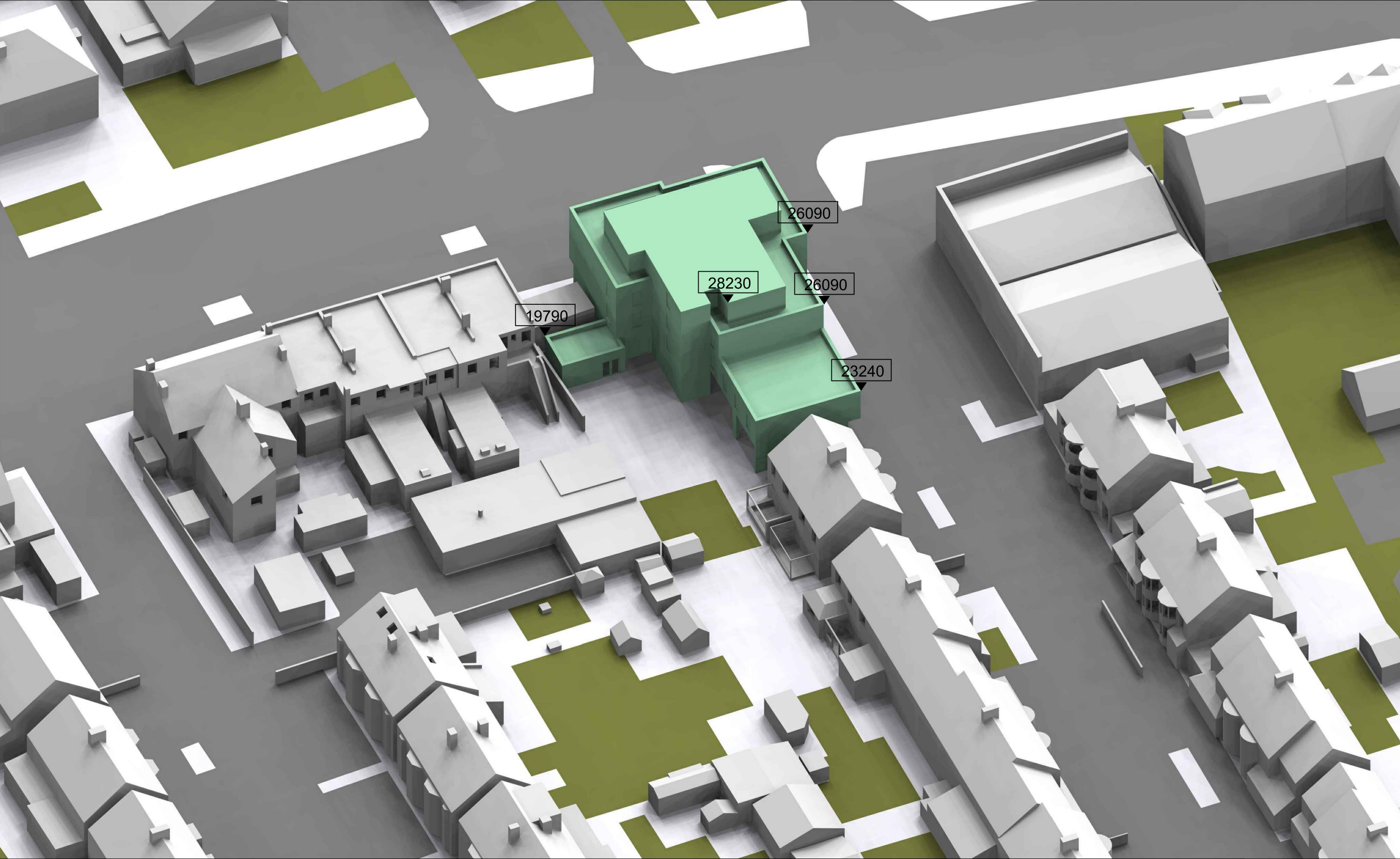
Key: Existing Proposed Consented Surrounding Context	Sources of information			Project Name	Drawn By	Scale @ A3	Date	AVISON YOUNG 65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk
	Existing building	Surrounding buildings	Proposed building	Consented	CC	1/500	11 SEP 2023	
	3. Accutities 08 August 2023	3. Accutities 08 August 2023	1. Scheme Drawings and Model 31.07.23 and 01.08.23	N/A				
	003566_251 London Road,Romford_HD_MASTER.dwg	003566_251 London Road,Romford_HD_MASTER.dwg	London Road 251_option2 - 3D View - {3D}.dwg					
				Drawing Title				
				Plan View				
				Existing	Project No.	Drawing No.	Revision	
					LO143_01	BRE_01	-	



Key: Existing Proposed Consented Surrounding Context	Sources of information			Project Name	Drawn By	Scale @ A3	Date	AVISON YOUNG 65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk			
	Existing building 3. Accutities 08 August 2023 003566_251 London Road,Romford_HD_MASTER.dwg			Surrounding buildings 3. Accutities 08 August 2023 003566_251 London Road,Romford_HD_MASTER.dwg	Proposed building 1. Scheme Drawings and Model 31.07.23 and 01.08.23 London Road 251_option2 - 3D View - {3D}.dwg	Consented N/A	London Road Romford		CC	NTS	11 SEP 2023
				Drawing Title							
				3D View							
				Existing	Project No.	Drawing No.	Revision				
					LO143_01	BRE_02	-				



Key: Existing Proposed Consented Surrounding Context	Sources of information			Project Name	Drawn By	Scale @ A3	Date	AVISON YOUNG 65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk			
	Existing building 3. Accutities 08 August 2023 003566_251 London Road,Romford_HD_MASTER.dwg			Surrounding buildings 3. Accutities 08 August 2023 003566_251 London Road,Romford_HD_MASTER.dwg	Proposed building 1. Scheme Drawings and Model 31.07.23 and 01.08.23 London Road 251_option2 - 3D View - {3D}.dwg	Consented N/A	London Road Romford		CC	1/500	11 SEP 2023
				Drawing Title							
				Plan View							
			Proposed		Project No.	Drawing No.	Revision				
					LO143_01	BRE_03	-				



Key: Existing Proposed Consented Surrounding Context	Sources of information			Project Name	Drawn By	Scale @ A3	Date	AVISON YOUNG 65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk			
	Existing building 3. Accutities 08 August 2023 003566_251 London Road,Romford_HD_MASTER.dwg			Surrounding buildings 3. Accutities 08 August 2023 003566_251 London Road,Romford_HD_MASTER.dwg	Proposed building 1. Scheme Drawings and Model 31.07.23 and 01.08.23 London Road 251_option2 - 3D View - {3D}.dwg	Consented N/A	London Road Romford		CC	NTS	11 SEP 2023
				Drawing Title							
				3D View							
				Proposed							
					Project No.	Drawing No.	Revision				
					LO143_01	BRE_04	-				

APPENDIX 2 TECHNICAL RESULTS

LONDON ROAD ROMFORD
11-Sep-23
JOB 01 - DAYLIGHT RESULTS

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
1 Burlington Avenue														
Gnd Floor														
R2/10	LIVINGROOM	W4/10	26.66	24.87	6.71%	2.56	2.50	2.42%	156.5	153.5	98.08%	153.5	98.08%	0.00%
		W5/10	32.12	30.49	>27									
		W6/10	32.44	31.44	>27									
		W7/10	30.09	29.88	>27									
		W8/10	19.95	19.95	0.00%									
1st Floor														
R1/11	BEDROOM	W1/11	33.89	32.94	>27	1.56	1.54	1.79%	56.6	53.9	95.23%	53.9	95.23%	0.00%
R2/11	BEDROOM	W2/11	28.54	27.19	>27	2.92	2.86	1.75%	135.8	133.9	98.60%	133.9	98.60%	0.00%
		W3/11	35.18	33.95	>27									
		W4/11	35.13	34.39	>27									
		W5/11	33.68	33.54	>27									
		W6/11	23.27	23.27	0.00%									
3 Burlington Avenue														
Gnd Floor														
R3/10	LIVINGROOM	W10/10	20.38	18.98	6.87%	2.55	2.50	1.77%	156.5	153.8	98.27%	153.8	98.27%	0.00%
		W11/10	30.39	29.17	>27									
		W12/10	32.39	31.69	>27									
		W13/10	31.69	31.59	>27									
		W14/10	25.90	25.90	0.00%									
1st Floor														
R3/11	BEDROOM	W7/11	23.63	22.50	4.78%	2.91	2.87	1.41%	135.8	134.4	98.97%	134.4	98.97%	0.00%
		W8/11	33.91	32.90	>27									
		W9/11	35.07	34.49	>27									
		W10/11	34.93	34.85	>27									
		W11/11	28.20	28.20	>27									
R4/11	BEDROOM	W12/11	33.70	33.24	>27	1.65	1.64	0.55%	51.7	48.5	93.81%	48.5	93.81%	0.00%
5 Burlington Avenue														
Gnd Floor														
R1/20	UNKNOWN	W1/20	4.96	4.95	0.20%	0.19	0.19	0.00%	129.1	85.8	66.46%	85.8	66.46%	0.00%
R3/20	LIVINGROOM	W5/20	19.37	19.37	0.00%	1.74	1.74	0.17%	172.1	167.7	97.44%	167.7	97.44%	0.00%
		W6/20	30.98	30.45	>27									
		W7/20	31.54	31.31	>27									
		W8/20	29.58	29.58	>27									
		W9/20	20.49	20.49	0.00%									
1st Floor														
R1/21	BEDROOM	W1/21	33.66	33.36	>27	1.47	1.47	0.41%	106	100.6	94.91%	100.6	94.91%	0.00%
R2/21	BEDROOM	W2/21	34.73	34.48	>27	1.84	1.83	0.11%	48.1	44.9	93.35%	44.9	93.35%	0.00%
R3/21	BEDROOM	W3/21	30.04	29.50	>27	2.10	2.09	0.57%	151.4	147.7	97.56%	147.7	97.56%	0.00%
		W4/21	34.68	34.23	>27									
		W5/21	34.52	34.32	>27									
		W6/21	33.78	33.78	>27									
		W7/21	26.50	26.50	0.00%									
2nd Floor														
R1/22	UNKNOWN	W1/22	35.62	35.37	>27	0.23	0.23	0.44%	103.1	86.6	84.00%	86.6	84.00%	0.00%
6 Burlington Avenue														
Gnd Floor														
R9/30	LIVINGROOM	W32/30	8.58	8.58	0.00%	2.28	2.28	0.00%	162.7	159.1	97.79%	159.1	97.79%	0.00%
		W33/30	27.40	27.40	>27									
		W34/30	32.13	32.13	>27									
		W35/30	29.94	29.94	>27									
		W36/30	20.37	20.37	0.00%									
R10/30	CONSERVATORY	W37/30	32.64	32.65	>27	17.63	17.63	0.00%	101.1	99.4	98.32%	99.4	98.32%	0.00%
		W38/30	34.33	34.33	>27									
		W39/30	33.30	33.30	>27									
		W40/30	68.42	68.41	>27									
R11/30		W41/30	35.19	35.20	>27	1.12	1.12	0.00%	139.8	135.9	97.21%	135.9	97.21%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
1st Floor														
R10/31	BEDROOM	W19/31	34.26	34.26	>27	1.52	1.52	0.00%	102.2	98.9	96.77%	98.9	96.77%	0.00%
R11/31	BEDROOM	W20/31	33.91	33.90	>27	1.69	1.69	0.00%	51.5	47.9	93.01%	47.9	93.01%	0.00%
R12/31	BEDROOM	W21/31	27.94	27.71	>27	2.78	2.77	0.18%	142	139.9	98.52%	139.9	98.52%	0.00%
		W22/31	34.50	34.31	>27									
		W23/31	34.51	34.51	>27									
		W24/31	33.64	33.64	>27									
		W25/31	24.85	24.85	0.00%									
R13/31	BEDROOM	W26/31	37.30	37.30	>27	1.95	1.95	0.00%	93.5	89.8	96.04%	89.8	96.04%	0.00%
R14/31	BEDROOM	W27/31	37.32	37.31	>27	1.37	1.37	0.00%	80.9	75.3	93.08%	75.3	93.08%	0.00%
R15/31	BEDROOM	W28/31	37.35	37.34	>27	1.69	1.69	0.00%	96.7	92.1	95.24%	92.1	95.24%	0.00%
4 Burlington Avenue														
Gnd Floor														
R5/30	LIVINGROOM	W15/30	20.48	20.48	0.00%	2.48	2.48	0.04%	162.7	159.8	98.22%	159.8	98.22%	0.00%
		W16/30	30.41	30.04	>27									
		W17/30	32.48	32.43	>27									
		W18/30	31.71	31.71	>27									
		W19/30	25.77	25.77	0.00%									
R7/30	CONSERVATORY	W24/30	21.63	21.63	0.00%	25.13	25.11	0.10%	104.2	104.2	100.00%	104.2	100.00%	0.00%
		W25/30	35.12	35.15	>27									
		W26/30	73.05	72.85	>27									
1st Floor														
R6/31	BEDROOM	W11/31	24.27	24.27	0.00%	2.84	2.84	0.07%	142	139.4	98.17%	139.4	98.17%	0.00%
		W12/31	34.14	33.91	>27									
		W13/31	35.17	35.14	>27									
		W14/31	34.98	34.98	>27									
		W15/31	28.50	28.50	>27									
R7/31	BEDROOM	W16/31	33.99	33.99	>27	1.65	1.65	0.00%	51.7	48.7	94.20%	48.7	94.20%	0.00%
R8/31	BEDROOM	W17/31	37.36	37.35	>27	1.42	1.42	0.00%	76.4	71.3	93.32%	71.3	93.32%	0.00%
R9/31	BEDROOM	W18/31	37.37	37.34	>27	2.02	2.02	0.00%	89.8	87.1	96.99%	87.1	96.99%	0.00%
2 Burlington Avenue														
Gnd Floor														
R2/30	LIVINGROOM	W6/30	25.95	22.87	11.87%	2.48	2.42	2.38%	162.7	159.1	97.79%	159.1	97.79%	0.00%
		W7/30	31.95	30.39	>27									
		W8/30	32.70	32.56	>27									
		W9/30	30.40	30.40	>27									
		W10/30	20.01	20.01	0.00%									
R3/30	CONSERVATORY	W11/30	35.07	35.25	>27	24.45	24.15	1.25%	90.6	90.2	99.56%	90.2	99.56%	0.00%
		W12/30	23.76	20.66	13.05%									
		W14/30	73.07	72.35	>27									
R4/30	UNKNOWN	W13/30	23.11	14.61	36.78%	0.81	0.57	29.75%	84	76.4	90.95%	45.4	54.05%	40.58%
1st Floor														
R1/31	BEDROOM	W1/31	34.44	33.53	>27	1.60	1.60	0.00%	55.2	51.5	93.30%	51.5	93.30%	0.00%
R2/31	BEDROOM	W2/31	28.69	27.10	>27	2.84	2.81	1.16%	142	135.4	95.35%	135.4	95.35%	0.00%
		W3/31	35.32	34.42	>27									
		W4/31	35.41	35.34	>27									
		W5/31	34.06	34.06	>27									
		W6/31	23.85	23.85	0.00%									
R3/31	BEDROOM	W7/31	37.35	37.30	>27	2.02	2.02	0.00%	89.8	87.5	97.44%	87.5	97.44%	0.00%
R4/31	BEDROOM	W8/31	37.30	37.26	>27	2.55	2.31	9.16%	76.4	73.8	96.60%	72.5	94.90%	1.76%
		W9/31	33.23	23.76	28.50%									
5 Crowlands Avenue														
Gnd Floor														
R3/60	UNKNOWN	W6/60	33.85	33.63	>27	1.35	1.35	0.44%	91.2	85.1	93.31%	85.1	93.31%	0.00%
R4/60	UNKNOWN	W7/60	31.98	31.66	>27	1.63	1.62	0.80%	108.7	104	95.68%	104	95.68%	0.00%
1st Floor														
R5/61	BEDROOM	W5/61	37.44	37.14	>27	1.14	1.14	0.79%	91.2	84.4	92.54%	84.4	92.54%	0.00%
R6/61	BEDROOM	W6/61	37.44	37.17	>27	1.00	0.99	0.70%	108.7	102.7	94.48%	102.7	94.48%	0.00%
3 Crowlands Avenue														
Gnd Floor														
R2/60	UNKNOWN	W3/60	35.24	34.68	>27	3.68	3.63	1.33%	203.6	199.6	98.04%	199.6	98.04%	0.00%
		W4/60	35.00	34.49	>27									
		W5/60	35.25	34.78	>27									
1st Floor														
R3/61	BEDROOM	W3/61	37.47	37.03	>27	1.00	0.99	1.10%	108.7	102	93.84%	102	93.84%	0.00%
R4/61	BEDROOM	W4/61	37.46	37.07	>27	1.04	1.03	1.05%	104.4	96.9	92.82%	96.9	92.82%	0.00%
2nd Floor														
R4/62	UNKNOWN	W6/62	86.21	86.06	>27	0.53	0.52	0.19%	228.1	186.8	81.89%	186.8	81.89%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
1 Crowlands Avenue														
Gnd Floor														
R1/60	UNKNOWN	W1/60	35.33	34.59	>27	2.69	2.64	1.78%	178.1	172.6	96.91%	172.6	96.91%	0.00%
		W2/60	34.97	34.29	>27									
1st Floor														
R1/61	BEDROOM	W1/61	37.45	36.88	>27	1.15	1.13	1.48%	91.2	84.4	92.54%	84.4	92.54%	0.00%
R2/61	BEDROOM	W2/61	37.46	36.94	>27	1.00	0.99	1.30%	108.7	103.5	95.22%	103.5	95.22%	0.00%
2nd Floor														
R2/62	UNKNOWN	W2/62	86.63	86.63	>27	1.84	1.83	0.38%	100.5	97.4	96.92%	97.4	96.92%	0.00%
		W3/62	39.02	38.66	>27									
R3/62	UNKNOWN	W4/62	85.04	85.04	>27	1.90	1.90	0.37%	123.2	120.9	98.13%	120.9	98.13%	0.00%
		W5/62	39.01	38.68	>27									
267 London Road														
1st Floor														
R1/41	UNKNOWN	W1/41	34.21	34.21	>27	0.64	0.64	0.00%	150.3	138.4	92.08%	138.4	92.08%	0.00%
R1/51	UNKNOWN	W1/51	36.46	36.46	>27	1.57	1.57	0.00%	163.9	159.9	97.56%	159.9	97.56%	0.00%
		W2/51	37.13	37.13	>27									
265 London Road														
1st Floor														
R2/41	UNKNOWN	W2/41	34.33	34.33	>27	0.65	0.65	0.00%	150.3	141.8	94.34%	141.8	94.34%	0.00%
R2/51	UNKNOWN	W3/51	26.00	25.98	0.08%	0.62	0.62	0.00%	121.3	71.9	59.27%	71.9	59.27%	0.00%
263 London Road														
1st Floor														
R3/41	UNKNOWN	W3/41	34.24	34.24	>27	1.17	1.17	0.00%	159.2	153.3	96.29%	153.3	96.29%	0.00%
		W4/41	29.23	29.23	>27									
R4/41	UNKNOWN	W5/41	35.48	35.42	>27	1.35	1.35	0.00%	48.5	44	90.72%	44	90.72%	0.00%
261 London Road														
1st Floor														
R5/41	UNKNOWN	W6/41	36.03	35.94	>27	0.74	0.74	0.00%	124.7	120	96.23%	120	96.23%	0.00%
R6/41	UNKNOWN	W7/41	28.50	28.38	>27	1.20	1.20	0.00%	82.1	80.1	97.56%	80.1	97.56%	0.00%
		W8/41	16.23	16.23	0.00%									
259 London Road														
1st Floor														
R7/41	UNKNOWN	W9/41	33.17	33.02	>27	1.82	1.82	0.00%	107.5	104.6	97.30%	104.6	97.30%	0.00%
		W10/41	36.83	36.66	>27									
		W11/41	37.60	37.45	>27									
R8/41	UNKNOWN	W12/41	38.01	37.71	>27	1.11	1.11	0.00%	92.5	90.1	97.41%	90.1	97.41%	0.00%
257 London Road														
1st Floor														
R9/41	UNKNOWN	W13/41	37.95	37.53	>27	2.37	2.23	5.87%	85.7	81.5	95.10%	81.5	95.10%	0.00%
		W14/41	23.01	19.11	16.95%									
R10/41	UNKNOWN	W15/41	25.42	24.55	3.42%	1.69	1.69	0.12%	156	151.1	96.86%	151.1	96.86%	0.00%
		W16/41	34.91	33.89	>27									
		W17/41	36.67	35.34	>27									

LONDON ROAD ROMFORD
11-Sep-23
JOB 01 - SUNLIGHT RESULTS

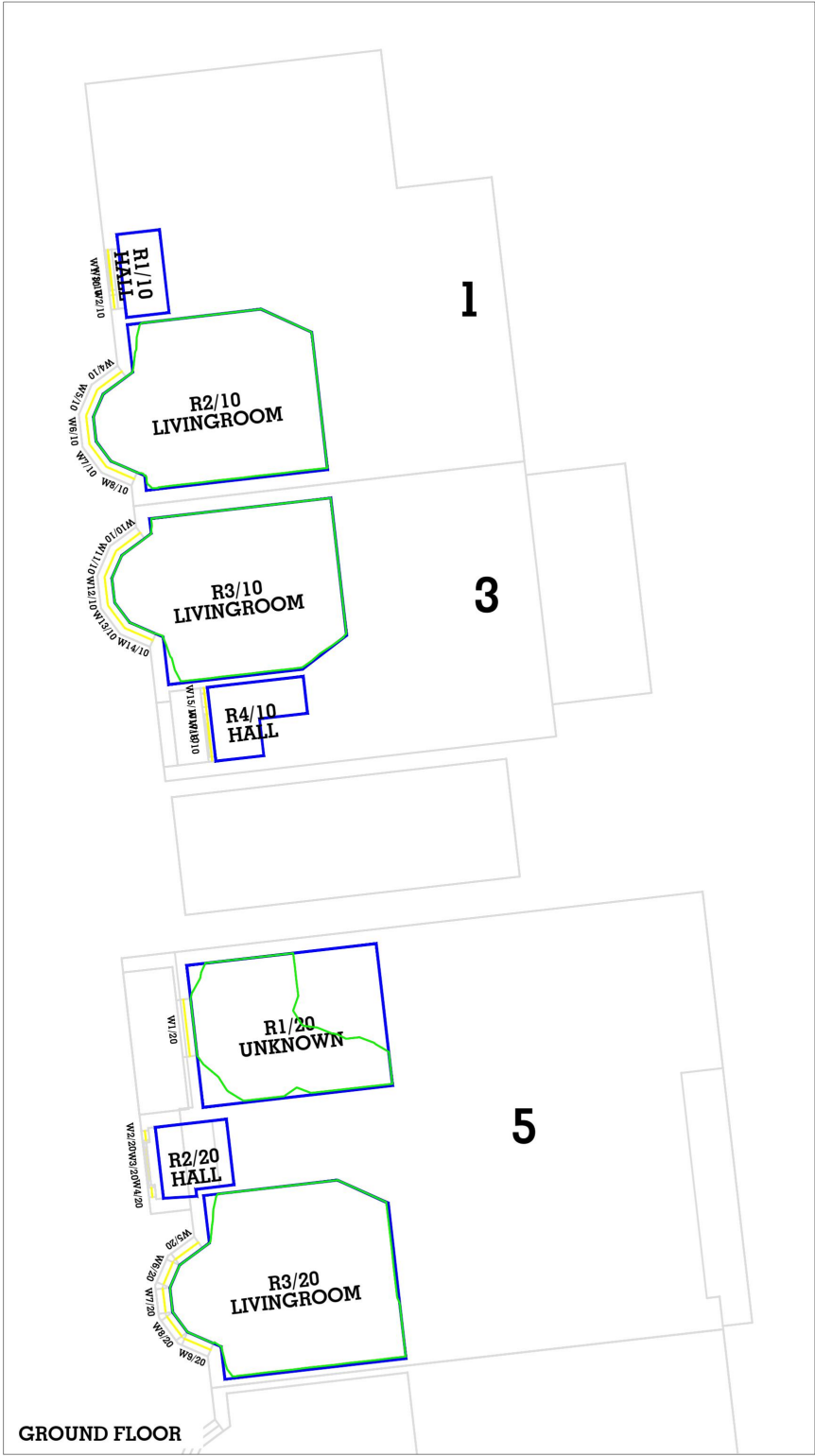
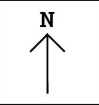
Available sunlight as a percentage of
annual unobstructed total (1486.0 Hrs)

		Existing %			Proposed %					
	Window Ref							% Loss of Summer	% Loss of Winter	% Loss of Total
Room use		Summer	Winter	Total	Summer	Winter	Total			
1 Burlington Avenue										
Gnd Floor										
LIVINGROOM	W4/10	17.00	1.00	18.00	16.00	1.00	17.00	5.88%	0.00%	5.56%
LIVINGROOM	W5/10	25.00	6.00	31.00	24.00	6.00	30.00	4.00%	0.00%	3.23%
LIVINGROOM	W6/10	33.00	12.00	45.00	32.00	12.00	44.00	3.03%	0.00%	2.22%
LIVINGROOM	W7/10	32.00	11.00	43.00	31.00	11.00	42.00	3.13%	0.00%	2.33%
LIVINGROOM	W8/10	26.00	8.00	34.00	26.00	8.00	34.00	0.00%	0.00%	0.00%
1st Floor										
BEDROOM	W1/11	30.00	10.00	40.00	30.00	10.00	40.00	0.00%	0.00%	0.00%
BEDROOM	W2/11	18.00	2.00	20.00	18.00	2.00	20.00	0.00%	0.00%	0.00%
BEDROOM	W3/11	26.00	8.00	34.00	26.00	8.00	34.00	0.00%	0.00%	0.00%
BEDROOM	W4/11	34.00	15.00	49.00	34.00	15.00	49.00	0.00%	0.00%	0.00%
BEDROOM	W5/11	41.00	14.00	55.00	41.00	14.00	55.00	0.00%	0.00%	0.00%
BEDROOM	W6/11	33.00	9.00	42.00	33.00	9.00	42.00	0.00%	0.00%	0.00%
3 Burlington Avenue										
Gnd Floor										
LIVINGROOM	W10/10	14.00	0.00	14.00	14.00	0.00	14.00	0.00%	0.00%	0.00%
LIVINGROOM	W11/10	23.00	5.00	28.00	23.00	5.00	28.00	0.00%	0.00%	0.00%
LIVINGROOM	W12/10	32.00	12.00	44.00	32.00	12.00	44.00	0.00%	0.00%	0.00%
LIVINGROOM	W13/10	35.00	15.00	50.00	35.00	15.00	50.00	0.00%	0.00%	0.00%
LIVINGROOM	W14/10	33.00	14.00	47.00	33.00	14.00	47.00	0.00%	0.00%	0.00%
1st Floor										
BEDROOM	W7/11	18.00	1.00	19.00	18.00	1.00	19.00	0.00%	0.00%	0.00%
BEDROOM	W8/11	26.00	7.00	33.00	26.00	7.00	33.00	0.00%	0.00%	0.00%
BEDROOM	W9/11	34.00	14.00	48.00	34.00	14.00	48.00	0.00%	0.00%	0.00%
BEDROOM	W10/11	41.00	20.00	61.00	41.00	20.00	61.00	0.00%	0.00%	0.00%
BEDROOM	W11/11	34.00	17.00	51.00	34.00	17.00	51.00	0.00%	0.00%	0.00%
BEDROOM	W12/11	30.00	14.00	44.00	30.00	14.00	44.00	0.00%	0.00%	0.00%
5 Burlington Avenue										
Gnd Floor										
UNKNOWN	W1/20	5.00	2.00	7.00	5.00	2.00	7.00	0.00%	0.00%	0.00%
LIVINGROOM	W5/20	15.00	0.00	15.00	15.00	0.00	15.00	0.00%	0.00%	0.00%
LIVINGROOM	W6/20	23.00	5.00	28.00	23.00	5.00	28.00	0.00%	0.00%	0.00%
LIVINGROOM	W7/20	32.00	12.00	44.00	32.00	12.00	44.00	0.00%	0.00%	0.00%
LIVINGROOM	W8/20	31.00	12.00	43.00	31.00	12.00	43.00	0.00%	0.00%	0.00%
LIVINGROOM	W9/20	25.00	8.00	33.00	25.00	8.00	33.00	0.00%	0.00%	0.00%

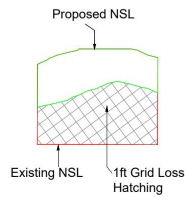
		Existing %			Proposed %					
	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
1st Floor										
BEDROOM	W1/21	35.00	7.00	42.00	35.00	7.00	42.00	0.00%	0.00%	0.00%
BEDROOM	W2/21	34.00	11.00	45.00	34.00	11.00	45.00	0.00%	0.00%	0.00%
BEDROOM	W3/21	18.00	1.00	19.00	18.00	1.00	19.00	0.00%	0.00%	0.00%
BEDROOM	W4/21	26.00	7.00	33.00	26.00	7.00	33.00	0.00%	0.00%	0.00%
BEDROOM	W5/21	34.00	14.00	48.00	34.00	14.00	48.00	0.00%	0.00%	0.00%
BEDROOM	W6/21	41.00	18.00	59.00	41.00	18.00	59.00	0.00%	0.00%	0.00%
BEDROOM	W7/21	39.00	12.00	51.00	39.00	12.00	51.00	0.00%	0.00%	0.00%
6 Burlington Avenue										
Gnd Floor										
LIVINGROOM	W32/30	14.00	1.00	15.00	14.00	1.00	15.00	0.00%	0.00%	0.00%
LIVINGROOM	W33/30	24.00	3.00	27.00	24.00	3.00	27.00	0.00%	0.00%	0.00%
LIVINGROOM	W34/30	33.00	10.00	43.00	33.00	10.00	43.00	0.00%	0.00%	0.00%
LIVINGROOM	W35/30	33.00	9.00	42.00	33.00	9.00	42.00	0.00%	0.00%	0.00%
LIVINGROOM	W36/30	27.00	7.00	34.00	27.00	7.00	34.00	0.00%	0.00%	0.00%
CONSERVATORY	W37/30	32.00	5.00	37.00	32.00	5.00	37.00	0.00%	0.00%	0.00%
CONSERVATORY	W38/30	34.00	12.00	46.00	34.00	12.00	46.00	0.00%	0.00%	0.00%
CONSERVATORY	W39/30	34.00	14.00	48.00	34.00	14.00	48.00	0.00%	0.00%	0.00%
CONSERVATORY	W40/30	42.00	17.00	59.00	42.00	17.00	59.00	0.00%	0.00%	0.00%
W41/30		34.00	14.00	48.00	34.00	14.00	48.00	0.00%	0.00%	0.00%
1st Floor										
BEDROOM	W21/31	15.00	1.00	16.00	15.00	1.00	16.00	0.00%	0.00%	0.00%
BEDROOM	W22/31	26.00	4.00	30.00	26.00	4.00	30.00	0.00%	0.00%	0.00%
BEDROOM	W23/31	32.00	12.00	44.00	32.00	12.00	44.00	0.00%	0.00%	0.00%
BEDROOM	W24/31	40.00	15.00	55.00	40.00	15.00	55.00	0.00%	0.00%	0.00%
BEDROOM	W25/31	34.00	9.00	43.00	34.00	9.00	43.00	0.00%	0.00%	0.00%
BEDROOM	W26/31	35.00	16.00	51.00	35.00	16.00	51.00	0.00%	0.00%	0.00%
BEDROOM	W27/31	35.00	15.00	50.00	35.00	15.00	50.00	0.00%	0.00%	0.00%
BEDROOM	W28/31	35.00	15.00	50.00	35.00	15.00	50.00	0.00%	0.00%	0.00%
4 Burlington Avenue										
Gnd Floor										
LIVINGROOM	W15/30	14.00	1.00	15.00	14.00	1.00	15.00	0.00%	0.00%	0.00%
LIVINGROOM	W16/30	24.00	4.00	28.00	24.00	4.00	28.00	0.00%	0.00%	0.00%
LIVINGROOM	W17/30	31.00	12.00	43.00	31.00	12.00	43.00	0.00%	0.00%	0.00%
LIVINGROOM	W18/30	34.00	13.00	47.00	34.00	13.00	47.00	0.00%	0.00%	0.00%
LIVINGROOM	W19/30	32.00	12.00	44.00	32.00	12.00	44.00	0.00%	0.00%	0.00%
CONSERVATORY	W24/30	35.00	13.00	48.00	35.00	13.00	48.00	0.00%	0.00%	0.00%
CONSERVATORY	W25/30	35.00	14.00	49.00	35.00	14.00	49.00	0.00%	0.00%	0.00%
CONSERVATORY	W26/30	42.00	19.00	61.00	42.00	19.00	61.00	0.00%	0.00%	0.00%
1st Floor										
BEDROOM	W11/31	15.00	1.00	16.00	15.00	1.00	16.00	0.00%	0.00%	0.00%
BEDROOM	W12/31	26.00	5.00	31.00	26.00	5.00	31.00	0.00%	0.00%	0.00%
BEDROOM	W13/31	33.00	13.00	46.00	33.00	13.00	46.00	0.00%	0.00%	0.00%
BEDROOM	W14/31	41.00	16.00	57.00	41.00	16.00	57.00	0.00%	0.00%	0.00%
BEDROOM	W15/31	35.00	13.00	48.00	35.00	13.00	48.00	0.00%	0.00%	0.00%
BEDROOM	W17/31	35.00	15.00	50.00	35.00	15.00	50.00	0.00%	0.00%	0.00%
BEDROOM	W18/31	35.00	15.00	50.00	35.00	15.00	50.00	0.00%	0.00%	0.00%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
2 Burlington Avenue										
Gnd Floor										
LIVINGROOM	W6/30	15.00	1.00	16.00	15.00	1.00	16.00	0.00%	0.00%	0.00%
LIVINGROOM	W7/30	26.00	3.00	29.00	26.00	3.00	29.00	0.00%	0.00%	0.00%
LIVINGROOM	W8/30	33.00	11.00	44.00	33.00	11.00	44.00	0.00%	0.00%	0.00%
LIVINGROOM	W9/30	32.00	10.00	42.00	32.00	10.00	42.00	0.00%	0.00%	0.00%
LIVINGROOM	W10/30	28.00	7.00	35.00	28.00	7.00	35.00	0.00%	0.00%	0.00%
CONSERVATORY	W11/30	34.00	14.00	48.00	34.00	14.00	48.00	0.00%	0.00%	0.00%
CONSERVATORY	W12/30	7.00	0.00	7.00	8.00	0.00	8.00	-14.29%	0.00%	-14.29%
CONSERVATORY	W14/30	42.00	18.00	60.00	42.00	18.00	60.00	0.00%	0.00%	0.00%
1st Floor										
BEDROOM	W2/31	15.00	1.00	16.00	15.00	1.00	16.00	0.00%	0.00%	0.00%
BEDROOM	W3/31	26.00	4.00	30.00	26.00	4.00	30.00	0.00%	0.00%	0.00%
BEDROOM	W4/31	33.00	13.00	46.00	33.00	13.00	46.00	0.00%	0.00%	0.00%
BEDROOM	W5/31	41.00	13.00	54.00	41.00	13.00	54.00	0.00%	0.00%	0.00%
BEDROOM	W6/31	34.00	7.00	41.00	34.00	7.00	41.00	0.00%	0.00%	0.00%
BEDROOM	W7/31	35.00	16.00	51.00	35.00	16.00	51.00	0.00%	0.00%	0.00%
BEDROOM	W8/31	35.00	15.00	50.00	35.00	15.00	50.00	0.00%	0.00%	0.00%
BEDROOM	W9/31	13.00	0.00	13.00	12.00	0.00	12.00	7.69%	0.00%	7.69%
1 Crowlands Avenue										
2nd Floor										
UNKNOWN	W2/62	57.00	24.00	81.00	57.00	24.00	81.00	0.00%	0.00%	0.00%
UNKNOWN	W3/62	34.00	13.00	47.00	34.00	13.00	47.00	0.00%	0.00%	0.00%
UNKNOWN	W4/62	57.00	20.00	77.00	57.00	20.00	77.00	0.00%	0.00%	0.00%
UNKNOWN	W5/62	34.00	13.00	47.00	34.00	13.00	47.00	0.00%	0.00%	0.00%
267 London Road										
1st Floor										
UNKNOWN	W1/41	51.00	25.00	76.00	51.00	25.00	76.00	0.00%	0.00%	0.00%
UNKNOWN	W1/51	34.00	15.00	49.00	34.00	15.00	49.00	0.00%	0.00%	0.00%
UNKNOWN	W2/51	57.00	28.00	85.00	57.00	28.00	85.00	0.00%	0.00%	0.00%
265 London Road										
1st Floor										
UNKNOWN	W2/41	52.00	24.00	76.00	52.00	24.00	76.00	0.00%	0.00%	0.00%
UNKNOWN	W3/51	36.00	18.00	54.00	36.00	18.00	54.00	0.00%	0.00%	0.00%
263 London Road										
1st Floor										
UNKNOWN	W3/41	51.00	22.00	73.00	51.00	22.00	73.00	0.00%	0.00%	0.00%
UNKNOWN	W4/41	40.00	20.00	60.00	40.00	20.00	60.00	0.00%	0.00%	0.00%
UNKNOWN	W5/41	46.00	27.00	73.00	46.00	27.00	73.00	0.00%	0.00%	0.00%
261 London Road										
1st Floor										
UNKNOWN	W6/41	45.00	29.00	74.00	45.00	29.00	74.00	0.00%	0.00%	0.00%
UNKNOWN	W7/41	28.00	28.00	56.00	28.00	28.00	56.00	0.00%	0.00%	0.00%
UNKNOWN	W8/41	4.00	20.00	24.00	4.00	20.00	24.00	0.00%	0.00%	0.00%

		Existing %			Proposed %					
	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
Room use										
259 London Road										
1st Floor										
UNKNOWN	W9/41	39.00	28.00	67.00	39.00	28.00	67.00	0.00%	0.00%	0.00%
UNKNOWN	W10/41	48.00	29.00	77.00	48.00	29.00	77.00	0.00%	0.00%	0.00%
UNKNOWN	W11/41	55.00	29.00	84.00	55.00	29.00	84.00	0.00%	0.00%	0.00%
UNKNOWN	W12/41	57.00	28.00	85.00	57.00	28.00	85.00	0.00%	0.00%	0.00%
257 London Road										
1st Floor										
UNKNOWN	W13/41	57.00	29.00	86.00	55.00	29.00	84.00	3.51%	0.00%	2.33%
UNKNOWN	W14/41	32.00	14.00	46.00	28.00	13.00	41.00	12.50%	7.14%	10.87%
UNKNOWN	W15/41	37.00	16.00	53.00	35.00	15.00	50.00	5.41%	6.25%	5.66%
UNKNOWN	W16/41	52.00	23.00	75.00	50.00	21.00	71.00	3.85%	8.70%	5.33%
UNKNOWN	W17/41	56.00	26.00	82.00	53.00	25.00	78.00	5.36%	3.85%	4.88%



Key:



Sources of information

Existing building

3. Accutities 08 August 2023

003566_251 London Road,Romford_HD_MASTER.dwg

Surrounding buildings

3. Accutities 08 August 2023

003566_251 London Road,Romford_HD_MASTER.dwg

Proposed building

1. Scheme Drawings and Model 31.07.23 and 01.08.23

London Road 251_option2 - 3D View - (3D).dwg

Consented

N/A

Project Name

London Road Romford

Drawing Title

No Skyline Contours

1-5 Burlington Avenue

Drawn By

CC

Scale @ A3

1/150

Date

11 SEP 2023

Project No.

LO143_01

Drawing No.

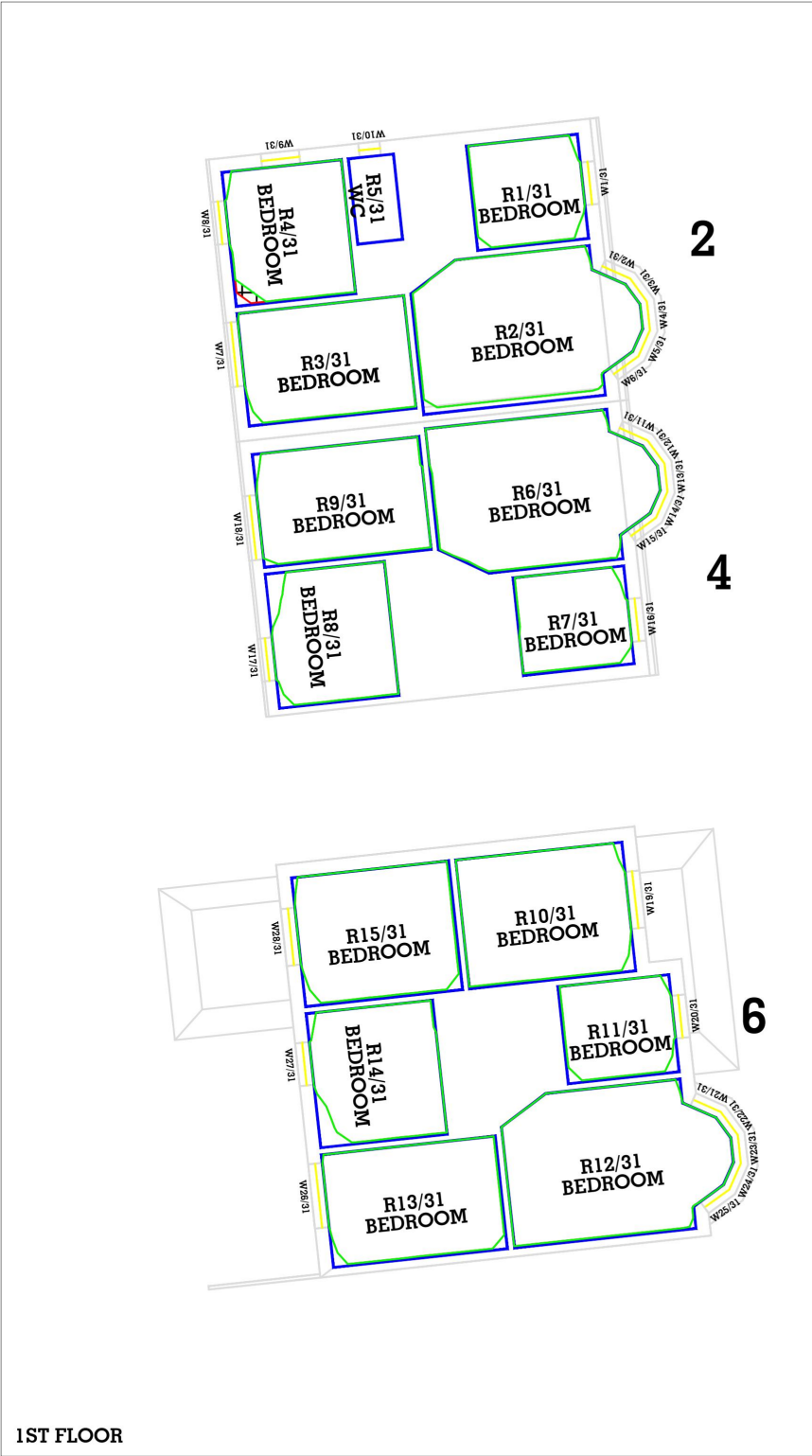
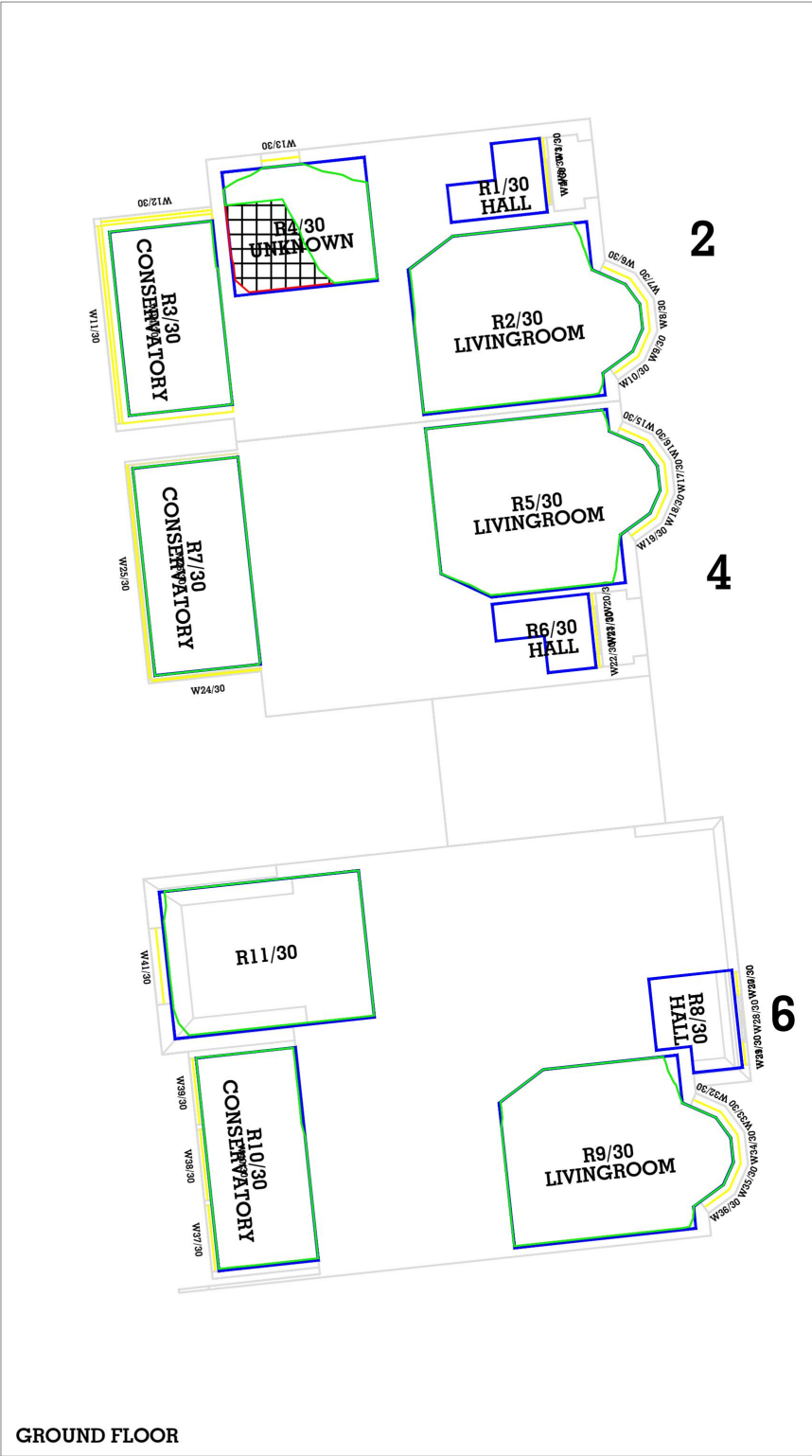
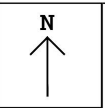
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Revision

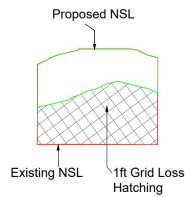
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**AVISON
YOUNG**

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



Key:



Sources of information

Existing building

3. Accutities 08 August 2023

003566_251 London Road,Romford_HD_MASTER.dwg

Surrounding buildings

3. Accutities 08 August 2023

003566_251 London Road,Romford_HD_MASTER.dwg

Proposed building

1. Scheme Drawings and Model 31.07.23 and 01.08.23

London Road 251_option2 - 3D View - (3D).dwg

Consented

N/A

Project Name

London Road Romford

Drawing Title

No Skyline Contours

2-6 Burlington Avenue

Drawn By

CC

Scale @ A3

1/150

Date

11 SEP 2023

Project No.

LO143_01

Drawing No.

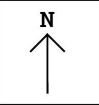
BRE_06

Revision

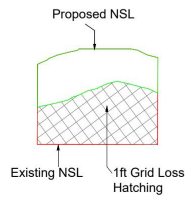
-

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Key:



Sources of information

Existing building

3. Accutities 08 August 2023

003566_251 London Road,Romford_HD_MASTER.dwg

Surrounding buildings

3. Accutities 08 August 2023

003566_251 London Road,Romford_HD_MASTER.dwg

Proposed building

1. Scheme Drawings and Model 31.07.23 and 01.08.23

London Road 251_option2 - 3D View - (3D).dwg

Consented

N/A

Project Name

London Road Romford

Drawing Title

No Skyline Contours

1-5 Crowlands Avenue

Drawn By

CC

Scale @ A3

1/150

Date

11 SEP 2023

Project No.

LO143_01

Drawing No.

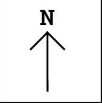
BRE_07

Revision

-

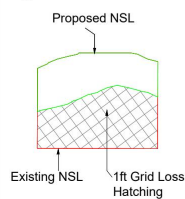
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1ST FLOOR

Key:



Sources of information

Existing building

003566 251 London Road,Romford HD MASTER.dwg

Surrounding buildings

003566 251 London Road,Romford HD MASTER.dwg

Proposed building

London Road 251_option2 - 3D View - {3D}.dwg

Consented

Project Name

London Road Romford

Drawing Title

No Skyline Contours

257-267 London Road

Drawn By

CC

Project No.

LO143_01

Scale @ A3

1/150

Drawing No.

BRE_08

Date _____

11 SEP 2023

Revision

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