

VICTORIA ROAD, ROMFORD

LONDON BOROUGH OF HAVERING

DAYLIGHT, SUNLIGHT & OVERSHADOWING REPORT

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PROJECT: P3295

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1 Introduction

- 1.1 This report relates to the Proposed Scheme for the redevelopment of Victoria Road, Romford insofar as it affects the daylight and sunlight amenity to the surrounding residential properties.
- 1.2 The Local Authority will be informed in this by the BRE document entitled Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2022 (the BRE guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 1.3 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. It should be noted that this is nationwide guidance and applies to rural, suburban and urban areas thus the BRE states in para 1.6 that the **numerical guidelines should be interpreted flexibly** and in special circumstances the developer or planning authority may wish to use different target values. For example, in a historical city centre or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.
- 1.4 Consideration will be given to the urban context within which a scheme is located, and the daylight and sunlight will be one of a number of planning considerations which the local authority will weigh. Our assessment provides that few noticeable reductions to daylight or sunlight occur as a result of the development, and where they are present, the retained daylight levels are in-keeping with the local environment.

2 Sources of Information

- 2.1 In the process of compiling this report, the following sources of information have been used:

ZMAPPING LTD

Survey Info (received 10/03/23)

DCSK Design

Proposed Info (received 11/06/24)

67-71 Victoria Road Elevations_2024 06 11.dwg

67-71 Victoria Road_2024 06 11.dwg

3 Methodology

- 3.1 It is usual to assess daylight and sunlight in relation to the guidelines set out in the 2022 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is most widely accepted by planning authorities as the methodology by which to consider the acceptability of a scheme. One of the primary sources for the BRE is the more detailed guidance contained within 'BSI EN17037:2018'.
- 3.2 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e., living rooms, bedrooms and kitchens) within residential properties.
- 3.3 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25° from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.
- 3.4 The BRE guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL).
- 3.5 In terms of sunlight we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.
- 3.6 These measures of daylight and sunlight are discussed in the following paragraphs.

Diffuse Daylight

- 3.7 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.
- 3.8 For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.
- 3.9 The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.
- 3.10 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.

- 3.11 The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

Sunlight

- 3.12 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.
- 3.13 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).
- 3.14 The BRE guidelines state that '...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun'.
- 3.15 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room based figures.

Overshadowing

- 3.16 The BRE guidelines describe the method for assessment of the availability of sunlight within garden/amenity spaces. Sunlight in the spaces between buildings also has an important impact on the overall appearance and ambience of either a proposed development or existing property affected by new developments.
- 3.17 If a space is used all year round, the equinox (21st March) is the best date for which to prepare shadow plots as it gives the average level of shadowing, however if a particular space is used only at certain times of the year, it is instructive to plot shadows for those specific times.
- 3.18 The BRE criteria for gardens or amenity areas state that, 'It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity space should receive at least two hours of sunlight on 21st March. If as a result of new developments an existing garden or amenity area does not meet the above, and the area which can receive 2 hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable'.

4 Daylight Target Values

- 4.1 The BRE daylight and sunlight guidance was established in relation to a sub-urban environment, as such, the default nationwide BRE numerical criteria are based on 25 degree development angles, which are frequently inappropriate, and indeed unachievable, in urban areas. This is openly acknowledged by the BRE, and in its introduction, the BRE guide itself urges that the guidelines be interpreted flexibly:

“The advice given here is not mandatory.....Although it gives numerical guidelines these should be interpreted flexibly.....For example in an historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable....”

- 4.2 It has been held on Appeal that ‘noticeable’ reductions of daylight are not to be equated with ‘unacceptable’, and the following extract from the inspector’s report on the West End Green site near Paddington (APP/X5990/E/03/1132473) gives pragmatic guidance on the interpretation of the default BRE criteria, “13.103 According to the BRE Guide, a Vertical Sky Component (VSC) of 27% will give the potential for good interior diffuse daylighting. A reduction in VSC to less than both 27% and 80% of its former value will be noticeable. ‘Noticeable’, however, is not to be equated with ‘unacceptable’. And, as its introduction acknowledges, the Guide is just that - ‘although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design’. That is true in urban areas especially where VSCs very much lower than 27% do not seem to diminish the attraction of some popular residential areas.”

- 4.3 In determining what is considered an acceptable level of retained/residual VSC should the VSC fall to less than 27% and be less than 0.8 times its former value, the Mayor of London’s Housing Supplementary Planning Guidance (SPG) (2016) states at paragraph 1.3.46, that:

“The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London.”

- 4.4 As a general rule residual VSC values in the mid-teens have been found to be acceptable in major developments across London. This echoes the Mayor’s endorsement in the pre-SPG decision at Monmouth House, Islington (GLA Representation Hearing Report 8 February 2016 Application No. P2015/3136/FUL) that VSC values in the mid-teens are acceptable in an inner urban environment.

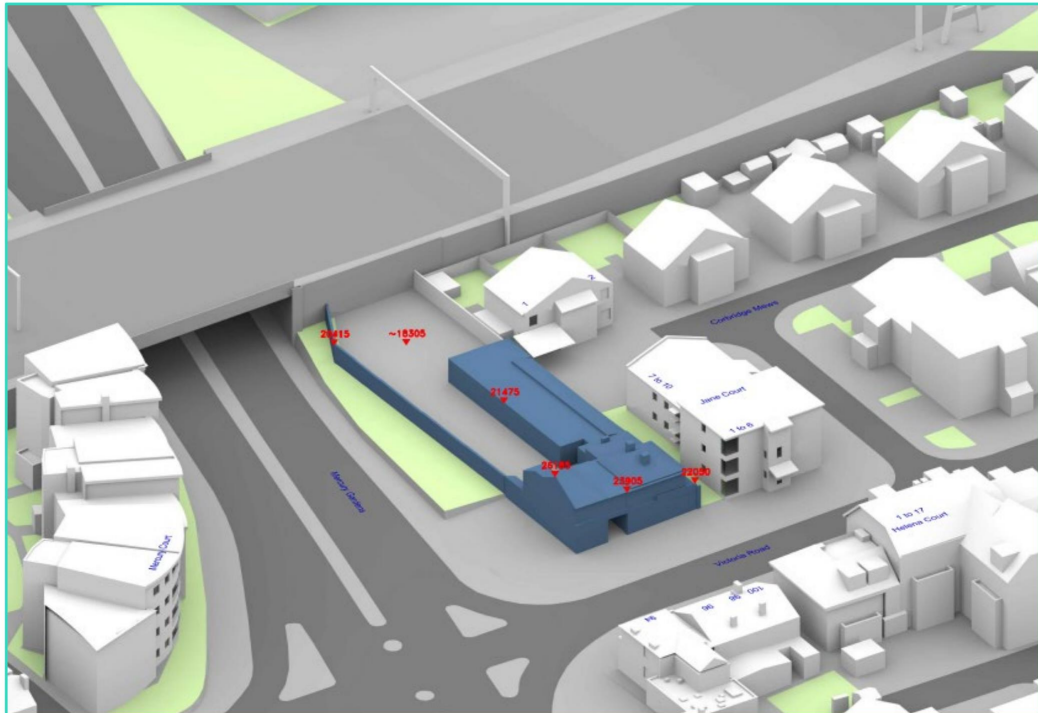
- 4.5 In the case of Woking Football Club appeal APP/A3655/W/20/3265969 (14 December 2021), it was held that despite noticeable alterations of daylight, the proposed development would not have a significantly harmful effect on the living conditions of nearby residents, through overbearing impact, loss of privacy or loss of daylight. It was noted that a flexible approach should be taken in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).
- 4.6 Indeed, in The Whitechapel Estate appeal decision (21 February 2018 PP/E5900/W/17/3171437), planning permission was granted where living room and bedroom windows retained VSC levels in the mid-teens, providing further guidance on what is deemed acceptable within an urban environment.
- 4.7 At paragraph 112 of the appeal decision, it stated:
- “The figures show that a proportion of residual Vertical Sky Component (‘VSC’) values in the mid-teens have been found acceptable in major developments across London. This echoes the Mayor’s endorsement in the pre-SPG decision at Monmouth House, Islington that VSC values in the mid-teens are acceptable in an inner urban environment. They also show a smaller proportion in the bands below 15%.”*
- 4.8 Whilst a general VSC target of mid-teens is commensurate with a dense urban context, it must be accepted that there may already be windows which will fall out with of this target, not least if their existing values are already low or windows are incumbered by self-obstruction, such as side returns or overhangs. For example, in this instance it important to note that in the existing situation, 26 of the 116 assessed already have a VSC of less than mid-teens, 24 are primary windows with light levels ranging from 2.3% to 14.1%. Consideration of the prevailing existing circumstances must be taken into consideration when considering the acceptability of proposed light levels within adjacent properties.

5 Standard Survey Limitations

- 5.1 Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions provided along with our fee proposal. Our understanding of the existing massing, including the surrounding context was established from the sources of information details within Section 2.
- 5.2 In addition to our standard limitations the following limitations and assumptions also apply.
- Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.
 - When floor plans of surrounding properties were not available, room depths have been assumed from external observations. Where no indicators of room depth were available a standard of 4m, 6m or 8m depths have been used.

6 The Site

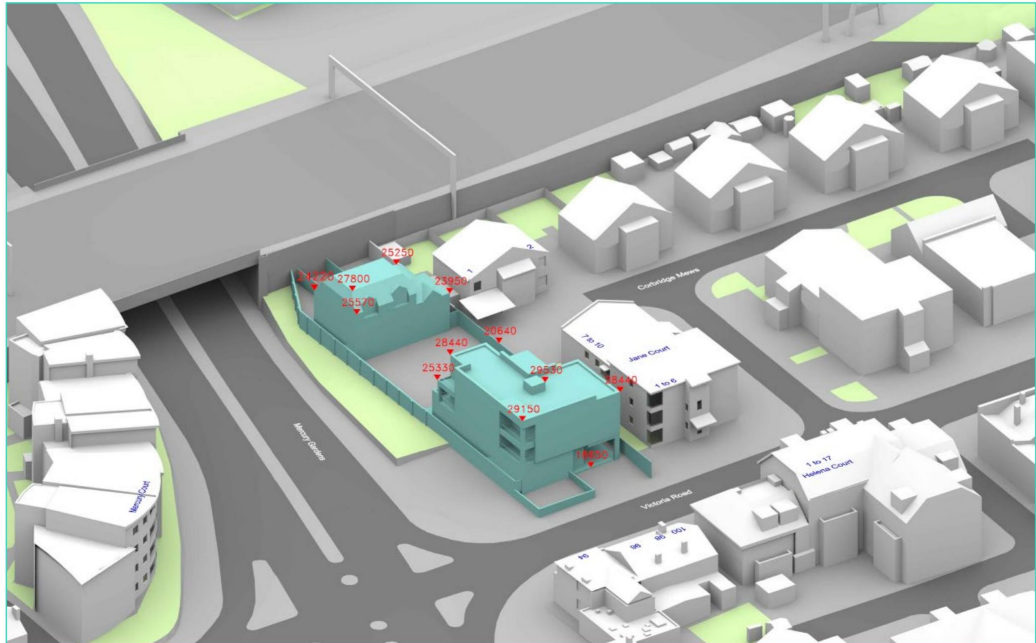
- 6.1 The site is located on the corner of Mercury Gardens and Victoria Road within the London Borough of Havering.



Drawing Number: P3295/02 – 3D View – Existing Building (blue)

- 6.2 Our understanding of the site location and existing building(s) that occupy the site are illustrated in drawing numbers P3295/01-03 and located within Appendix 1.

7 The Proposal



Drawing Number: P3295/17 – 3D View – Proposed Scheme (green)

- 7.1 Our understanding of the proposed scheme is illustrated in drawings P3295/16-18 located within Appendix 1.

8 The Surrounding Properties

8.1 The following nine surrounding properties contain residential accommodation and due to their proximity to the development site, have been assessed in terms of the effects of the proposed development upon their daylight and sunlight amenity:

- 1 Corbridge Mews
- 7-10 Jane Court
- 1-6 Jane Court
- Helena Court
- 94, 96, 98 & 100 Victoria Road
- Mercury Court

The location of these properties can be seen in the drawings within Appendix 1 and in the drawing extract below:



Drawing Extract 01: Plan of surrounding properties

8.2 Detailed results for each window/room assessed can be found in Appendix 2 and are summarised below.

9 Results

1 Corbridge Mews

- 9.1 Situated to the north of the site, this two storey, residential dwelling has a flank elevation which overlooks the site. Floor plans have not been located for this property, as a result layouts and room depths have been assumed from external observation. Within this building, 5 windows, assumed to serve 4 habitable rooms are material for assessment.

Daylight

- 9.2 Four of the five windows that have been assessed experience VSC reductions of less than 20%, which the BRE Guidelines conclude will be unnoticeable. The remaining window (W2/10) experiences a moderate reduction of 36.08%, in part due to self-obstruction from a canopy. However, the residual VSC value is 16.05%, which is in line with the mid-teens target. It is noted that this window is a small secondary window serving room R2/10 and the main window experiences a slight increase of VSC.
- 9.3 Noting the unnoticeable NSL alterations to all rooms, we consider that it is unlikely that the occupants will notice reductions of daylight.

Sunlight

- 9.4 Two rooms are material for assessment, of these, one experiences unnoticeable reductions of sunlight. The one remaining and noticeably impacted room (R2/10) experiences a noticeable reduction of APSH, however maintains 17% residual APSH versus a target of 25%. This is in-keeping with the urban environment and is considered adequate despite the impact from self-obstruction as a result of the large canopy. The room experiences an increase of winter sunlight (WPSH). Overall, we consider sunlight within the property to remain adequate.

7-10 Jane Court

- 9.5 Located to the east, this property comprises a block of flats arranged over two floors, with the side elevation facing the site. Floor plans have not been located for this property, as a result layouts and room depths have been assumed from external observation. A total of 14 windows assumed to serve 10 habitable rooms are material for assessment.

Daylight

- 9.6 In terms of VSC, 7 of the 14 windows assessed will experience unnoticeable alterations of less than 20%.

- 9.7 Of the remaining 7 windows, 5 experience larger proportional changes of between c.24% and 32%, however retain at least 16.49% VSC, which is considered good for the urban location.
- 9.8 The remaining 2 windows, namely W7/20 and W7/21, experience large proportional VSC reductions of 62.54% and 43.26% respectively, however these equate to only small absolute losses owing to the low existing VSC values. Further, these two windows both form part of a bay window configuration and for each room the two other windows, including the main front facing bay window, retain good daylight in excess of 16.47% in line with an alternative target value in the mid-teens, appropriate for an urban setting.
- 9.9 Results for the secondary daylight metric NSL, show that 2 rooms will experience a minor proportional change of between 20-30% (R3/20 and R5/21), which is not considered significant. The two remaining rooms will experience a moderate NSL change of 33% and 34% (R4/20 and R5/20). All other rooms will remain compliant.
- 9.10 Overall, considering the good retained VSC values, the reductions in daylight should be considered acceptable.

Sunlight

- 9.11 A total of 6 rooms are relevant for sunlight assessment, having at least one window oriented within 90 degrees due south. One room, R3/21, experiences an unnoticeable change in both annual and winter sunlight received in the proposed situation.
- 9.12 The remaining 5 rooms that experience a breach of the guidelines, do so due to reductions in winter sunlight, except for one. Reductions in winter sunlight are not uncommon in urban environments as the elevation angle of the sun is often below a typical urban skyline at that time of year. However, each of these rooms retains total APSH in excess of the guideline 25%.
- 9.13 The one remaining room, R5/20 retains total APSH of 24% which is only marginally below the guideline target of 25%.
- 9.14 Overall, retained sunlight is considered adequate for the urban location.

1-6 Jane Court

- 9.15 Situated to the east of the site along Victoria Road, the flank elevation of this residential property faces the site. Floor plans have not been located, as a result layouts and room depths have been assumed from external observation. A total of 12 windows assumed to serve nine habitable rooms are material for assessment.

Daylight

- 9.16 In terms of VSC, 7 of the 12 windows assessed experience unnoticeable changes.

- 9.17 The remaining 5 windows, namely W9/20, W10/20, W9/21, W10/21 and W2/22, experience larger proportional VSC changes, however each retains between 13.10% and 24.57% VSC, which is considered appropriate for an urban setting.

Sunlight

- 9.18 Six rooms have windows orientated within 90° of due south and are material for assessment. All rooms exceed the guidance for winter and annual sunlight.

Helena Court

- 9.19 Located south-east of the site, this property comprises a block of flats with accommodation located between ground and third floor levels. Floor plans have not been located for these properties, as a result layouts and room depths have been assumed from external observation. Within the building, twelve windows are assumed to serve twelve habitable rooms material for assessment.

Daylight

- 9.20 All 12 windows assessed experience VSC reductions of less than 20% which the BRE Guidelines conclude will be unnoticeable to occupiers.
- 9.21 In terms of the secondary daylight metric NSL, all 12 rooms assessed will experience either no change as a result of the proposals or a negligible change of 0.1%.

Sunlight

- 9.22 No site facing rooms have windows orientated within 90° of due south and therefore this property is not relevant for sunlight assessment.

94, 96, 98 & 100 Victoria Road

- 9.23 Situated directly south of the site, these residential terraced properties overlook the front façade of the site across Victoria Road. Floor plans have not been located, as a result layouts and room depths have been assumed from external observation. A total of 13 windows serving 9 habitable rooms are included in the assessment.

Daylight

- 9.24 All windows and rooms assessed experience unnoticeable reductions of VSC and NSL as a result of the proposals.

Sunlight

- 9.25 No site facing rooms have windows orientated within 90° of due south and therefore these properties are not relevant for sunlight assessment.

Mercury Court

- 9.26 Situated directly west, this residential property faces the site. Floor plans have not been located for the flats within this building, as a result layouts and room depths have been assumed from external observation. Within the building, 60 windows assumed to serve 60 habitable rooms are material for assessment.

Daylight

- 9.27 All windows and rooms assessed experience unnoticeable reductions of VSC and NSL as a result of the proposals.

Sunlight

- 9.28 Sixteen rooms have windows orientated within 90° of due south and are material for assessment. All 16 rooms assessed experience compliant alterations of sunlight.

10 Overshadowing

- 10.1 The BRE recommended overshadowing test of 'two hours sun contour' has been undertaken in respect of three private rear gardens to nos.1, 2 and 3 Corbridge Mews and the communal garden serving Jane Court, on the eastern site boundary.
- 10.2 Results show that each of the three private rear gardens in Corbridge Mews meet the BRE recommendations for direct sunlight at Spring Equinox, March 21st. At least 50% of each of the gardens will continue to receive two hours of direct sunlight which will ensure they appear adequately sunlit throughout the year.
- 10.3 Results for these gardens on June 21st, summertime testing, demonstrate that they will be very well sunlit, with between 95% and 100% of the spaces receiving adequate sunlight.
- 10.4 The communal garden serving Jane Court on the eastern site boundary experiences a 56.7% proportional reduction in the area that receives two hours of direct sunlight on March 21st, which will be noticeable to occupants. However, the garden receives excellent direct sunlight on June 21st in excess of the guidelines, with 72% of the space receiving two hours of sunlight, when the space will arguably be used most often.

11 Conclusion

- 11.1 The proposal has been carefully designed to ensure impacts to neighbouring daylight and sunlight amenity are minimised, and as a result where reductions of daylight and sunlight do occur, they are predominantly unnoticeable. Where daylight alterations are technically noticeable, the reductions are associated with secondary windows and/or the windows maintain sufficient residual daylight.
- 11.2 With regards to sunlight, alterations are minimal with most noticeable impacts only effecting winter sunlight and not annualised sunlight levels.
- 11.3 In terms of overshadowing, the proposed scheme gives rise to a noticeable reduction in direct sunlight to the communal garden serving Jane Court on March 21st, however this space is very well sunlit in the warmer summer months at June 21st. Gardens to properties in Corbridge Mews remain compliant.
- 11.4 Due to high compliance with the BRE recommendations, we fully support this planning application in terms of daylight and sunlight amenity.

Appendix 1:

Drawings



Sources: Zmap Ltd
Survey Info (received 10/03/23)

DCSK Design
Proposed Info (received 09/03/23)
c_0185_Victoria Road Elevations_P02.dwg
c_0185_Victoria Road Plans_P02.dwg

Key: Existing Buildings
 Proposed Scheme

Project: Victoria Road
Romford

Title: Site Plan
Existing Buildings

Scheme Confirmed:

Date:

Drawn By:
DT

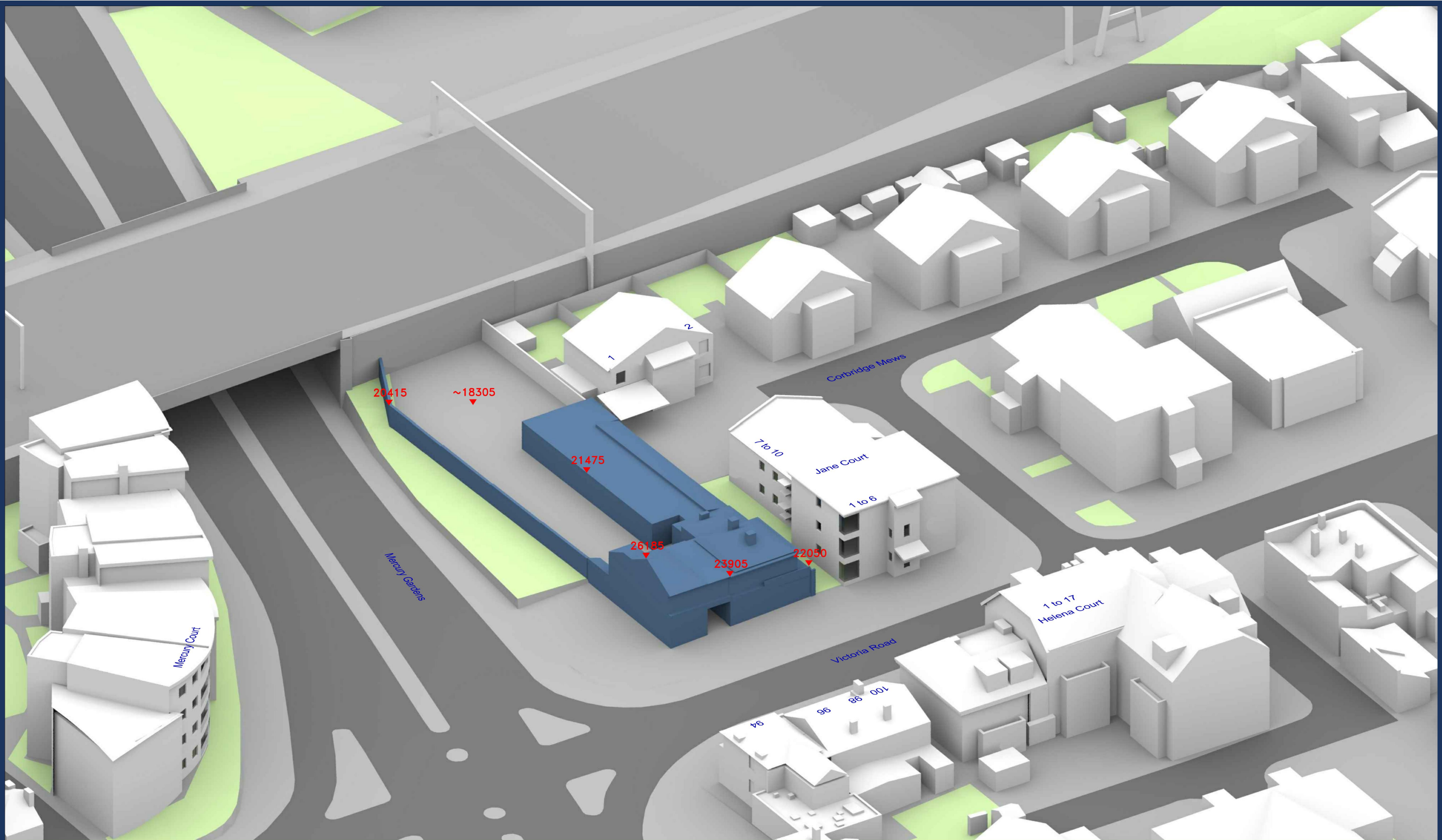
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P3295/01

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Sources: Zmap Ltd
Survey Info (received 10/03/23)

DCSK Design
Proposed Info (received 09/03/23)
c_0185_Victoria Road Elevations_P02.dwg
c_0185_Victoria Road Plans_P02.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Victoria Road
Romford

Title: 3D View
Existing Buildings

Scheme Confirmed:

Date:

Drawn By:
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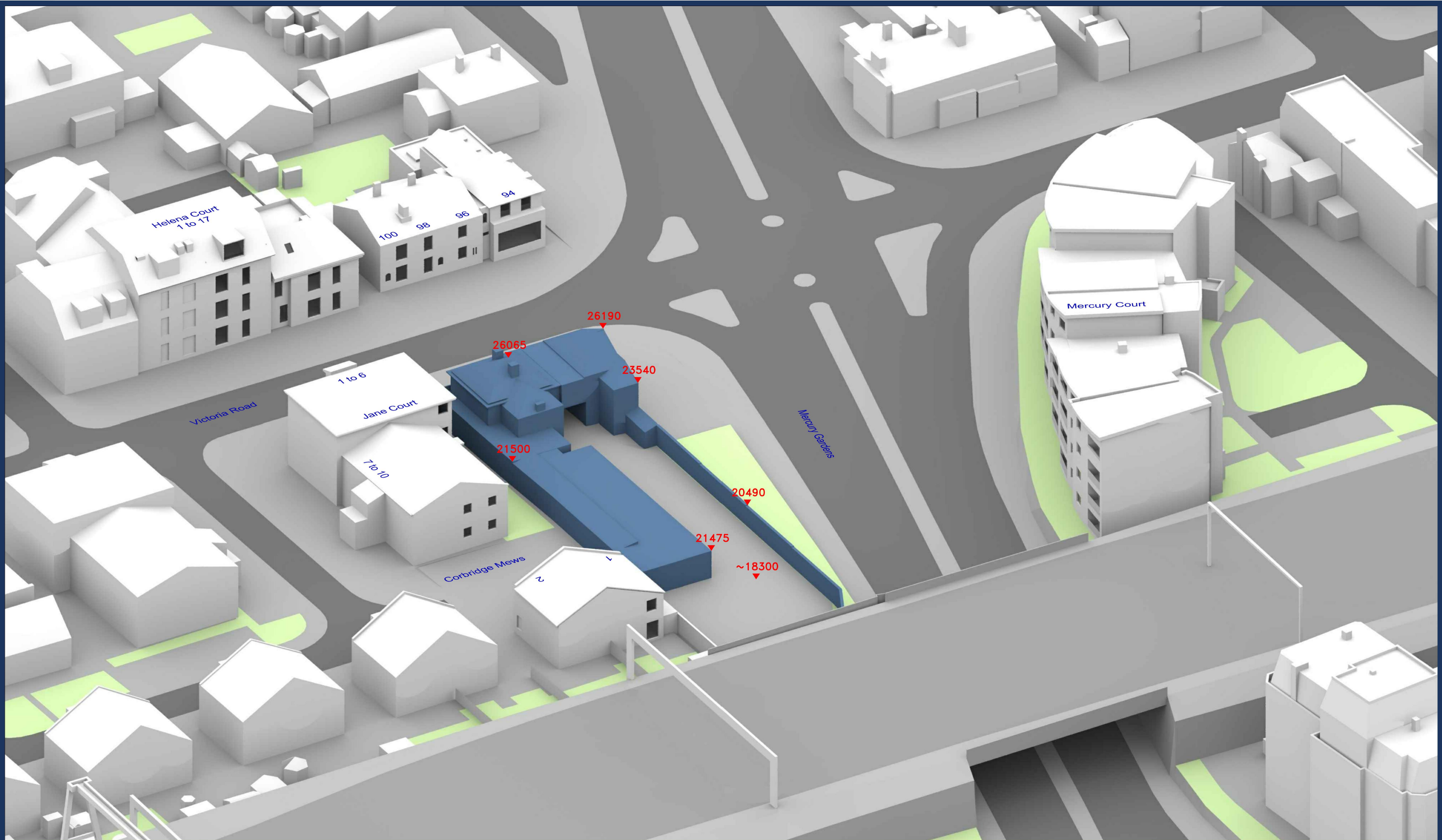
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P3295/02

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Sources: Zmap Ltd
Survey Info (received 10/03/23)

DCSK Design
Proposed Info (received 09/03/23)
c_0185_Victoria Road Elevations_P02.dwg
c_0185_Victoria Road Plans_P02.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Victoria Road
Romford

Title: 3D View
Existing Buildings

Scheme Confirmed:

Date:

Drawn By:
DT

Scale:
NTS

Date:
March 23

Dwg No:
P3295/03

Rel:
01





Sources: Zmap Ltd
Survey Info (received 10/03/23)

DCSK Design
Proposed Info (received 11/06/24)
67-71 Victoria Road Elevations_2024 06 11.dwg
67-71 Victoria Road Units_2024 06 11.dwg
67-71 Victoria Road_2024 06 11.dwg

Key: Existing Buildings
 Proposed Scheme

Project: Victoria Road
Romford

Title: Site Plan
Proposed Scheme 11/06/24

Scheme Confirmed:

Date:

Drawn By:
SR

Scale:
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Date:
Jun 24

Dwg No:
P3295/16

Rel:
06





Sources: Zmap Ltd
Survey Info (received 10/03/23)

DCSK Design
Proposed Info (received 11/06/24)
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67-71 Victoria Road Units_2024 06 11.dwg
67-71 Victoria Road_2024 06 11.dwg

Key:

- Existing Buildings
- Proposed Scheme

All Heights in mm AOD

Project: Victoria Road
Romford

Title: 3D View
Proposed Scheme 11/06/24

Scheme Confirmed:

Date:

Drawn By:
SR

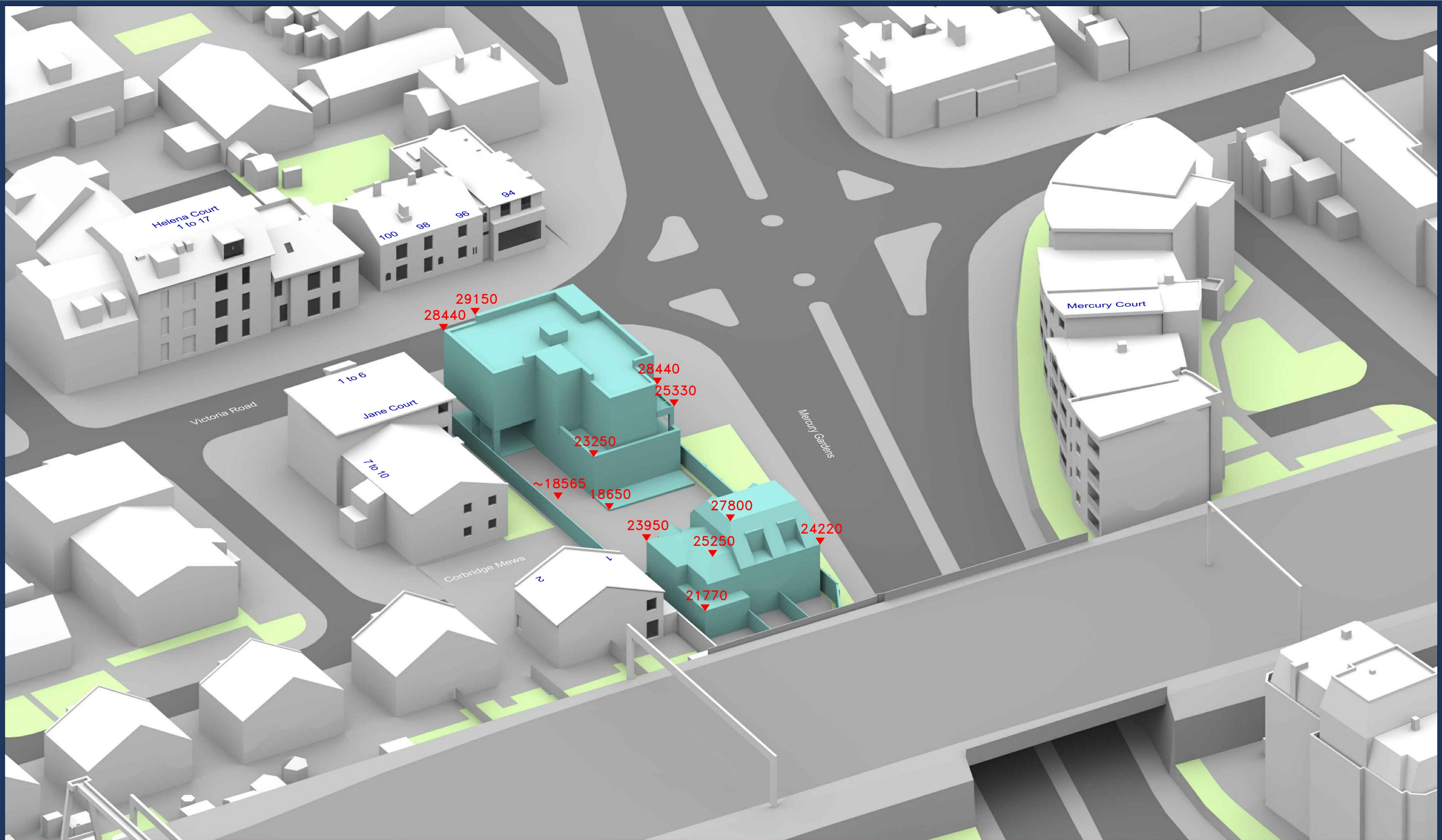
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Dwg No:
P3295/17

Rel:
06





Sources: Zmap Ltd
Survey Info (received 10/03/23)

DCSK Design
Proposed Info (received 11/06/24)
67-71 Victoria Road Elevations_2024 06 11.dwg
67-71 Victoria Road Units_2024 06 11.dwg
67-71 Victoria Road_2024 06 11.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Victoria Road
Romford

Title: 3D View
Proposed Scheme 11/06/24

Scheme Confirmed:

Date:

Drawn By:
SR

Scale:
NTS @ A3

Date:
Jun 24

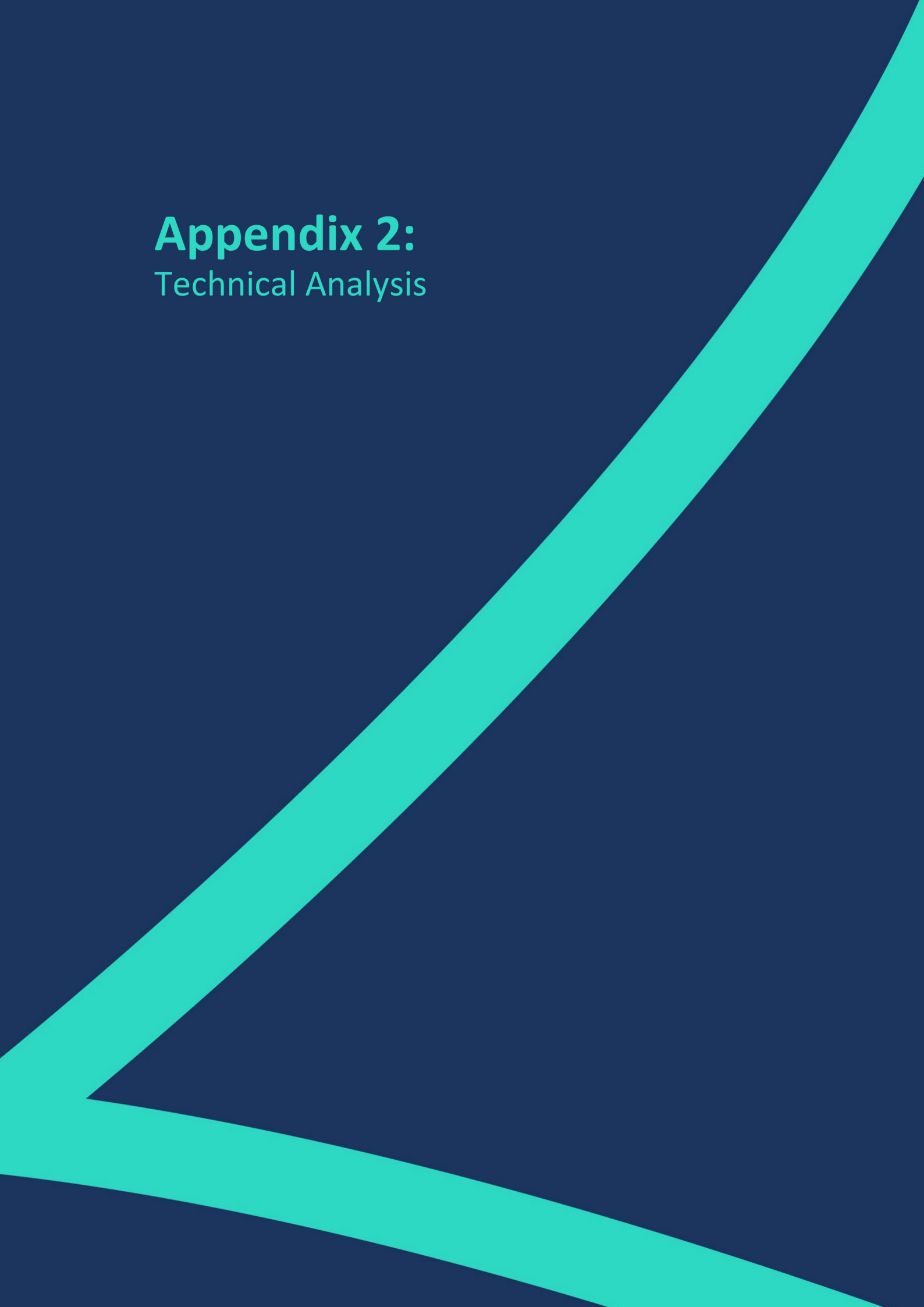
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Appendix 2:

Technical Analysis





DAYLIGHT ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
1 Corbridge Mews						
R1/10	ASSUMED	W1/10	30.44	30.21	0.23	0.76
R2/10	ASSUMED	W2/10	25.11	16.05	9.06	36.08
R2/10	ASSUMED	W3/10	2.29	2.92	-0.63	-27.51
R1/11	ASSUMED	W1/11	36.53	36.53	0.00	0.00
R2/11	ASSUMED	W2/11	36.15	34.60	1.55	4.29
7-10 Jane Court						
R1/20	ASSUMED	W1/20	32.84	32.08	0.76	2.31
R2/20	ASSUMED	W2/20	32.95	31.99	0.96	2.91
R3/20	ASSUMED	W3/20	33.22	24.43	8.79	26.46
R4/20	ASSUMED	W4/20	31.47	21.62	9.85	31.30
R5/20	ASSUMED	W5/20	17.89	16.47	1.42	7.94
R5/20	ASSUMED	W6/20	27.68	16.49	11.19	40.43
R5/20	ASSUMED	W7/20	6.30	2.36	3.94	62.54
R1/21	ASSUMED	W1/21	36.02	35.69	0.33	0.92
R2/21	ASSUMED	W2/21	36.05	35.63	0.42	1.17
R3/21	ASSUMED	W3/21	36.08	29.05	7.03	19.48
R4/21	ASSUMED	W4/21	35.19	26.82	8.37	23.79
R5/21	ASSUMED	W5/21	20.90	20.18	0.72	3.44
R5/21	ASSUMED	W6/21	32.70	21.96	10.74	32.84
R5/21	ASSUMED	W7/21	9.64	5.47	4.17	43.26
1-6 Jane Court						
R6/20	BEDROOM	W8/20	18.44	16.49	1.95	10.57
R7/20	KITCHEN	W9/20	23.33	13.10	10.23	43.85
R8/20	LIVINGROOM	W10/20	27.03	20.13	6.90	25.53
R8/20	LIVINGROOM	W11/20	30.66	30.48	0.18	0.59



DAYLIGHT ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R6/21	BEDROOM	W8/21	25.83	24.48	1.35	5.23
R7/21	KITCHEN	W9/21	33.58	17.08	16.50	49.14
R8/21	LIVINGROOM	W10/21	34.47	23.97	10.50	30.46
R8/21	LIVINGROOM	W11/21	33.73	33.73	0.00	0.00
R1/22	BEDROOM	W1/22	33.58	32.97	0.61	1.82
R2/22	KITCHEN	W2/22	36.12	24.57	11.55	31.98
R3/22	LIVINGROOM	W3/22	37.40	29.13	8.27	22.11
R3/22	LIVINGROOM	W4/22	35.43	35.43	0.00	0.00

Helena Court

R1/50	ASSUMED	W1/50	33.21	32.16	1.05	3.16
R2/50	ASSUMED	W2/50	33.21	31.91	1.30	3.91
R4/50	ASSUMED	W3/50	33.30	31.64	1.66	4.98
R5/50	ASSUMED	W4/50	33.35	31.47	1.88	5.64
R1/51	ASSUMED	W1/51	35.53	34.71	0.82	2.31
R2/51	ASSUMED	W2/51	35.54	34.55	0.99	2.79
R4/51	ASSUMED	W3/51	34.83	33.37	1.46	4.19
R5/51	ASSUMED	W4/51	34.66	33.05	1.61	4.65
R1/52	ASSUMED	W1/52	36.09	35.76	0.33	0.91
R2/52	ASSUMED	W2/52	36.08	35.69	0.39	1.08
R3/52	ASSUMED	W3/52	76.72	76.42	0.30	0.39
R1/53		W1/53	39.22	39.22	0.00	0.00

100 Victoria Road

R1/60	ASSUMED	W1/60	33.42	31.44	1.98	5.92
R1/60	ASSUMED	W2/60	33.87	31.91	1.96	5.79



DAYLIGHT ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/61	ASSUMED	W1/61	35.92	34.08	1.84	5.12
98 Victoria Road						
R2/60	ASSUMED	W3/60	34.24	32.44	1.80	5.26
R2/60	ASSUMED	W4/60	34.37	32.65	1.72	5.00
R2/61	ASSUMED	W2/61	36.15	34.46	1.69	4.67
96 Victoria Road						
R3/60	ASSUMED	W5/60	34.64	32.99	1.65	4.76
R3/60	ASSUMED	W6/60	34.22	32.61	1.61	4.70
R3/60	ASSUMED	W7/60	34.08	32.50	1.58	4.64
R3/61	ASSUMED	W3/61	36.42	34.92	1.50	4.12
94 Victoria Road						
R1/71	ASSUMED	W1/71	31.43	30.12	1.31	4.17
R2/71	ASSUMED	W2/71	34.83	33.61	1.22	3.50
R3/71	ASSUMED	W3/71	34.88	33.73	1.15	3.30
Mercury Court						
R1/100	ASSUMED	W1/100	34.34	34.19	0.15	0.44
R2/100	ASSUMED	W2/100	36.88	36.65	0.23	0.62
R3/100	ASSUMED	W3/100	12.16	11.94	0.22	1.81
R4/100	ASSUMED	W4/100	12.04	11.65	0.39	3.24
R5/100	ASSUMED	W5/100	35.33	34.63	0.70	1.98
R6/100	ASSUMED	W6/100	11.78	11.16	0.62	5.26
R7/100	ASSUMED	W7/100	35.15	34.25	0.90	2.56
R8/100	ASSUMED	W8/100	11.73	11.09	0.64	5.46
R9/100	ASSUMED	W9/100	36.02	35.06	0.96	2.67



DAYLIGHT ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R10/100	ASSUMED	W10/100	23.38	22.78	0.60	2.57
R11/100	ASSUMED	W11/100	11.96	10.99	0.97	8.11
R12/100	ASSUMED	W12/100	35.09	34.07	1.02	2.91
R13/100	ASSUMED	W13/100	12.02	10.99	1.03	8.57
R14/100	ASSUMED	W14/100	34.94	33.87	1.07	3.06
R15/100	ASSUMED	W15/100	35.97	34.90	1.07	2.97
R16/100	ASSUMED	W16/100	14.19	13.33	0.86	6.06
R1/101	ASSUMED	W1/101	35.78	35.68	0.10	0.28
R2/101	ASSUMED	W2/101	38.20	38.03	0.17	0.45
R3/101	ASSUMED	W3/101	12.84	12.67	0.17	1.32
R4/101	ASSUMED	W4/101	12.77	12.47	0.30	2.35
R5/101	ASSUMED	W5/101	36.36	35.85	0.51	1.40
R6/101	ASSUMED	W6/101	12.59	12.10	0.49	3.89
R7/101	ASSUMED	W7/101	36.17	35.51	0.66	1.82
R8/101	ASSUMED	W8/101	12.55	12.05	0.50	3.98
R9/101	ASSUMED	W9/101	37.20	36.52	0.68	1.83
R10/101	ASSUMED	W10/101	23.95	23.50	0.45	1.88
R11/101	ASSUMED	W11/101	12.78	12.10	0.68	5.32
R12/101	ASSUMED	W12/101	36.22	35.54	0.68	1.88
R13/101	ASSUMED	W13/101	12.86	12.19	0.67	5.21
R14/101	ASSUMED	W14/101	36.47	35.82	0.65	1.78
R15/101	ASSUMED	W15/101	37.92	37.29	0.63	1.66



DAYLIGHT ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R16/101	ASSUMED	W16/101	18.29	17.75	0.54	2.95
R1/102	ASSUMED	W1/102	37.50	37.43	0.07	0.19
R2/102	ASSUMED	W2/102	39.07	38.96	0.11	0.28
R3/102	ASSUMED	W3/102	13.40	13.28	0.12	0.90
R4/102	ASSUMED	W4/102	13.37	13.16	0.21	1.57
R5/102	ASSUMED	W5/102	37.38	37.08	0.30	0.80
R6/102	ASSUMED	W6/102	13.24	12.91	0.33	2.49
R7/102	ASSUMED	W7/102	36.56	36.19	0.37	1.01
R8/102	ASSUMED	W8/102	13.22	12.89	0.33	2.50
R9/102	ASSUMED	W9/102	38.24	37.88	0.36	0.94
R10/102	ASSUMED	W10/102	23.33	23.06	0.27	1.16
R11/102	ASSUMED	W11/102	13.44	13.08	0.36	2.68
R12/102	ASSUMED	W12/102	36.16	35.84	0.32	0.88
R13/102	ASSUMED	W13/102	13.52	13.20	0.32	2.37
R14/102	ASSUMED	W14/102	37.32	37.06	0.26	0.70
R15/102	ASSUMED	W15/102	38.89	38.65	0.24	0.62
R16/102	ASSUMED	W16/102	17.61	17.38	0.23	1.31
R1/103	ASSUMED	W1/103	38.01	38.00	0.01	0.03
R2/103	ASSUMED	W2/103	37.25	37.23	0.02	0.05
R3/103	ASSUMED	W3/103	13.65	13.62	0.03	0.22
R4/103	ASSUMED	W4/103	13.64	13.59	0.05	0.37
R5/103	ASSUMED	W5/103	37.14	37.10	0.04	0.11
R6/103	ASSUMED	W6/103	13.60	13.51	0.09	0.66



DAYLIGHT ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R7/103	ASSUMED	W7/103	36.42	36.37	0.05	0.14
R8/103	ASSUMED	W8/103	37.17	37.13	0.04	0.11
R9/103	ASSUMED	W9/103	13.93	13.88	0.05	0.36
R10/103	ASSUMED	W10/103	36.82	36.79	0.03	0.08
R11/103	ASSUMED	W11/103	37.59	37.57	0.02	0.05
R12/103	ASSUMED	W12/103	18.00	17.99	0.01	0.06



NSL ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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1 Corbridge Mews

R1/10	ASSUMED	144.3	139.4	139.4	0.0	0.0
R2/10	ASSUMED	144.5	144.5	138.2	6.3	4.4
R1/11	ASSUMED	144.3	138.6	138.6	0.0	0.0
R2/11	ASSUMED	144.5	137.2	137.2	0.0	0.0

7-10 Jane Court

R1/20	ASSUMED	86.6	83.2	83.2	0.0	0.0
R2/20	ASSUMED	122.7	118.3	118.3	0.0	0.0
R3/20	ASSUMED	82.2	78.8	55.9	22.9	29.1
R4/20	ASSUMED	80.2	77.5	51.7	25.8	33.3
R5/20	ASSUMED	131.1	112.5	74.3	38.2	34.0
R1/21	ASSUMED	86.6	83.2	83.2	0.0	0.0
R2/21	ASSUMED	122.7	118.4	118.4	0.0	0.0
R3/21	ASSUMED	82.2	78.8	73.2	5.5	7.0
R4/21	ASSUMED	80.2	77.5	69.9	7.6	9.8
R5/21	ASSUMED	131.1	115.5	86.8	28.8	24.9

1-6 Jane Court

R6/20	BEDROOM	123.4	112.2	99.5	12.7	11.3
R7/20	KITCHEN	70.0	46.8	39.3	7.5	16.0
R8/20	LIVINGROOM	163.7	162.7	161.7	1.0	0.6
R6/21	BEDROOM	123.4	112.9	108.0	4.9	4.3
R7/21	KITCHEN	70.0	67.0	25.9	41.1	61.3
R8/21	LIVINGROOM	163.7	163.0	161.4	1.6	1.0
R1/22	BEDROOM	123.4	112.9	112.9	0.0	0.0
R2/22	KITCHEN	70.0	67.0	67.0	0.0	0.0
R3/22	LIVINGROOM	163.7	163.0	161.8	1.2	0.7

Helena Court

R1/50	ASSUMED	144.4	137.5	137.5	0.0	0.0
R2/50	ASSUMED	129.1	119.3	119.3	0.0	0.0
R4/50	ASSUMED	130.2	126.7	126.7	0.0	0.0
R5/50	ASSUMED	109.6	103.0	102.9	0.1	0.1
R1/51	ASSUMED	144.4	143.1	143.1	0.0	0.0
R2/51	ASSUMED	129.1	119.3	119.3	0.0	0.0
R4/51	ASSUMED	130.2	126.7	126.7	0.0	0.0
R5/51	ASSUMED	109.6	103.0	103.0	0.0	0.0
R1/52	ASSUMED	144.4	143.1	143.1	0.0	0.0
R2/52	ASSUMED	129.1	119.3	119.3	0.0	0.0
R3/52	ASSUMED	130.2	101.0	101.0	0.0	0.0



NSL ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/53		324.4	267.7	267.7	0.0	0.0
100 Victoria Road						
R1/60	ASSUMED	146.8	145.9	144.4	1.6	1.1
R1/61	ASSUMED	146.8	143.1	143.1	0.0	0.0
98 Victoria Road						
R2/60	ASSUMED	153.4	151.4	151.4	0.0	0.0
R2/61	ASSUMED	153.4	147.1	147.1	0.0	0.0
96 Victoria Road						
R3/60	ASSUMED	147.0	145.2	145.0	0.2	0.1
R3/61	ASSUMED	147.0	141.5	141.5	0.0	0.0
94 Victoria Road						
R1/71	ASSUMED	38.8	38.3	38.3	0.0	0.0
R2/71	ASSUMED	97.9	96.3	96.3	0.0	0.0
R3/71	ASSUMED	97.9	96.3	96.3	0.0	0.0
Mercury Court						
R1/100	ASSUMED	124.9	117.8	117.8	0.0	0.0
R2/100	ASSUMED	102.0	101.4	101.4	0.0	0.0
R3/100	ASSUMED	187.6	184.3	184.3	0.0	0.0
R4/100	ASSUMED	186.9	183.9	183.9	0.0	0.0
R5/100	ASSUMED	208.6	200.2	200.2	0.0	0.0
R6/100	ASSUMED	181.3	179.2	179.2	0.0	0.0
R7/100	ASSUMED	183.4	175.7	175.7	0.0	0.0
R8/100	ASSUMED	208.3	204.8	199.6	5.2	2.5
R9/100	ASSUMED	148.3	145.1	145.1	0.0	0.0
R10/100	ASSUMED	104.6	90.9	90.9	0.0	0.0
R11/100	ASSUMED	188.8	187.8	187.5	0.3	0.2
R12/100	ASSUMED	194.3	184.0	184.0	0.0	0.0
R13/100	ASSUMED	225.2	221.3	221.3	0.0	0.0
R14/100	ASSUMED	162.0	155.9	155.9	0.0	0.0
R15/100	ASSUMED	189.8	183.4	183.4	0.0	0.0
R16/100	ASSUMED	192.2	190.3	190.3	0.0	0.0
R1/101	ASSUMED	124.9	117.8	117.8	0.0	0.0
R2/101	ASSUMED	102.0	101.4	101.4	0.0	0.0
R3/101	ASSUMED	187.6	184.3	184.3	0.0	0.0
R4/101	ASSUMED	186.9	183.9	183.9	0.0	0.0



NSL ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R5/101	ASSUMED	208.6	200.2	200.2	0.0	0.0
R6/101	ASSUMED	181.3	179.2	179.2	0.0	0.0
R7/101	ASSUMED	183.4	175.7	175.7	0.0	0.0
R8/101	ASSUMED	208.3	204.8	204.8	0.0	0.0
R9/101	ASSUMED	148.3	145.1	145.1	0.0	0.0
R10/101	ASSUMED	104.6	90.9	90.9	0.0	0.0
R11/101	ASSUMED	188.8	187.8	187.8	0.0	0.0
R12/101	ASSUMED	194.3	184.0	184.0	0.0	0.0
R13/101	ASSUMED	225.2	221.3	221.3	0.0	0.0
R14/101	ASSUMED	162.0	155.9	155.9	0.0	0.0
R15/101	ASSUMED	189.8	183.4	183.4	0.0	0.0
R16/101	ASSUMED	192.2	190.3	190.3	0.0	0.0
R1/102	ASSUMED	124.9	119.6	119.6	0.0	0.0
R2/102	ASSUMED	102.0	101.4	101.4	0.0	0.0
R3/102	ASSUMED	187.6	184.3	184.3	0.0	0.0
R4/102	ASSUMED	186.9	183.9	183.9	0.0	0.0
R5/102	ASSUMED	208.6	201.4	201.4	0.0	0.0
R6/102	ASSUMED	181.3	179.2	179.2	0.0	0.0
R7/102	ASSUMED	183.4	175.7	175.7	0.0	0.0
R8/102	ASSUMED	208.3	204.8	204.8	0.0	0.0
R9/102	ASSUMED	148.3	145.3	145.3	0.0	0.0
R10/102	ASSUMED	104.6	91.2	91.2	0.0	0.0
R11/102	ASSUMED	188.8	187.8	187.8	0.0	0.0
R12/102	ASSUMED	194.3	184.0	184.0	0.0	0.0
R13/102	ASSUMED	225.2	221.3	221.3	0.0	0.0
R14/102	ASSUMED	162.0	155.9	155.9	0.0	0.0
R15/102	ASSUMED	189.8	183.4	183.4	0.0	0.0
R16/102	ASSUMED	192.2	190.3	190.3	0.0	0.0
R1/103	ASSUMED	124.9	119.6	119.6	0.0	0.0
R2/103	ASSUMED	102.0	100.8	100.8	0.0	0.0
R3/103	ASSUMED	187.6	184.3	184.3	0.0	0.0
R4/103	ASSUMED	186.9	183.9	183.9	0.0	0.0
R5/103	ASSUMED	208.6	199.2	199.2	0.0	0.0
R6/103	ASSUMED	203.1	199.8	199.8	0.0	0.0
R7/103	ASSUMED	148.3	145.3	145.3	0.0	0.0
R8/103	ASSUMED	99.2	95.9	95.9	0.0	0.0
R9/103	ASSUMED	204.0	201.5	201.5	0.0	0.0
R10/103	ASSUMED	162.0	156.5	156.5	0.0	0.0
R11/103	ASSUMED	189.8	183.4	183.4	0.0	0.0
R12/103	ASSUMED	192.2	190.3	190.3	0.0	0.0



SUNLIGHT ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

1 Corbridge Mews

R2/10	W2/10	ASSUMED	4	34	6	18	-50.0	47.1						
R2/10	W3/10	ASSUMED	2	4	5	5	-150.0	-25.0	6	36	9	21	-50.0	41.7
R2/11	W2/11	ASSUMED	26	76	26	76	0.0	0.0	26	76	26	76	0.0	0.0

7-10 Jane Court

R3/20	W3/20	ASSUMED	15	55	4	39	73.3	29.1	15	55	4	39	73.3	29.1
R4/20	W4/20	ASSUMED	11	45	2	27	81.8	40.0	11	45	2	27	81.8	40.0
R5/20	W5/20	ASSUMED	1	15	0	10	100.0	33.3						
R5/20	W6/20	ASSUMED	10	44	2	20	80.0	54.5						
R5/20	W7/20	ASSUMED	6	24	0	9	100.0	62.5	10	44	2	24	80.0	45.5
R3/21	W3/21	ASSUMED	19	58	9	47	52.6	19.0	19	58	9	47	52.6	19.0
R4/21	W4/21	ASSUMED	15	54	4	42	73.3	22.2	15	54	4	42	73.3	22.2



SUNLIGHT ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R5/21	W5/21	ASSUMED	1	16	0	13	100.0	18.8						
R5/21	W6/21	ASSUMED	17	52	4	35	76.5	32.7						
R5/21	W7/21	ASSUMED	11	29	2	18	81.8	37.9	17	53	4	36	76.5	32.1
1-6 Jane Court														
R7/20	W9/20	KITCHEN	15	42	13	26	13.3	38.1	15	42	13	26	13.3	38.1
R8/20	W10/20	LIVINGROOM	20	48	19	44	5.0	8.3						
R8/20	W11/20	LIVINGROOM	23	73	22	72	4.3	1.4	23	75	22	72	4.3	4.0
R7/21	W9/21	KITCHEN	19	56	13	28	31.6	50.0	19	56	13	28	31.6	50.0
R8/21	W10/21	LIVINGROOM	21	58	21	46	0.0	20.7						
R8/21	W11/21	LIVINGROOM	25	77	25	77	0.0	0.0	25	88	25	77	0.0	12.5
R2/22	W2/22	KITCHEN	21	57	13	40	38.1	29.8	21	57	13	40	38.1	29.8
R3/22	W3/22	LIVINGROOM	23	63	21	50	8.7	20.6						
R3/22	W4/22	LIVINGROOM	27	77	27	77	0.0	0.0	29	95	27	82	6.9	13.7



SUNLIGHT ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter	Annual	Winter	Annual			Winter	Annual	Winter	Annual		
			APSH	APSH	APSH	APSH			APSH	APSH	APSH	APSH		

Mercury Court

R1/100	W1/100	ASSUMED	16	53	16	52	0.0	1.9	16	53	16	52	0.0	1.9
R2/100	W2/100	ASSUMED	20	62	20	61	0.0	1.6	20	62	20	61	0.0	1.6
R3/100	W3/100	ASSUMED	6	20	6	19	0.0	5.0	6	20	6	19	0.0	5.0
R4/100	W4/100	ASSUMED	6	19	6	18	0.0	5.3	6	19	6	18	0.0	5.3
R1/101	W1/101	ASSUMED	16	53	16	52	0.0	1.9	16	53	16	52	0.0	1.9
R2/101	W2/101	ASSUMED	20	64	20	63	0.0	1.6	20	64	20	63	0.0	1.6
R3/101	W3/101	ASSUMED	6	20	6	19	0.0	5.0	6	20	6	19	0.0	5.0
R4/101	W4/101	ASSUMED	6	19	6	18	0.0	5.3	6	19	6	18	0.0	5.3
R1/102	W1/102	ASSUMED	16	61	16	61	0.0	0.0	16	61	16	61	0.0	0.0
R2/102	W2/102	ASSUMED	22	67	22	67	0.0	0.0	22	67	22	67	0.0	0.0

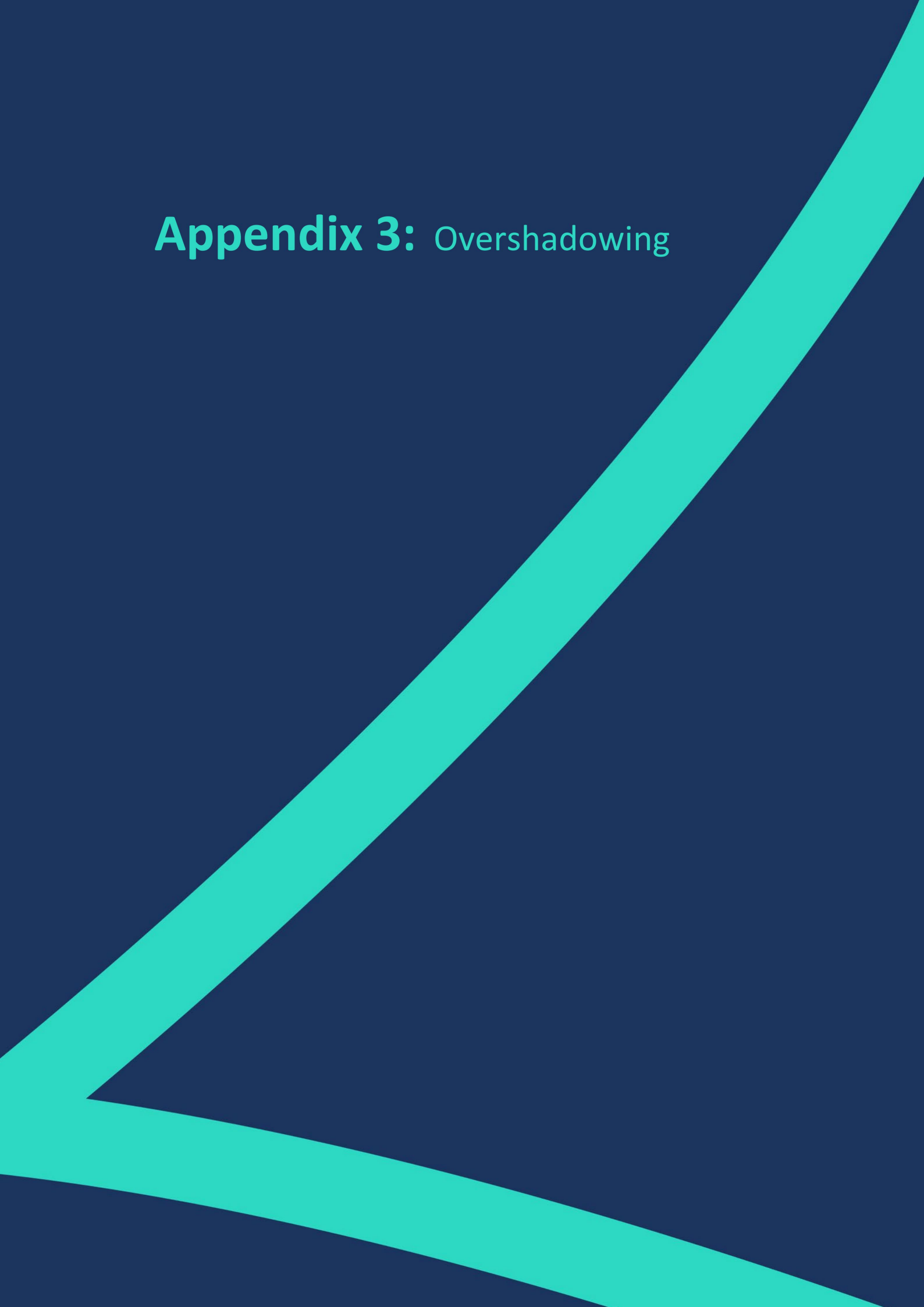


SUNLIGHT ANALYSIS

VICTORIA ROAD, ROMFORD
PROPOSED SCHEME 11/06/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/102	W3/102	ASSUMED	6	20	6	20	0.0	0.0	6	20	6	20	0.0	0.0
R4/102	W4/102	ASSUMED	6	19	6	19	0.0	0.0	6	19	6	19	0.0	0.0
R1/103	W1/103	ASSUMED	23	65	23	65	0.0	0.0	23	65	23	65	0.0	0.0
R2/103	W2/103	ASSUMED	21	60	21	60	0.0	0.0	21	60	21	60	0.0	0.0
R3/103	W3/103	ASSUMED	6	20	6	20	0.0	0.0	6	20	6	20	0.0	0.0
R4/103	W4/103	ASSUMED	6	19	6	19	0.0	0.0	6	19	6	19	0.0	0.0

Appendix 3: Overshadowing





Existing Buildings



Proposed Scheme

Sources: Zmap Ltd
Survey Info (received 10/03/23)

DCSK Design
Proposed Info (received 11/06/24)
67-71 Victoria Road Elevations_2024 06 11.dwg
67-71 Victoria Road Units_2024 06 11.dwg
67-71 Victoria Road_2024 06 11.dwg

Key:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight

50% Percentage of area with more than 2 hours of direct sunlight

Scheme Confirmed: -

Date: -

Project: Victoria Road Romford

Drawn By: SR

Scale: 1:500 @ A3

Date: Jun 24

Title: BRE 2hr Sunlight Test
March 21st
Proposed Scheme 11/06/24

Dwg No: P3295/SHA/11

Rel: 06





Existing Buildings



Proposed Scheme

Sources: Zmap Ltd
Survey Info (received 10/03/23)

DCSK Design
Proposed Info (received 11/06/24)
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Date: -

Project: Victoria Road Romford

Drawn By: SR

Scale: 1:500 @ A3

Date: Jun 24

Title: BRE 2hr Sunlight Test
June 21st
Proposed Scheme 11/06/24

Dwg No: P3295/SHA/12

Rel: 06



