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DAYLIGHT & SUNLIGHT REPORT

The Martlets, Burgess Hill
The Martlets Shopping Centre,
Burgess Hill

Our Ref: 1542

19 May 2025

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Appendix 1 – Drawings of the existing, proposed and surrounding buildings

Appendix 2 – Detailed results of the daylight and sunlight assessment within
neighbouring properties

Report details

Client: New River Retail (UK) Ltd

Prepared by: KP

Checked by: EK

Date of issue: 19.05.25

1 Introduction

- 1.1.1 eb7 have been instructed to assess the effect of proposed development at Martlets Shopping Centre, Burgess Hill on daylight and sunlight to the existing surrounding properties. These assessments consider the latest Corstorphine & Wright scheme proposals dated 09.04.25
- 1.1.2 The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 2nd edition, 2022).
- 1.1.3 In order to carry out an assessment, we have generated a 3D computer model (Test Environment) of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings.
- 1.1.4 The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site.
- 1.1.5 Planning consent was granted on the site March 2016 (planning ref: DM/15/3858); the impact of the current proposal has therefore been compared to this consented scheme alongside comparison to the existing position to demonstrate that there are only small variations in the daylight & sunlight position for the proposed scheme when compared to the consented scheme.

2 Guidance

Site layout planning for daylight and sunlight: A guide to good practice', BRE 2022'

- 2.1.1 The Building Research Establishment (BRE) Report 209, '*Site layout planning for daylight and sunlight: A guide to good practice*', is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within a proposed new development.
- 2.1.2 The guidance given within the BRE document makes direct reference to the British Standard BS EN17037 (2018) and the CIBSE (Chartered Institute of Building Services Engineers) guide LG10: Daylighting – a guide for designers (2014). It is intended to be used in conjunction with these documents, which provide guidance on the assessment of daylight and sunlight within new buildings.
- 2.1.3 The 2022 update to the BRE guidance was published on 9th June 2022. The assessment methodologies and target metrics in respect of the impacts to neighbouring properties remain broadly unchanged from the earlier guidance save for some areas of clarification. The primary change relates to the assessment of internal daylight and sunlight amenity within the proposed habitable accommodation. The new guidance reflects the British Standard BS EN17037, published in 2018, which was based on the relevant European Standard but included a 'National Annex' clarifying the proposed application of the new internal guidance within the UK.
- 2.1.4 Detailed guidance upon the updated internal amenity standards is set out below. It is however important to note that the standard set out in BS EN70137 / BRE 209 (2022) are generally harder to achieve than the previous Average Daylight Factor (ADF) assessments adopted under the 2011 version of the guidance. A lower compliance rate with the new targets does is not therefore indicative of a less acceptable scheme as the difference in the assessment metrics should be noted. This is particularly so in respect of urban development where a number of important design factors such as the provision of balcony private amenity space and limiting solar gain / overheating may lead to a trade-off against achieving higher internal

2.2 Detailed daylight assessments (neighbouring properties)

- 2.2.1 The guidance outlines detailed methods for calculating daylight to neighbours - the Vertical Sky Component (VSC) and the No-Skyline (NSL).
- 2.2.2 The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be received. It is measured on the outside face of the external walls, usually at the centre

point of a window.

- 2.2.3 The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property.
- 2.2.4 For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -
- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and
 - Levels of NSL within rooms are reduced to less than 0.8 times their former values.
- 2.2.5 Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no skyline may be unavoidable"* (page 16, paragraph 2.2.12).

2.3 Detailed sunlight assessments (neighbouring properties)

- 2.3.1 For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year.
- 2.3.2 In assessing sunlight effects to existing properties surrounding a new development, 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.
- 2.3.3 The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.

3 Application of the guidance

3.1 Scope of assessment

Impact analysis for neighbouring buildings

- 3.1.1 The BRE guidelines advise that, when assessing any potential effects on surrounding properties, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. At paragraph 2.2.2 it states: -

"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."

- 3.1.2 Our assessments therefore consider the neighbouring residential properties only, which the BRE recognises have the highest expectation for natural light. We have tested the impact on the main rooms in each residential property and ignored non-habitable space (e.g., staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.

Assessment for proposed accommodation

- 3.1.3 Our assessment has considered all of the proposed residential units within the scheme. The daylight assessment considers all of the main habitable rooms (bedrooms, living rooms, kitchens etc.), toilets, hallways and staircases are not considered habitable use.
- 3.1.4 For sunlight the BRE acknowledges that windows with a predominantly northern orientation are unlikely to satisfy its targets and that main living rooms are most important. Therefore, our sunlight assessment focusses on the relevant living areas with windows facing within 90° of due south only.

3.2 Application of the numerical criteria

- 3.2.1 The opening paragraphs of the BRE guidelines state:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."

Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design... In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic 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".

- 3.2.2 It is therefore very important to apply the BRE guidance sensibly and flexibly, with

careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very challenging and conflict with other beneficial factors of site layout design.

- 3.2.3 With the above in mind, rigid adherence to the BRE in certain situations could easily result in an inappropriate form of development. In which case it may be appropriate to adopt lower target values more appropriate to the location concerned. This is acknowledged in the BRE guidance at paragraph 2.2.3 (page 7):

"Note that numerical values given here are purely advisory. Different criteria maybe used, based on the requirements for daylighting in an area viewed against other site layout constraints.

- 3.2.4 For buildings that neighbour a new development, the guidance suggests that daylight will be adversely affected by the development, if either; its windows achieve a VSC below 27% and have their levels reduced to less than 0.8 times their former value, or the levels of NSC within rooms are reduced to less than 0.8 times their former values.

Appendix F – Setting alternative target values

- 3.2.5 In certain situations, the BRE guidance suggests that alternative target values may be set for the assessment of daylight and sunlight to neighbouring buildings.

"F1 Sections 2.1, 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylighting needs of the proposed development itself."

"F5. A similar approach may be adopted in cases where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. Figure F3 shows an example, where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary."

Assessment of dwellings with balconies

- 3.2.6 Care must be taken when assessing the impact of a development proposal upon neighbouring properties that have been provided with external overhanging or recessed balconies. These balconies are intended to provide additional outdoor amenity to the apartments, but they also inhibit the access to/potential for daylight and sunlight. The BRE guidance gives the following statements in this regard:

"2.2.11 - Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large impact on the VSC, and on the area receiving direct skylight (NSC). One way to demonstrate this would be to carry out an additional calculation of the VSC and the area receiving direct skylight for both existing and proposed situations without the balcony in place."

"2.2.12 - A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or if it is recessed into the building so that it is obstructed on both sides as well as above."

4 Planning Policy

- 4.1.1 We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.
- 4.1.2 The need to protect amenity of neighbours is echoed within recent publications from the Mayor of London and the Secretary of State for Housing, Communities and Local Government. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied in consideration of the development's context.

4.2 Mid Sussex Local Plan 2004

- 4.2.1 The 2004 Mid Sussex local plan sets out in the Energy and Water conservation section; -

Developers should also have regard to how much daylight and sunlight is received within and between existing and proposed buildings. This will help increase a building's energy efficiency, as effective daylighting reduces the need for electric light, while sunlight can be used as a source of energy to meet some of a building's heating requirements. People expect good natural lighting in their homes and other non-domestic buildings. Whilst these factors will need to be assessed on site, useful guidance is set out in 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (Building Research Establishment Report BR209 1991). Adequate daylight and sunlight should be achieved without the need to remove existing trees on the site.

4.3 The National Planning Policy Framework - Department for Housing, Communities and Local Government (December 2023)

- 4.3.1 The latest version of the National Planning Policy Framework sets out planning policies for England and how these are expected to be applied. In respect of daylight and sunlight it stresses the need to make optimal use of sites and to take a flexible approach to daylight and sunlight guidance. Para 129 States: -

11. Making effective use of land

Achieving appropriate densities

"129. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low

densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach 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).

5 Sources of Information & Assumptions

- 5.1.1 Scheme drawings from Corstorphine Wright, photogrammetric survey & site photographs have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.
- 5.1.2 Where survey or planning information was unavailable, the position of the neighbouring property elevations has been estimated based upon brick counts from site photographs. Window positions and dimensions used directly affect the results of all assessment methods.
- 5.1.3 We have not sought access to the surrounding properties and, unless we have been able to source floor layouts via public records, the internal configuration and floor levels have been estimated. Unless the building form dictates otherwise, we assume room depths of c. 4.2m for principal living space. Room layouts used directly affect the results of the NSL
- 5.1.4 Where possible neighbouring building use has been identified via online research, including Valuation Office Agency (VOA) searches, and/or external observation.
- 5.1.5 The full list of sources of information used in this assessment is as follows: -

5.2 Corstorphine + Wright Architects

3D Model

BHL-CWA-B1-ZZ-M3-A-0001.rvt
 BHL-CWA-B2-ZZ-M3-A-0001.rvt
 BHL-CWA-B3-ZZ-M3-A-0001.rvt
 BHL-CWA-B3-ZZ-M3-A-0001_Facade O1.rvt
 BHL-CWA-B5-ZZ-M3-A-0001.rvt
 BHL-CWA-ZZ-ZZ-M3-A-0001.rvt
 BHL-WAT-B1-ZZ-M3-S-001000.rvt
 BHL-WAT-B2-ZZ-M3-S-002000.rvt
 Burgess Hill_CONTEXT_221019.skp
 07/05/2025

5.3 West Sussex Planning Portal

GF 105-107 Church Walk

12/180/Loc

6 The Site and Proposal

- 6.1.1 The site is located at The Martlets, Burgess Hill and currently contains The Martlets Shopping Centre and its associated car parking. The proposals involve complete redevelopment of the site to provide a new Mixed use scheme containing residential and commercial buildings.

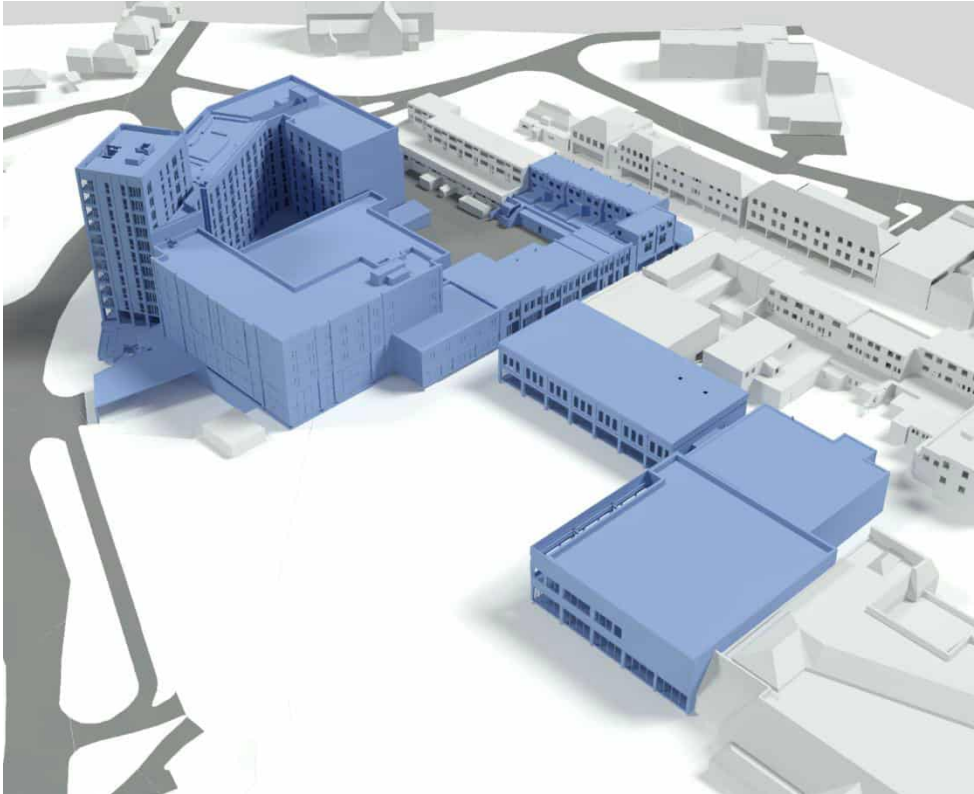


Image 1 - 3D view of the proposed development and context

7 Assessment results

7.1 Daylight and sunlight to neighbouring buildings

7.1.1 Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties as well as window maps showing individual window references are attached within Appendix 1.

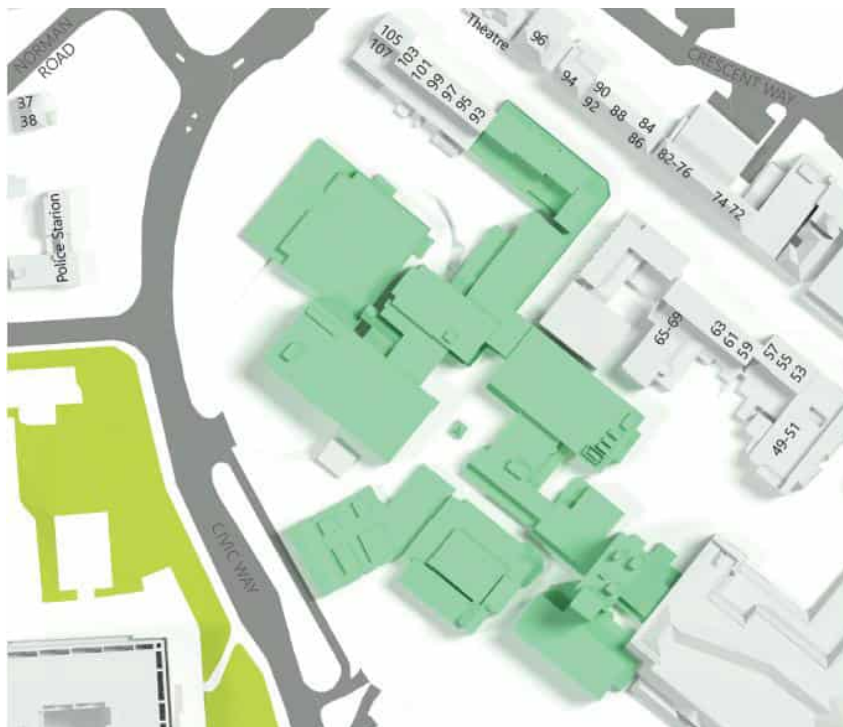
7.1.2 Our assessment has considered all of the closest neighbouring residential properties with windows overlooking the proposed development. These are shown on the following image:

- | | |
|-----------------------------|-----------------------------|
| 1. 93-107 Church Walk (Odd) | 2. 49-69 Church Walk (Odd) |
| 3. 84-86 Church Walk | 4. 72-82 Church Walk (Even) |
| 5. 37-38 Norman Road | 6. 88-96 Church Walk (Even) |

7.1.3 The following properties meet target values for daylight & sunlight as per the BRE Guidelines and are not commented on further:

- | | |
|---------------------------|-----------------------------|
| 1. 49-57 Church Walk Road | 2. 61-69 Church Walk (Odd) |
| 3. 84-86 Church Walk | 4. 72-82 Church Walk (Even) |
| 5. 37-38 Norman Road | 6. 88-96 Church Walk (Even) |

Commentary on the remaining properties below



Map showing site location and neighbouring residential properties



Image 2 - 93-107 Church Walk

- 7.1.4 These properties are shown above and are assumed to be of residential use on the first and second floors with a commercial unit beneath, with the exception of 105-107 Church Walk which is entirely of residential use following its conversion.
- 7.1.5 Due to a lack of layout information available, room layouts and uses on the first and second floor have been assumed across these properties from online imagery and site visit photographs.
- 7.1.6 The results of the VSC assessments for this property demonstrate 21 of the 65 windows meet target values for VSC. In NSL terms 27 of the 35 rooms meet target values as per the BRE Guidelines.
- 7.1.7 When comparing the existing and proposed situations, the following properties experience transgressions from the BRE Guidelines' recommendations (all other windows and rooms not referred to below experience less than 20% reductions in VSC, daylight distribution and APSH):
- 93 Church Walk: one window experiences a maximum of a 23% VSC reduction (where windows do not retain in excess of 27% VSC).
 - 95 Church Walk: four windows experience a maximum of a 26% VSC reduction (where windows do not retain in excess of 27% VSC).
 - 97 Church Walk: four windows experience a maximum of a 30% VSC reduction (where windows do not retain in excess of 27% VSC).
 - 99 Church Walk: five windows experience a maximum of a 34% VSC reduction (where windows do not retain in excess of 27% VSC). Two rooms experience a maximum of a 24% reduction in daylight distribution on the basis of a reasonably assumed layout

- 101 Church Walk: five windows experience a maximum of a 37% VSC reduction (where windows do not retain in excess of 27% VSC). Two rooms experience a maximum of a 40% reduction in daylight distribution on the basis of a reasonably assumed layout
- 103 Church Walk: six windows experience a maximum of a 38% VSC reduction (where windows do not retain in excess of 27% VSC). Three rooms experience a maximum of a 45% reduction in daylight distribution on the basis of a reasonably assumed layout
- 105-107 Church Walk: nineteen windows experience a maximum of 89% VSC reduction (where windows do not retain in excess of 27% VSC). Six rooms experience a maximum of a 78% reduction in daylight distribution.

- 7.1.8 In regards to 105-107 Church Walk, the larger VSC Impacts are to ground floor windows on entrance doors to the property. Which in itself also has a large overhang obstructing light from above. While these windows do serve directly to the LKD's W1 & W8 are larger windows supplying most of the daylight. While there are still reductions in daylight to these windows, they do not experience more than a 5% proportional loss than that in the contested scheme. Similarly, in NSL terms, the larger reductions are to these ground floor rooms which are deep single aspect rooms which as per the BRE Guidelines, rooms over 5m deep are unlikely to meet DD target values given their room depth.
- 7.1.9 When considering the comparison between the consented and proposed situations, all windows experience no greater than a 10% proportional reduction in VSC from the consented position.
- 7.1.10 In our opinion, the reductions in VSC from the consented position are small and will result in a similar level of daylight intensity as experienced by residents. Additionally, the ground floor of properties 93-103 are likely commercial space and would not be considered from a daylight & sunlight point of view.
- 7.1.11 With reference to the thirteen rooms experiencing reductions in daylight distribution greater than 20%), four appear likely to be circulation spaces, which are not considered sensitive to daylight and sunlight, whilst a further six appear likely to serve bedrooms which the BRE Guidelines define as being "less important" in relation to daylight distribution. Two of the rooms are large deep LKD's which as per the BRE Guidelines, rooms over 5m deep are unlikely to meet DD target values given their room depth.



103 Church Walk, showing likely bathroom on left hand side of second floor and entrance corridor on left hand side of first floor

- 7.1.12 In sunlight terms, all rooms meet their annual APSH target values as per the BRE guidelines. Two rooms (R1 on the first and second floor) within nos.105-107 experience APSH impacts solely in the winter months. However these rooms retain upwards of 32% APSH across the whole year thus likely will remain well sunlit.
- 7.1.13 In summary, therefore, the majority of rooms and all windows, in our opinion, experience small and likely unnoticeable changes in daylight and sunlight in the proposed position when compared to the consented position. There are a small number of rooms which experience larger reductions in NSL, but the majority of these rooms are in our opinion either not sensitive or less sensitive to daylight with the remaining rooms likely to be well artificially lit.

59 Church Walk – Assumed Room Layouts



- 7.1.14 This property is located to the north of the site. It is assumed to be residential use on solely the first and second floors with commercial on the ground floor. Room layouts and uses on the first and second floor have been assumed across these properties from online imagery and site visit photographs.

Daylight

- 7.1.15 The results of the VSC assessments for this property demonstrate full compliance with the BRE guidance. In NSL terms four of the five rooms meet target values as per the BRE Guidelines. The one room experiencing a reduction of 51% is on the ground floor which from online imagery appears to be of commercial use. Additionally, it is likely larger than 5m deep, which as per the BRE is likely to struggle to meet daylight distribution target values given the room depth.

Sunlight

- 7.1.16 The results of the APSH assessments for this property demonstrate full compliance with the BRE guidance: the retained APSH levels shown are well in excess of the suggested numerical targets.

8 Conclusions

- 8.1.1 This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the proposed development at The Martlets, Burgess Hill on the key neighbouring properties.

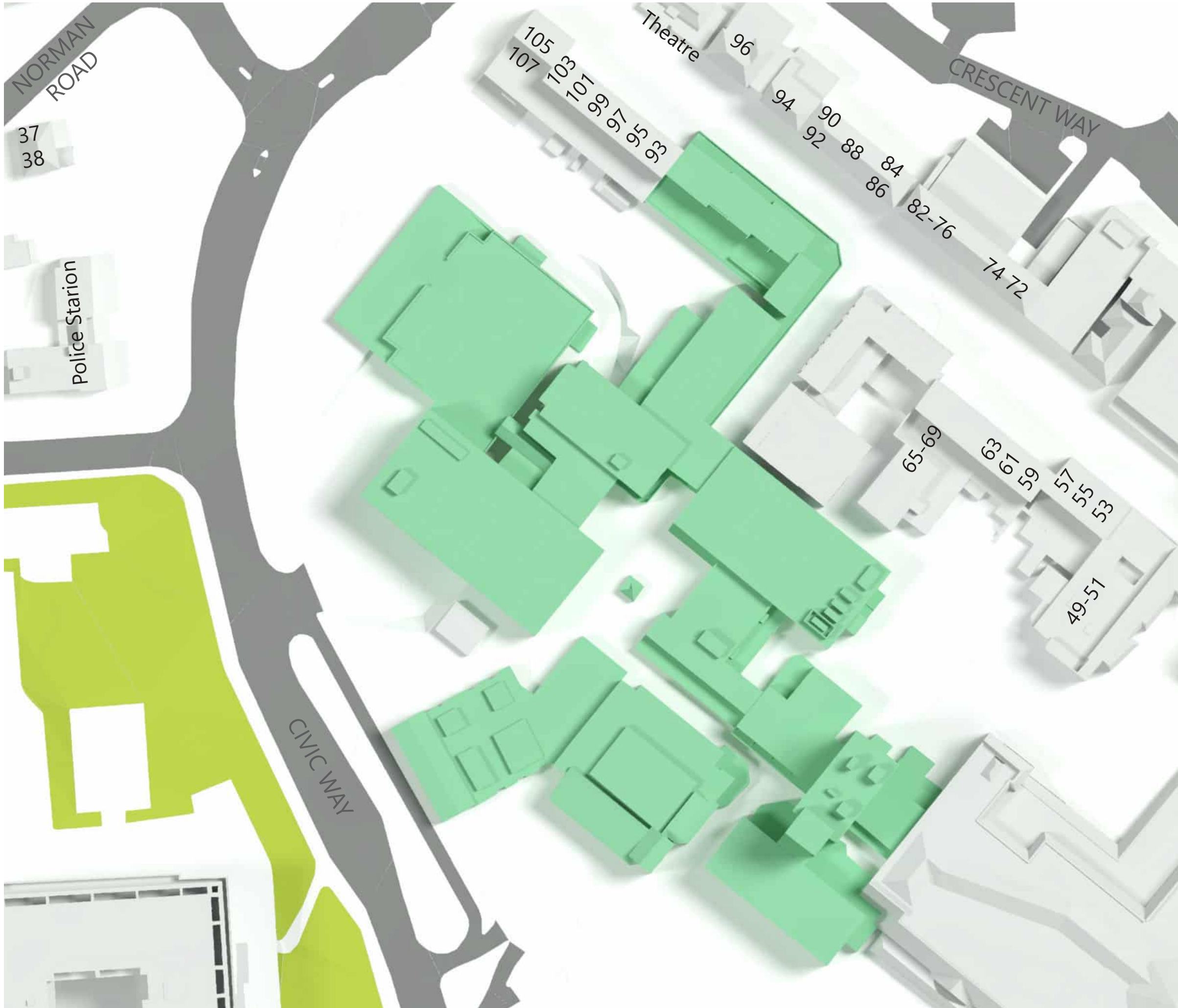
8.2 Daylight and sunlight impact to neighbouring properties

- 8.2.1 Our assessments have been undertaken using the VSC, NSL (daylight) and APSH (sunlight) tests set out within the BRE guidance. The majority of surrounding windows and rooms are in accordance with the recommendations in the BRE Guidelines for daylight & sunlight. Where there are transgressions from the BRE Guidelines' recommendations, when the impact of the current proposal is compared to the previously consented daylight & sunlight position, all windows in the surrounding properties; either experience an increase in VSC (daylight) with the current proposal in place compared to the consented position; or experience a reduction of less than 10% of their consented level of daylight; in our opinion, these are small reductions and are likely to result in a similar daylight and sunlight position experienced by the residents. There are a small number of rooms which experience larger reductions in daylight distribution but the majority of these rooms are considered to be either not sensitive or less sensitive to daylight. Moreover, as per the BRE Guidance, daylight distribution results shouldn't be relied upon where room layouts are not known.
- 8.2.2 The assessment of sunlight to neighbouring rooms has also shown a very high level of compliance with the BRE criteria, with the results showing full 100% compliance with the Annual APSH targets, and a 99% compliance in winter sunlight



Appendix 1

Drawings of the existing, proposed and surrounding buildings



Sources of information

Vertex
Filename.dwg
Received 03/11/2014

C&W
Revit models in IR17
Received 08/05/2025
2D layouts in IR18
Received 13/05/2025

EB7 Ltd
Site Photographs
Ordnance Survey



Key		Existing Building
		Surrounding Context
		Proposed Development

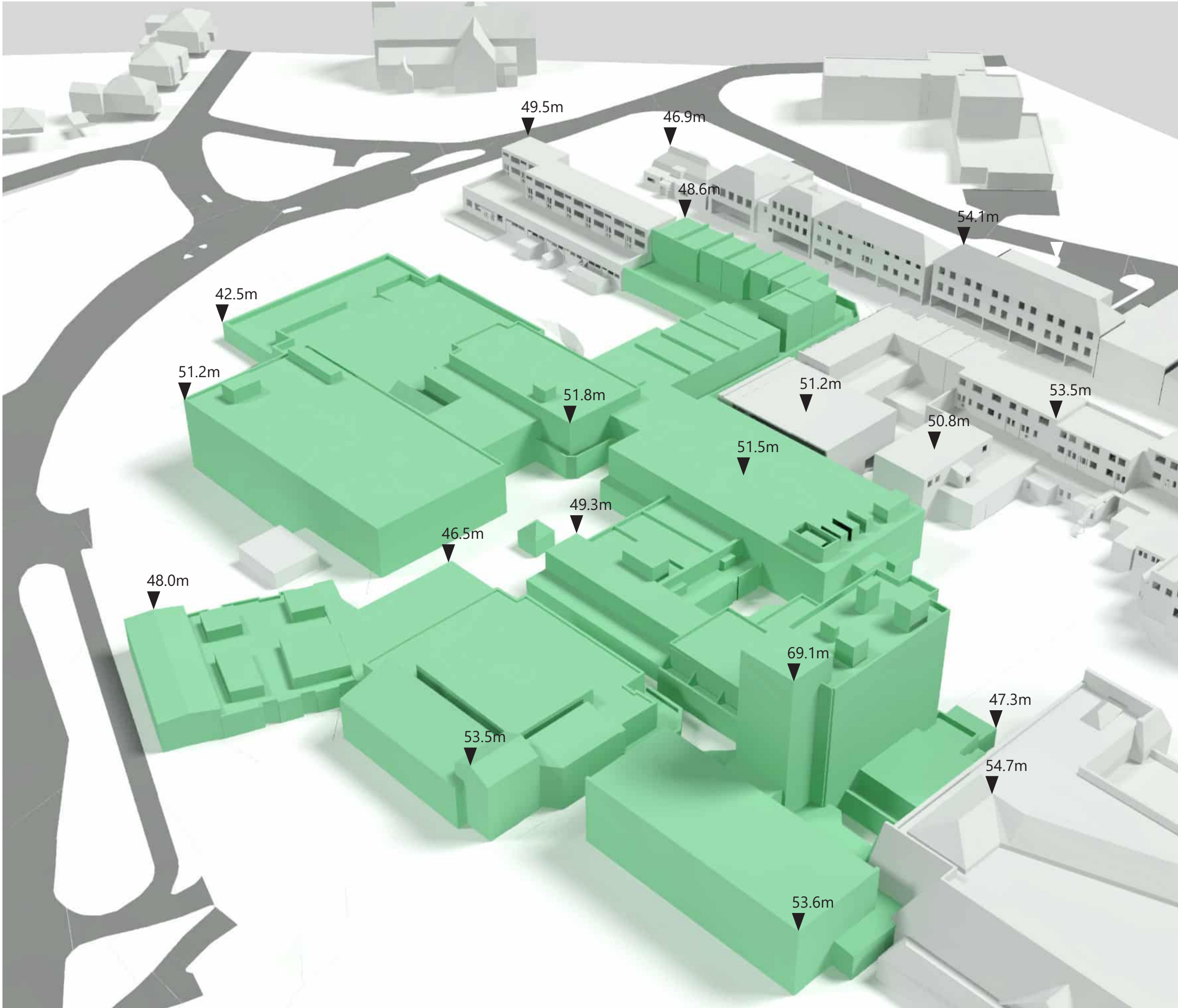
Project The Martlets
Burgess Hill
RH15

Title Existing Condition
Plan View

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Sources of information

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Ordnance Survey

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		Surrounding Context
		Proposed Development

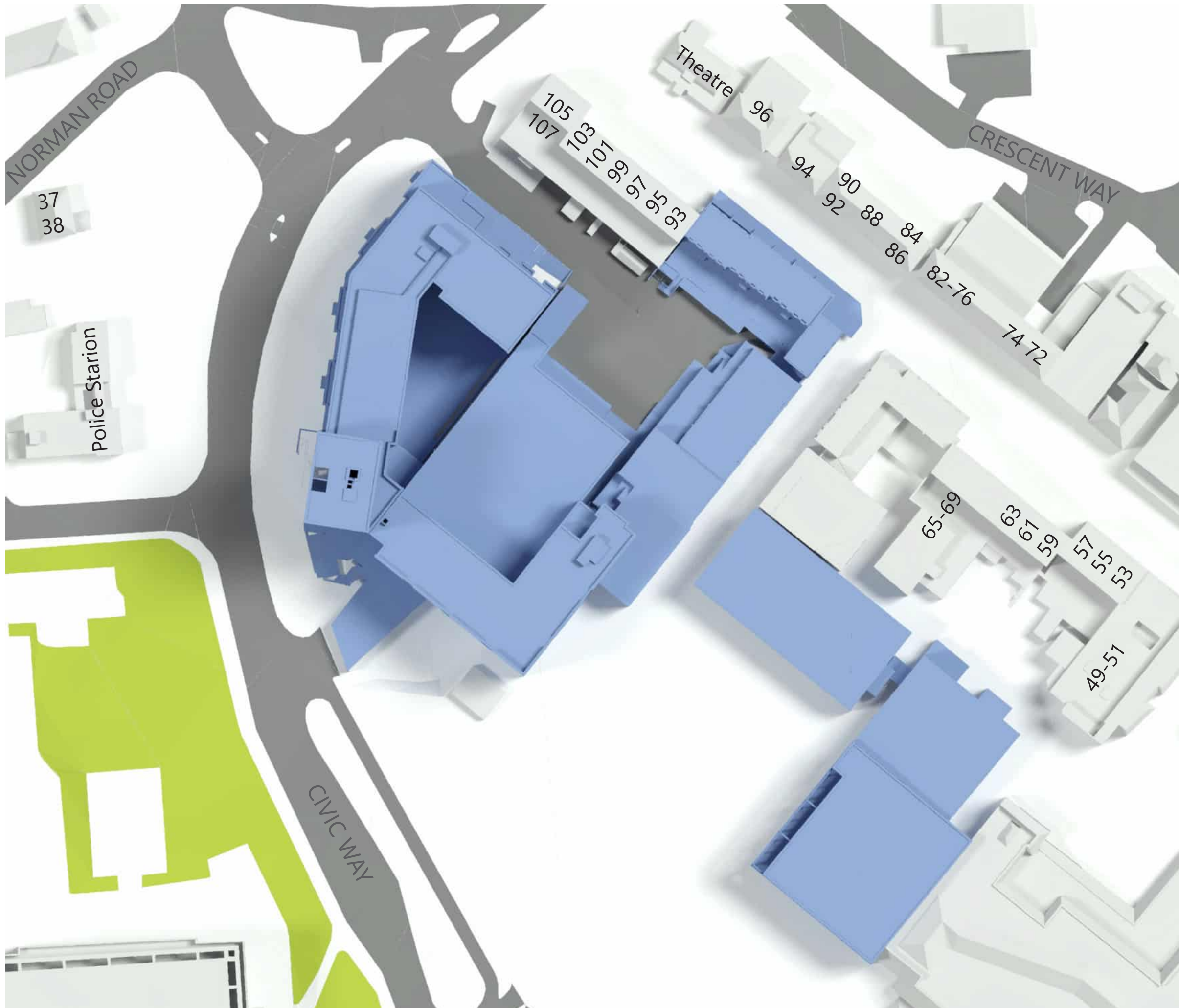
Project The Martlets
Burgess Hill
RH15

Title Existing Condition
3D View

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Sources of information

Vertex
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Received 08/05/2025
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Received 13/05/2025

EB7 Ltd
Site Photographs
Ordnance Survey



Key		Existing Building
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		Proposed Development

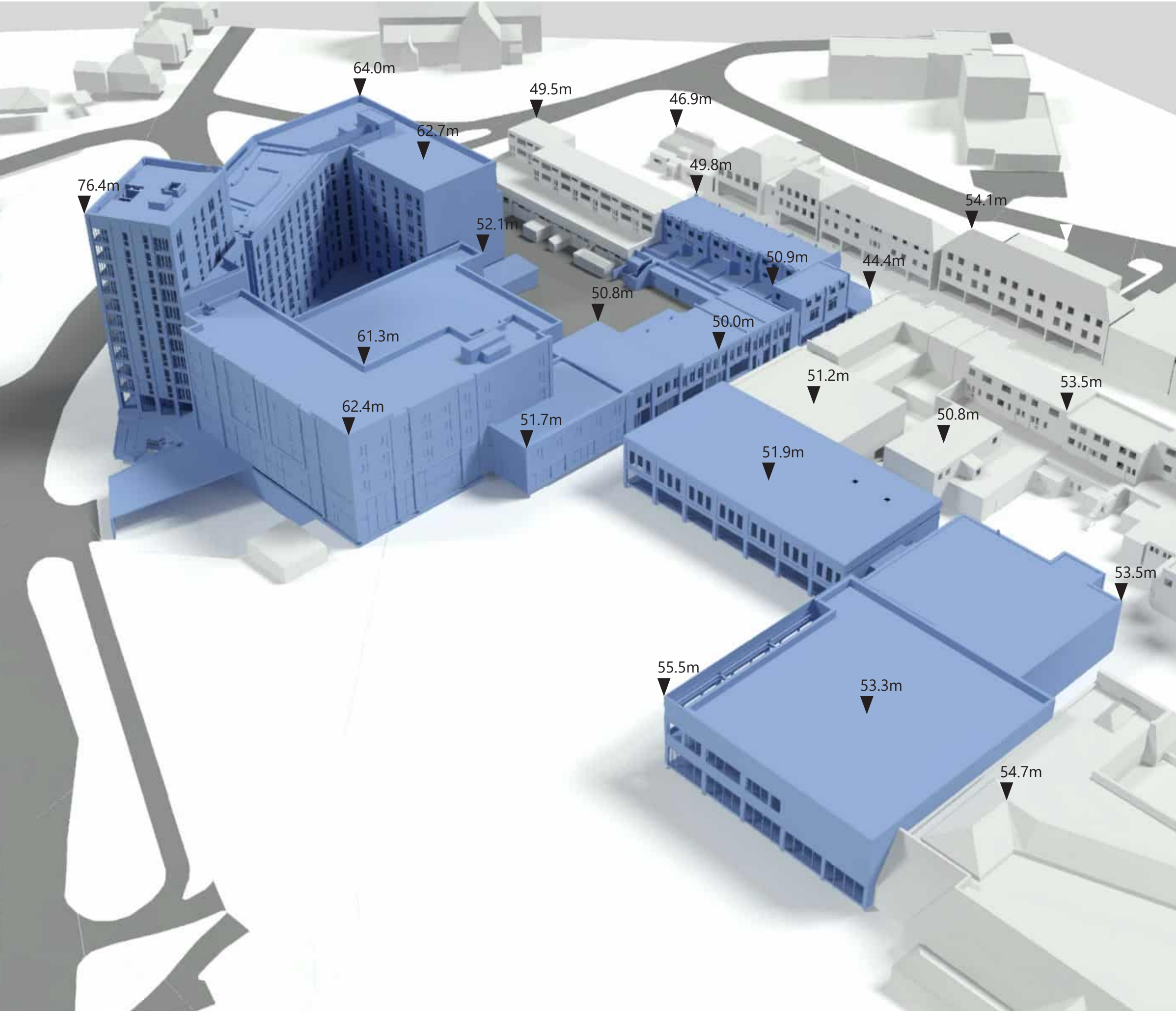
Project The Martlets
Burgess Hill
RH15

Title Proposed Development
Plan View

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Sources of information

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Revit models in IR17
Received 08/05/2025
2D layouts in IR18
Received13/05/2025

EB7 Ltd
Site Photographs
Ordnance Survey

Key		Existing Building
		Surrounding Context
		Proposed Development

Project	The Martlets Burgess Hill RH15		
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Title	Proposed Development 3D View		
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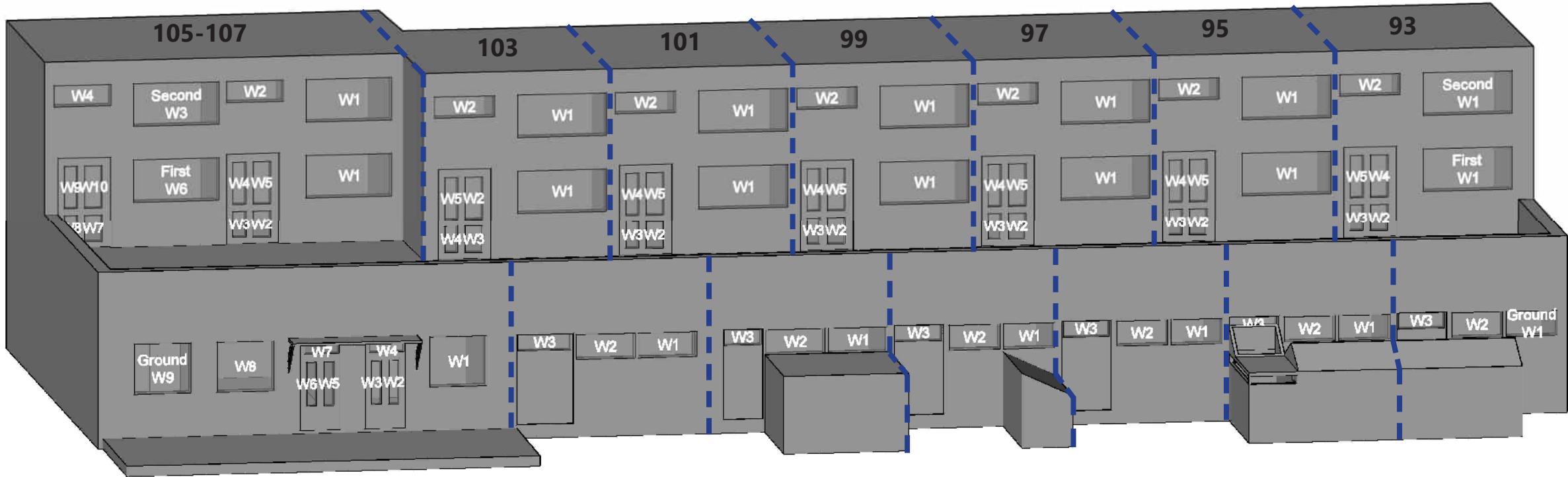
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Sources of information

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EB7 Ltd
Site Photographs
Ordnance Survey



Project	The Martlets Burgess Hill RH15		
Title	93 to 105 Church Walk Window Map		
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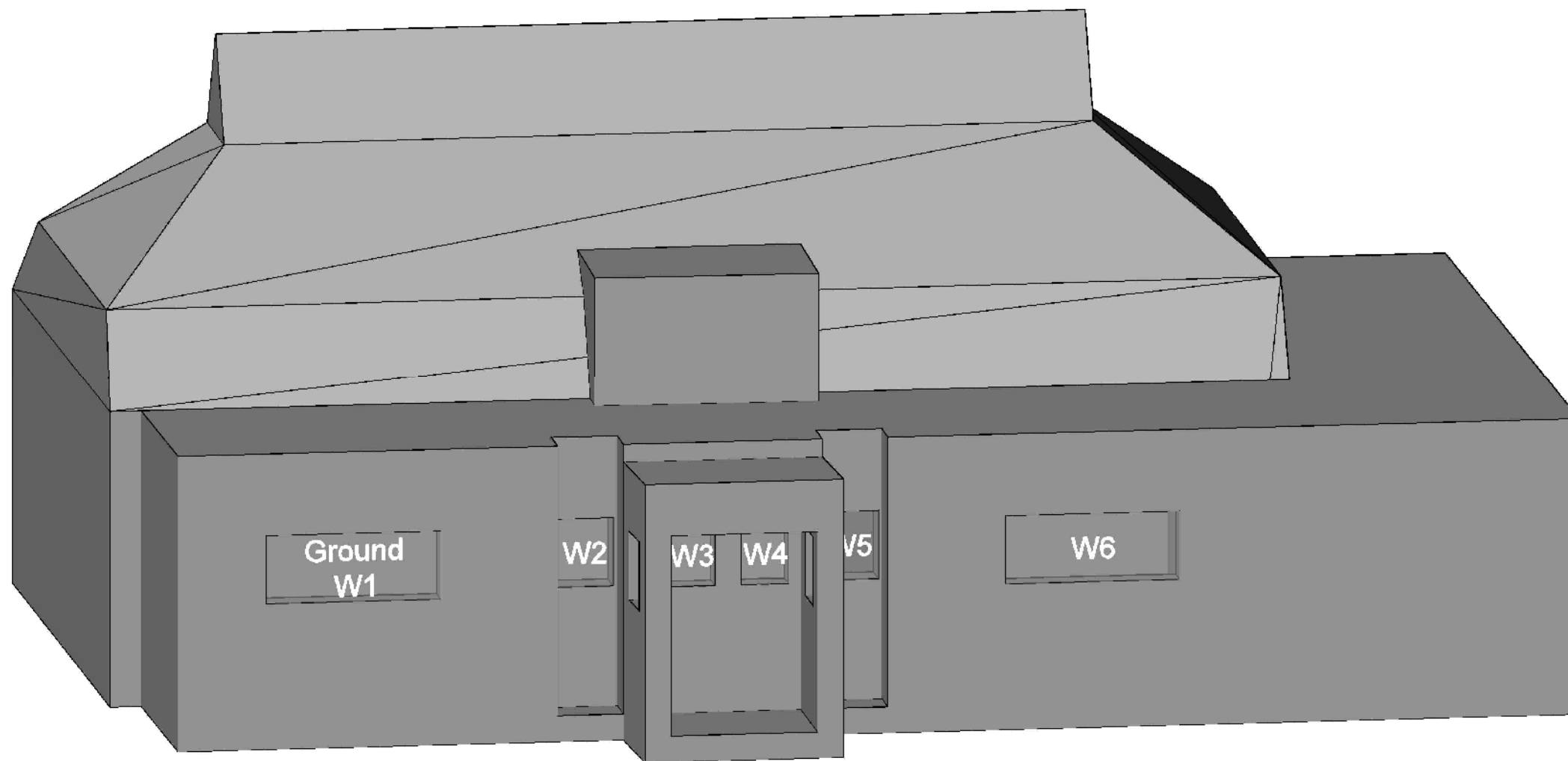
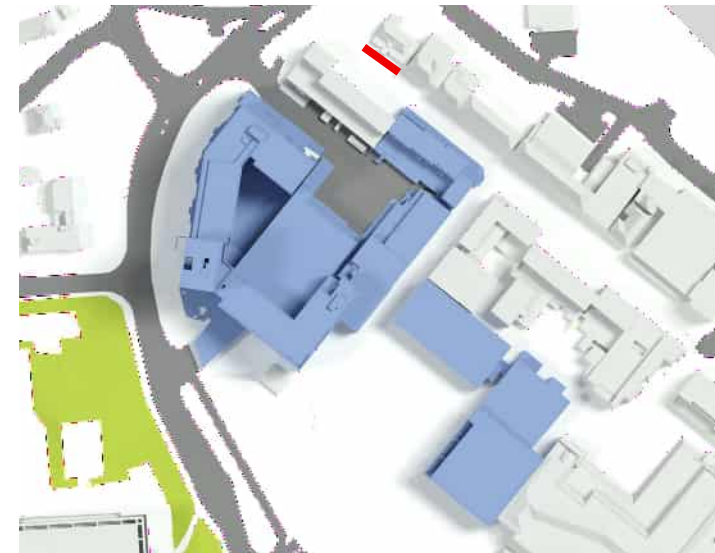
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Project The Martlets
Burgess Hill
RH15

Title Theater
Window Map

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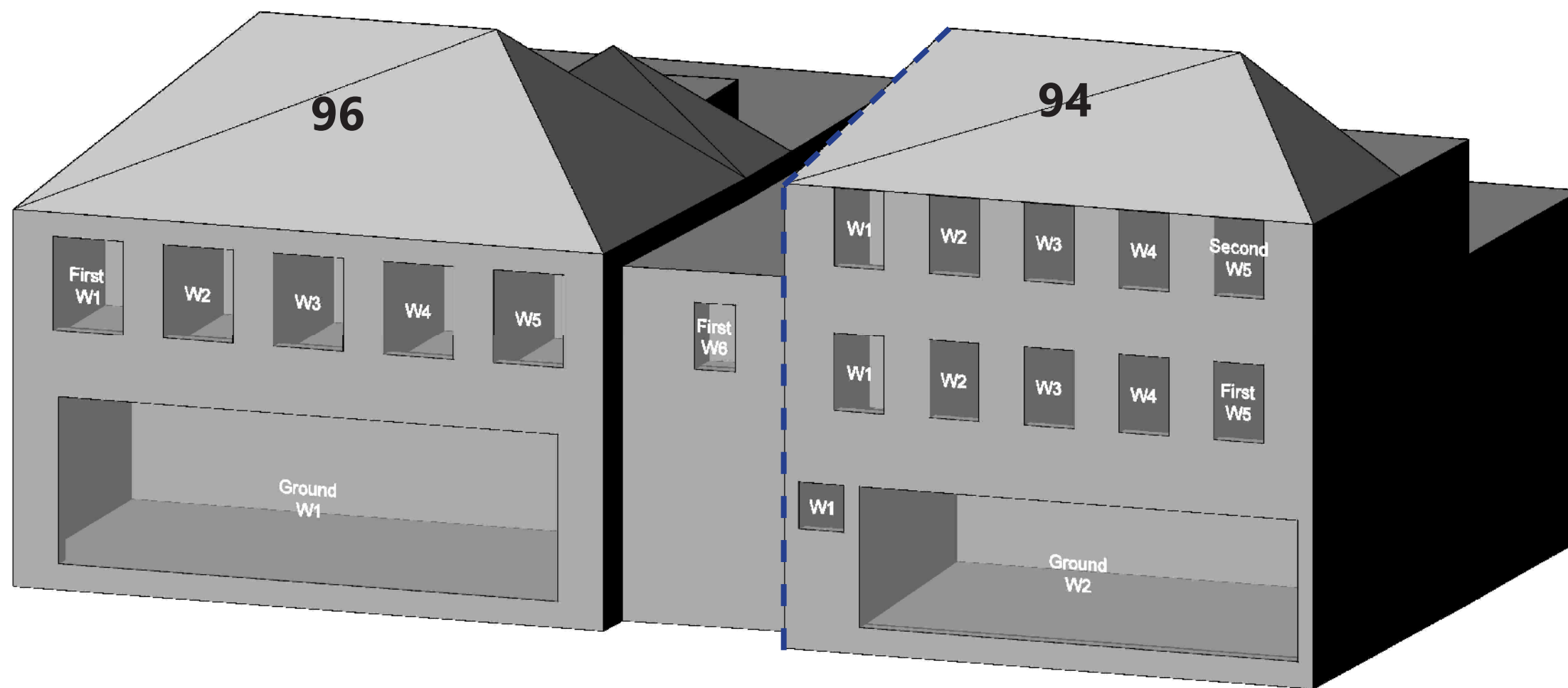
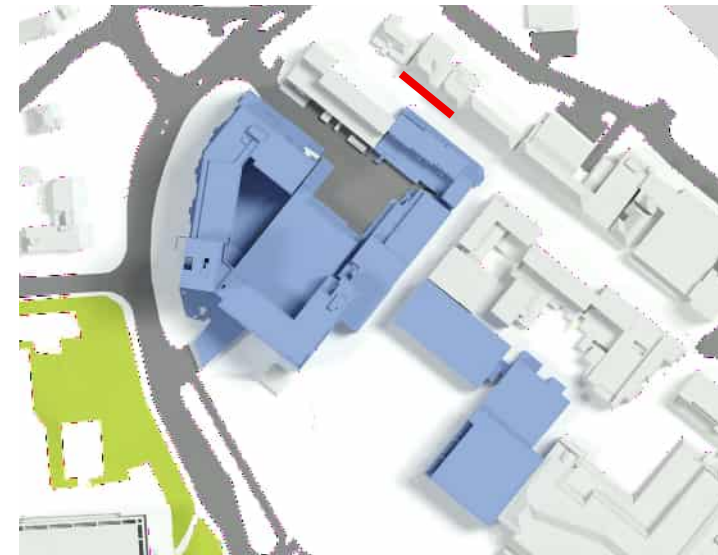
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Site Photographs
Ordnance Survey



Project The Martlets
Burgess Hill
RH15

Title 94-96 Church Walk
Window Map

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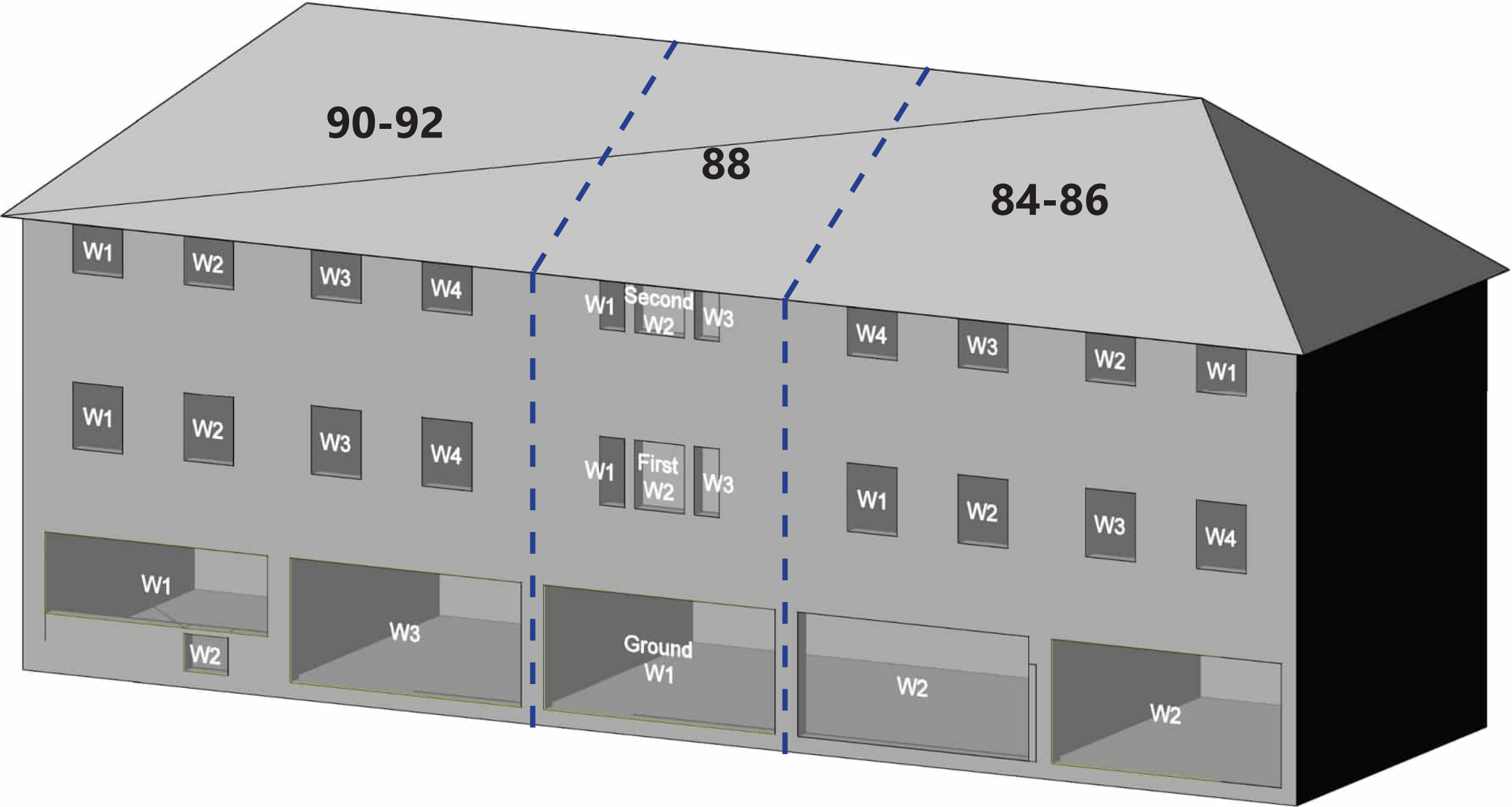
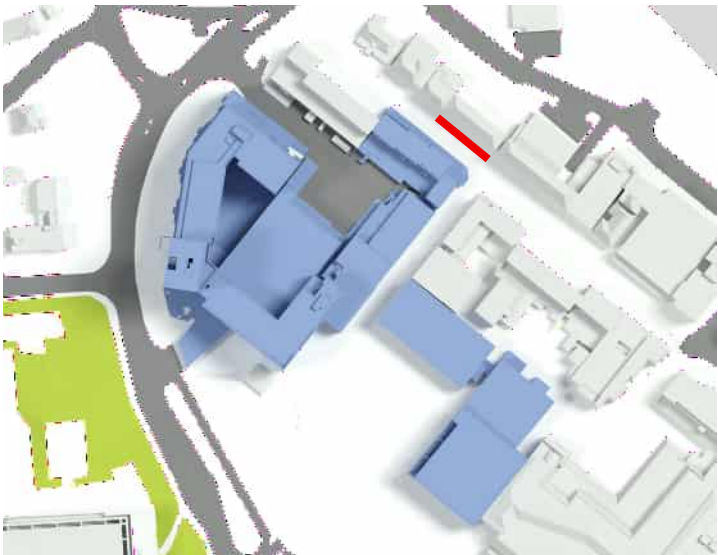
Date 15/05/2025 Project 1542

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Sources of information

Vertex
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Site Photographs
Ordnance Survey



Project The Martlets
Burgess Hill
RH15

Title 84 to 92 Church Walk
Window Map

Drawn VR Checked --

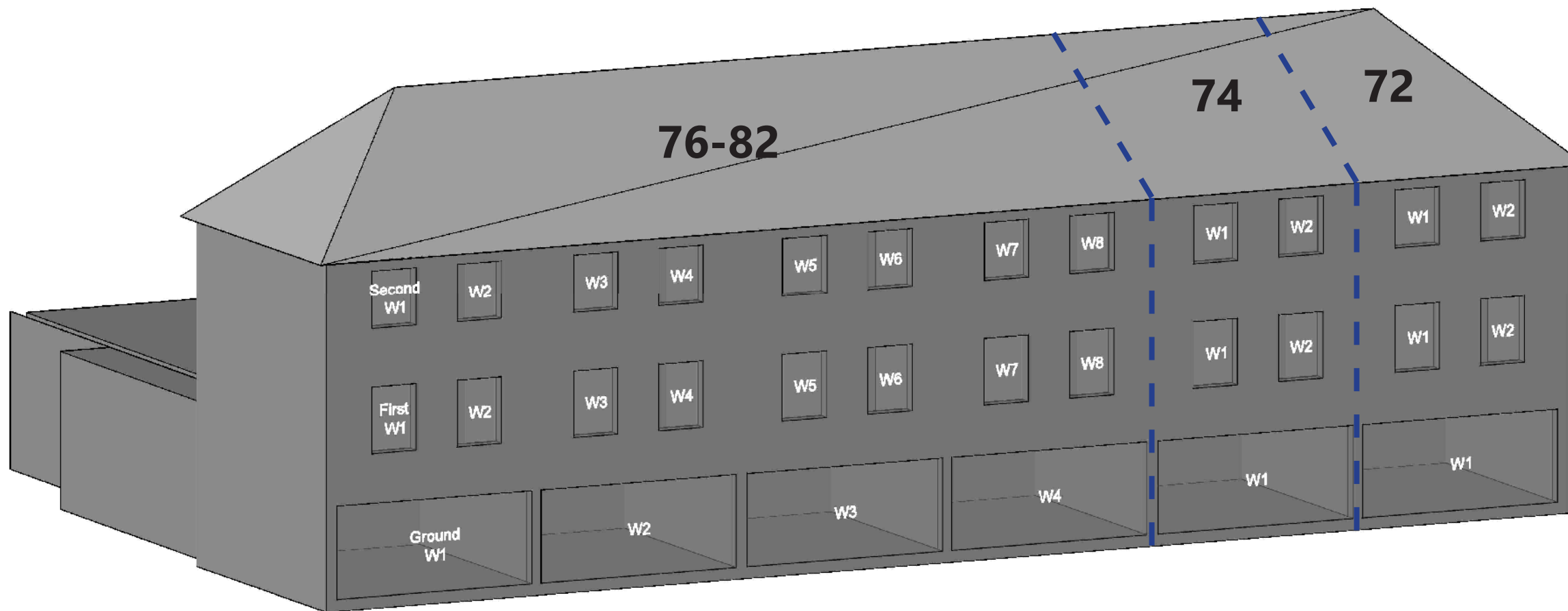
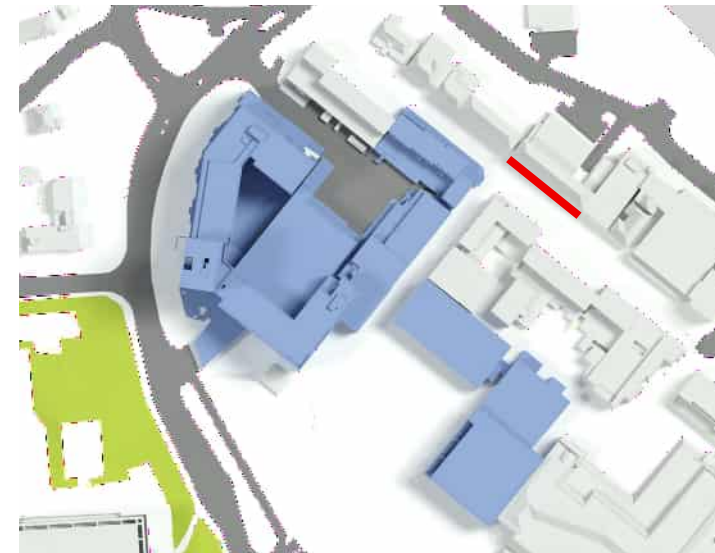
Date 15/05/2025 Project 1542

Rel no. 13 Prefix DS01 Page no. 04

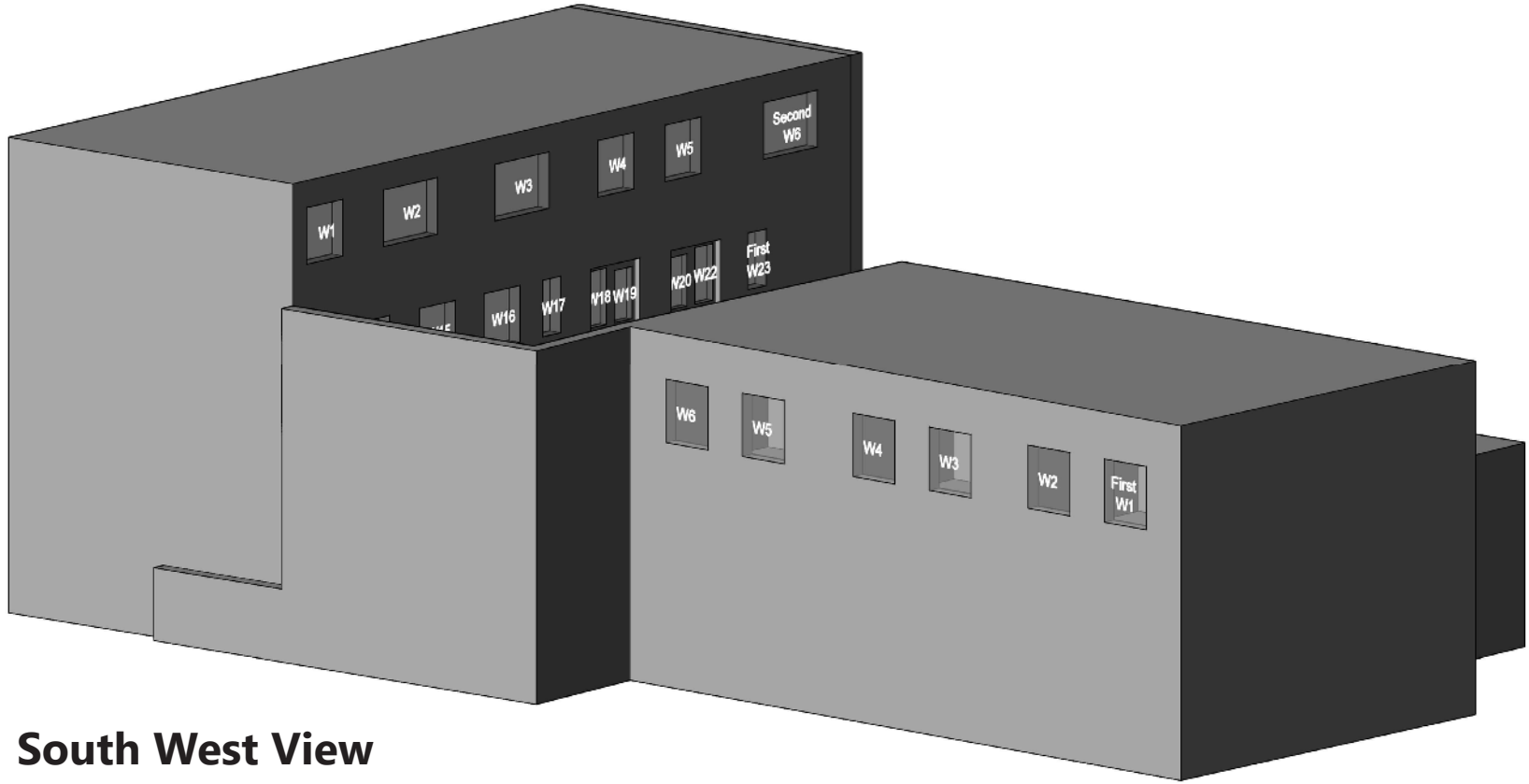
Sources of information

Vertex
Filename.dwg
Received 03/11/2014

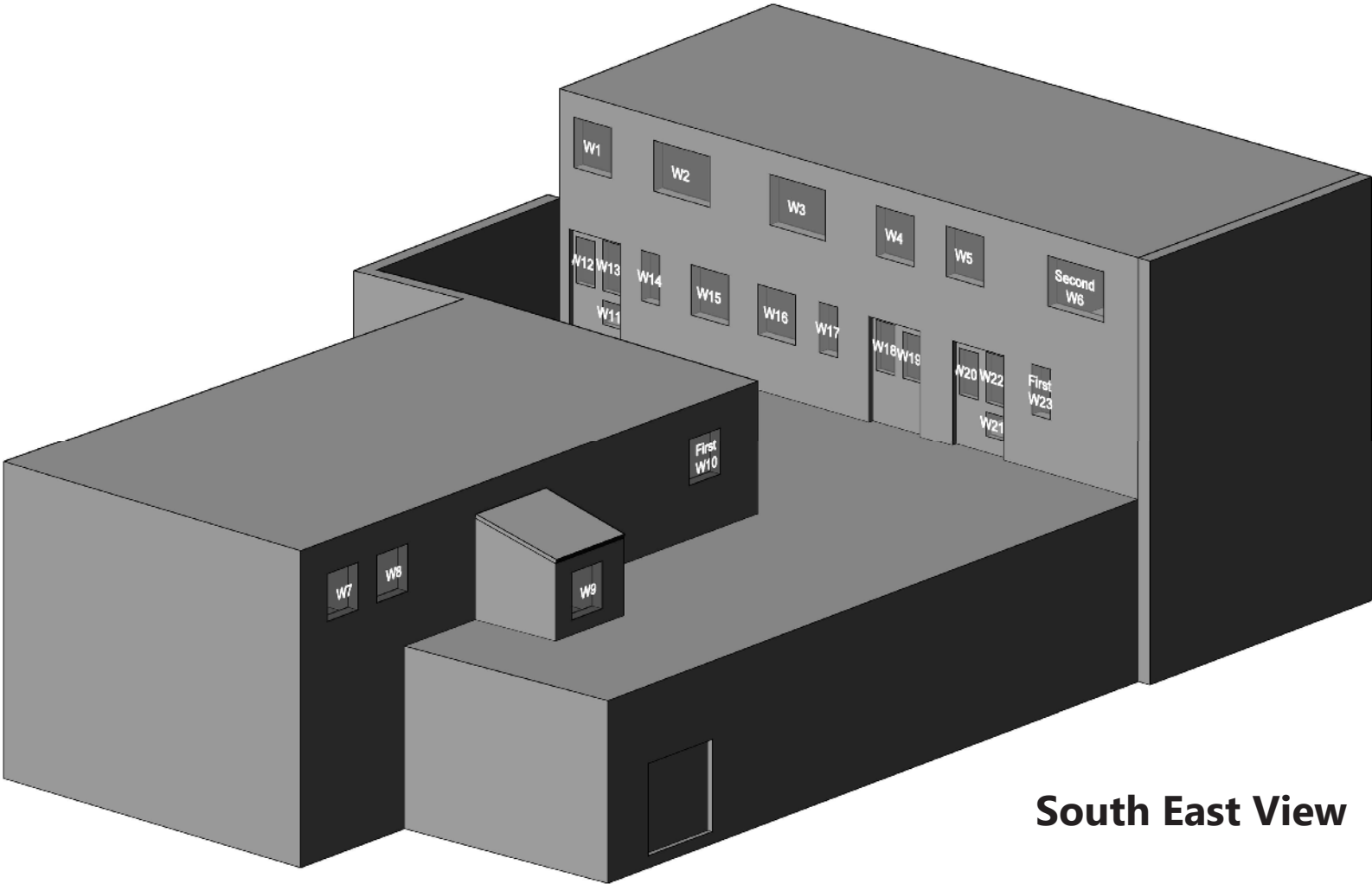
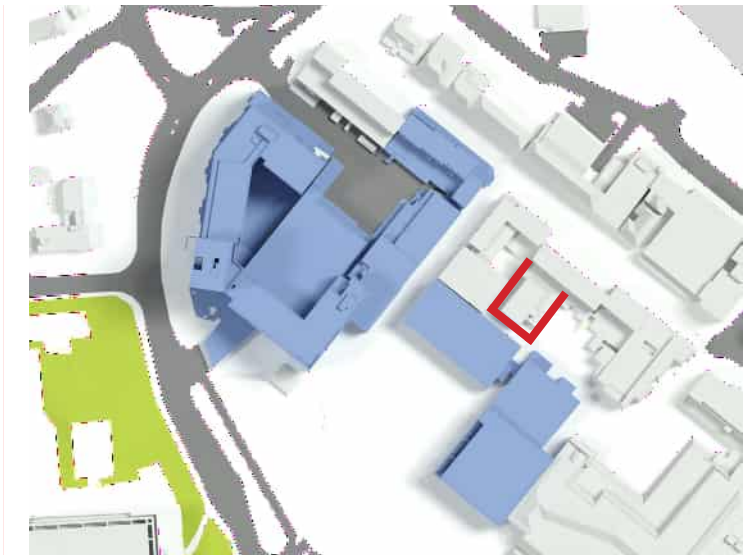
EB7 Ltd
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Ordnance Survey



Project	The Martlets Burgess Hill RH15		
Title	72 to 82 Church Walk Window Map		
Drawn	VR	Checked	--
Date	15/05/2025	Project	1542
Rel no.	13	Prefix	DS01
		Page no.	05



South West View



South East View

Sources of information

Vertex
Filename.dwg
Received 03/11/2014

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Site Photographs
Ordnance Survey

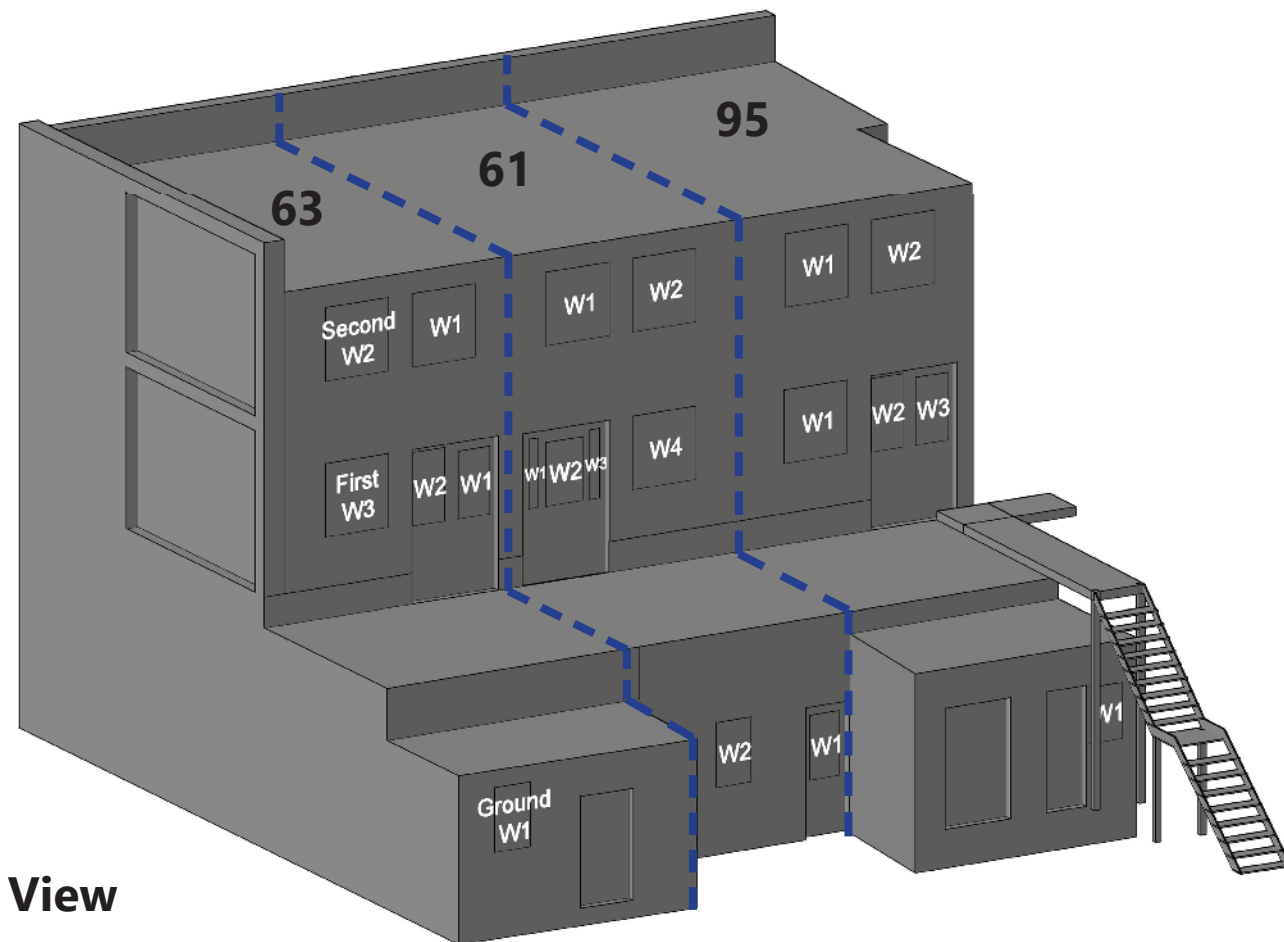
Project The Martlets
Burgess Hill
RH15

Title 65-69 Church Walk
Window Map

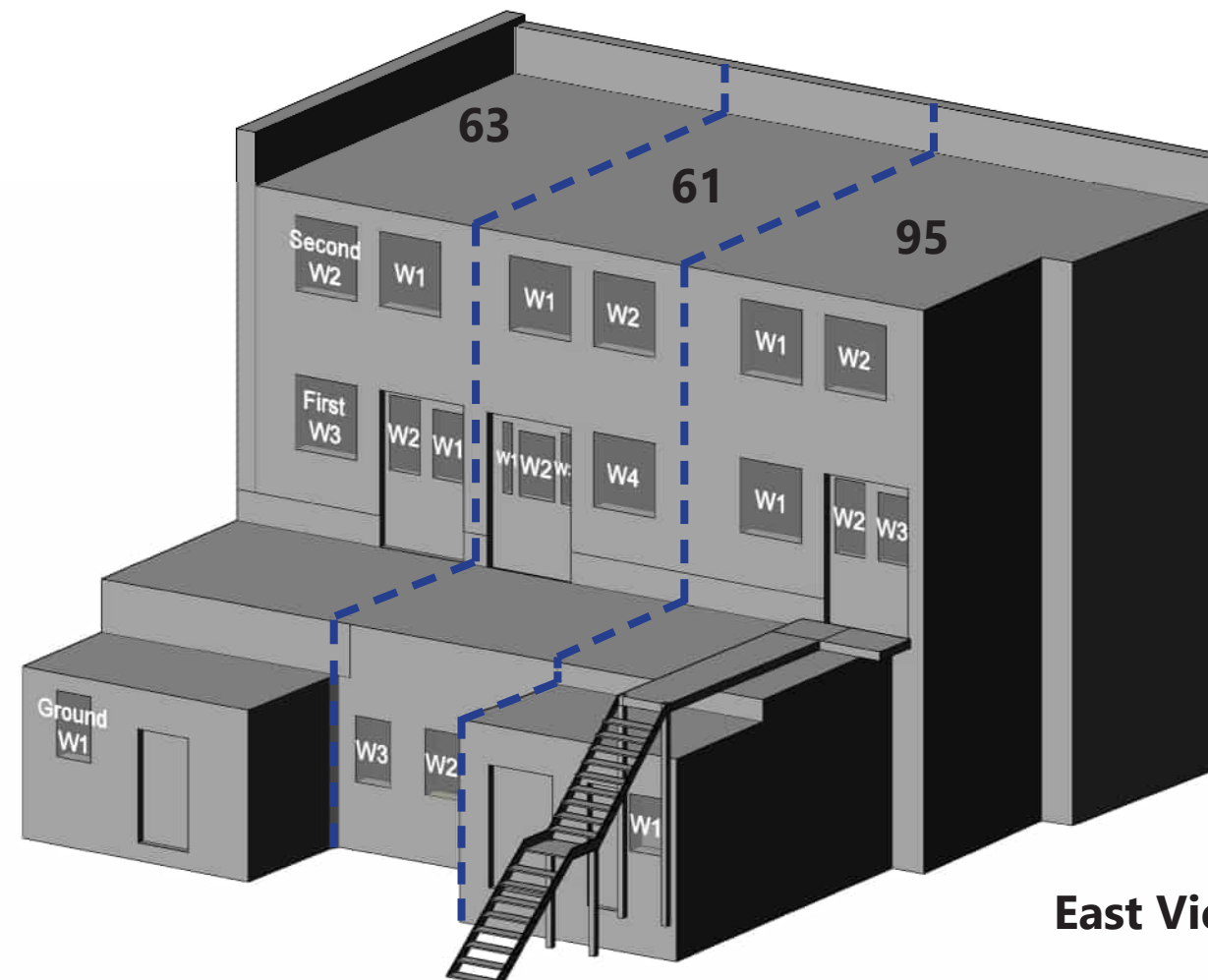
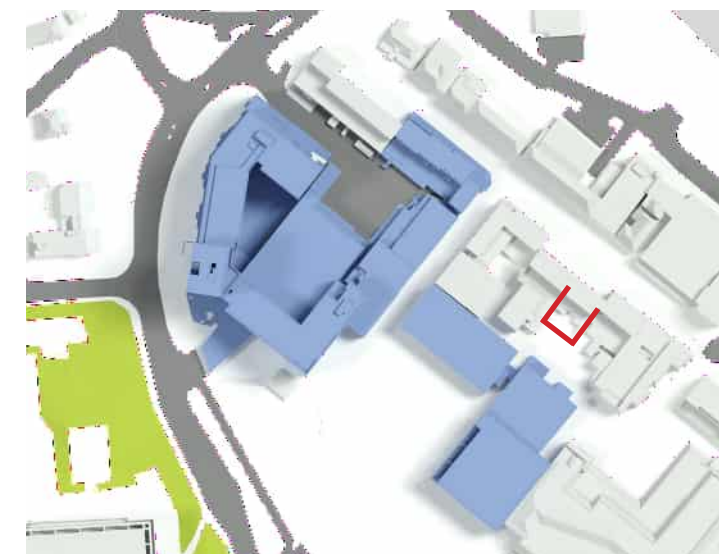
Drawn VR Checked --

Date 15/05/2025 Project 1542

Rel no. 13 Prefix DS01 Page no. 06



West View



East View

Sources of information

Vertex

Filename.dwg
Received 03/11/2014

EB7 Ltd

Site Photographs
Ordnance Survey

Project The Martlets
Burgess Hill
RH15

Title 59 to 63 Church Walk
Window Map

Drawn VR Checked --

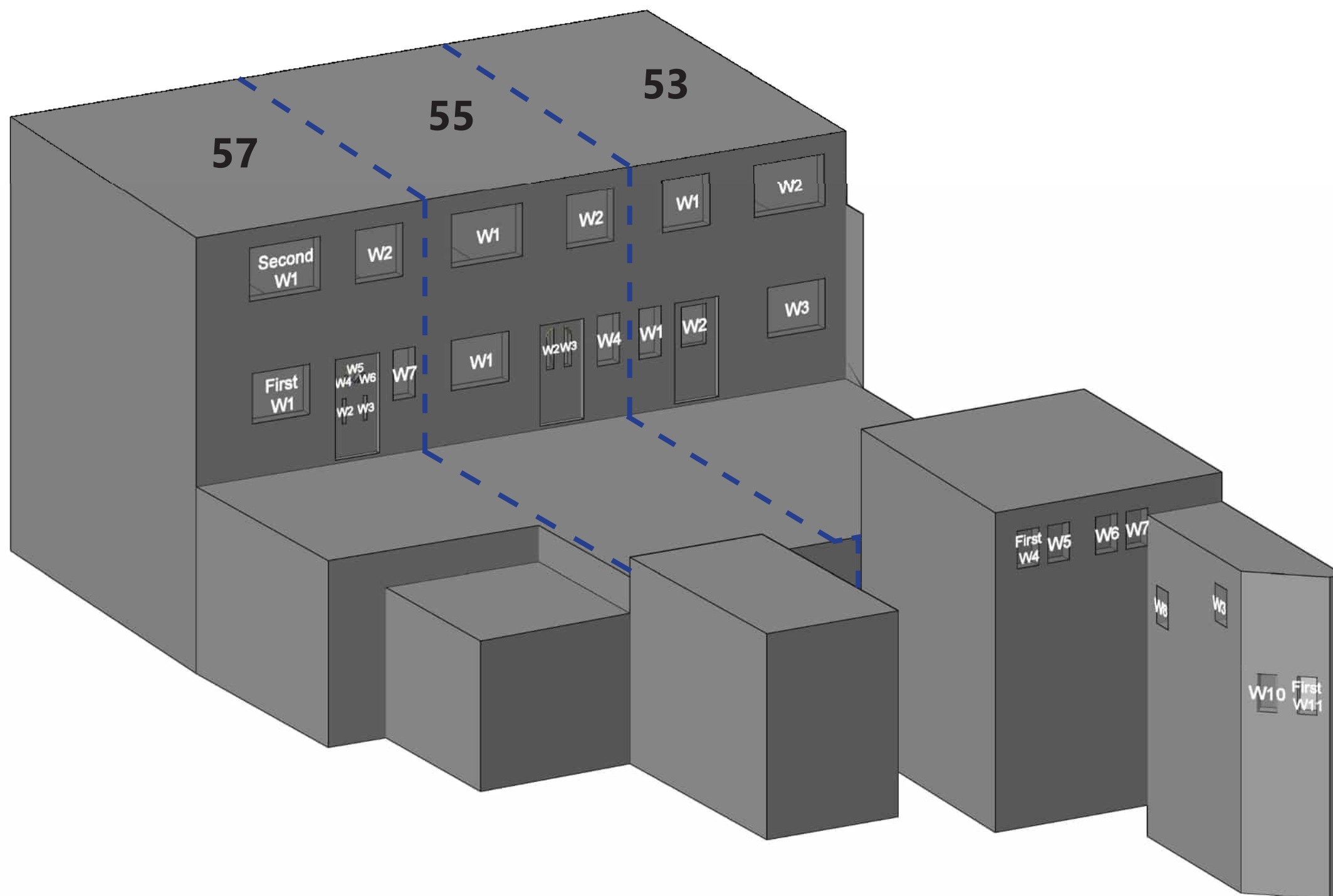
Date 15/05/2025 Project 1542

Rel no. 13 Prefix DS01 Page no. 07

Sources of information

Vertex
Filename.dwg
Received 03/11/2014

EB7 Ltd
Site Photographs
Ordnance Survey

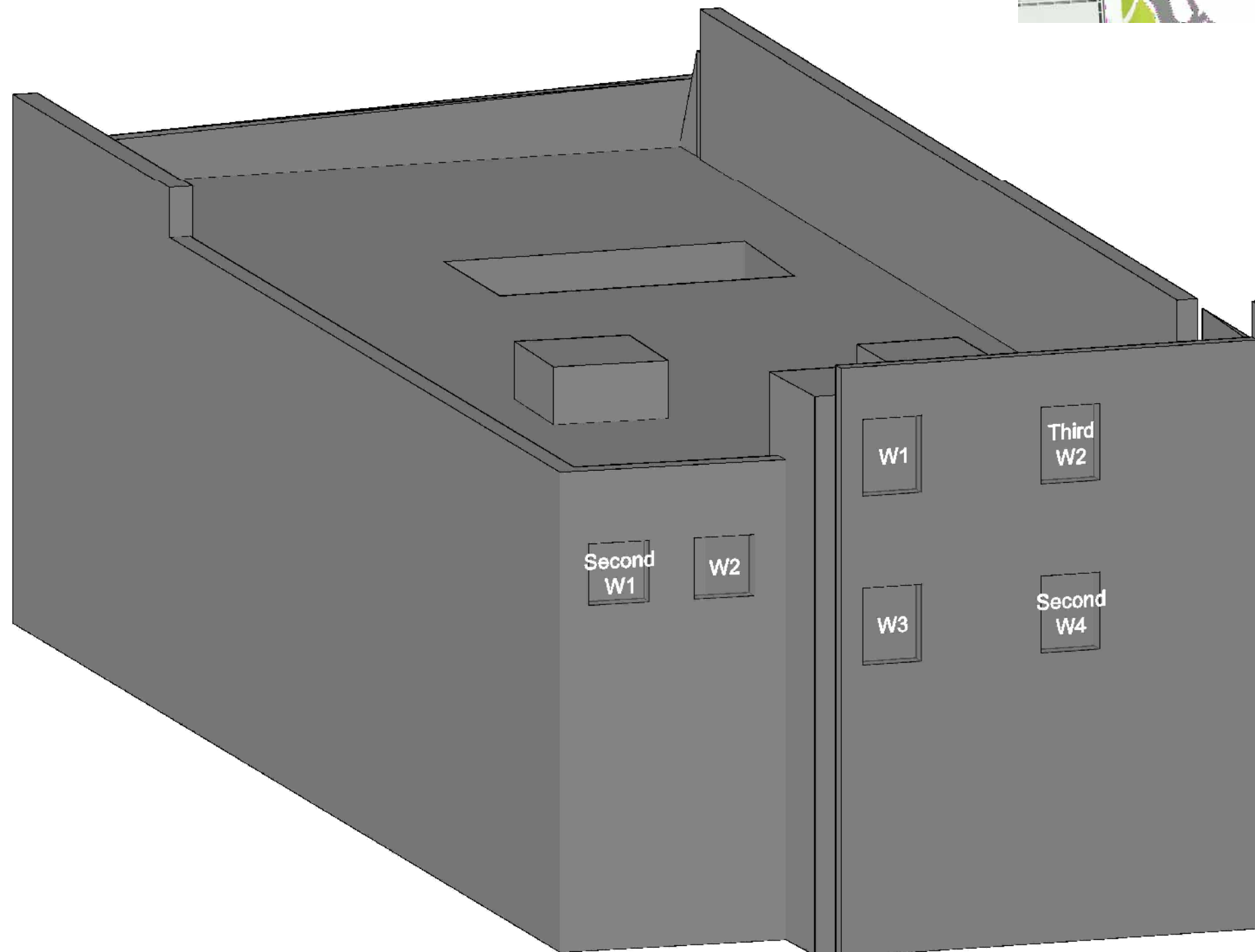
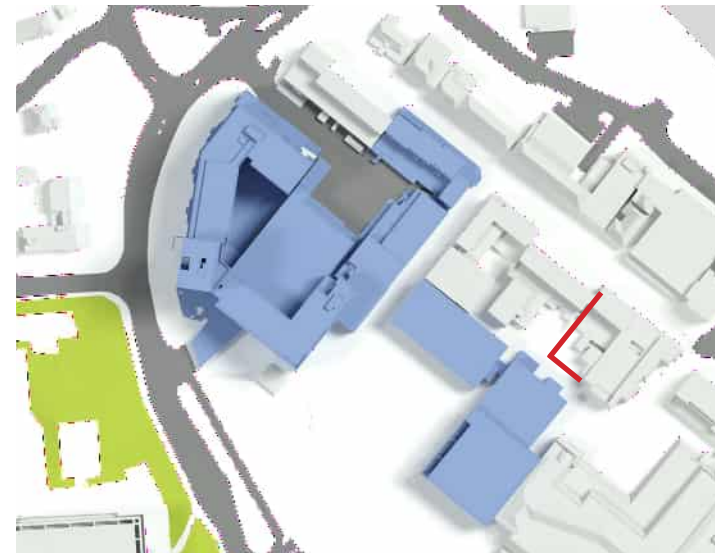


Project	The Martlets Burgess Hill RH15		
Title	53 to 57 Church Walk Window Map		
Drawn	VR	Checked	--
Date	15/05/2025	Project	1542
Rel no.	13	Prefix	DS01
		Page no.	08

Sources of information

Vertex
Filename.dwg
Received 03/11/2014

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Site Photographs
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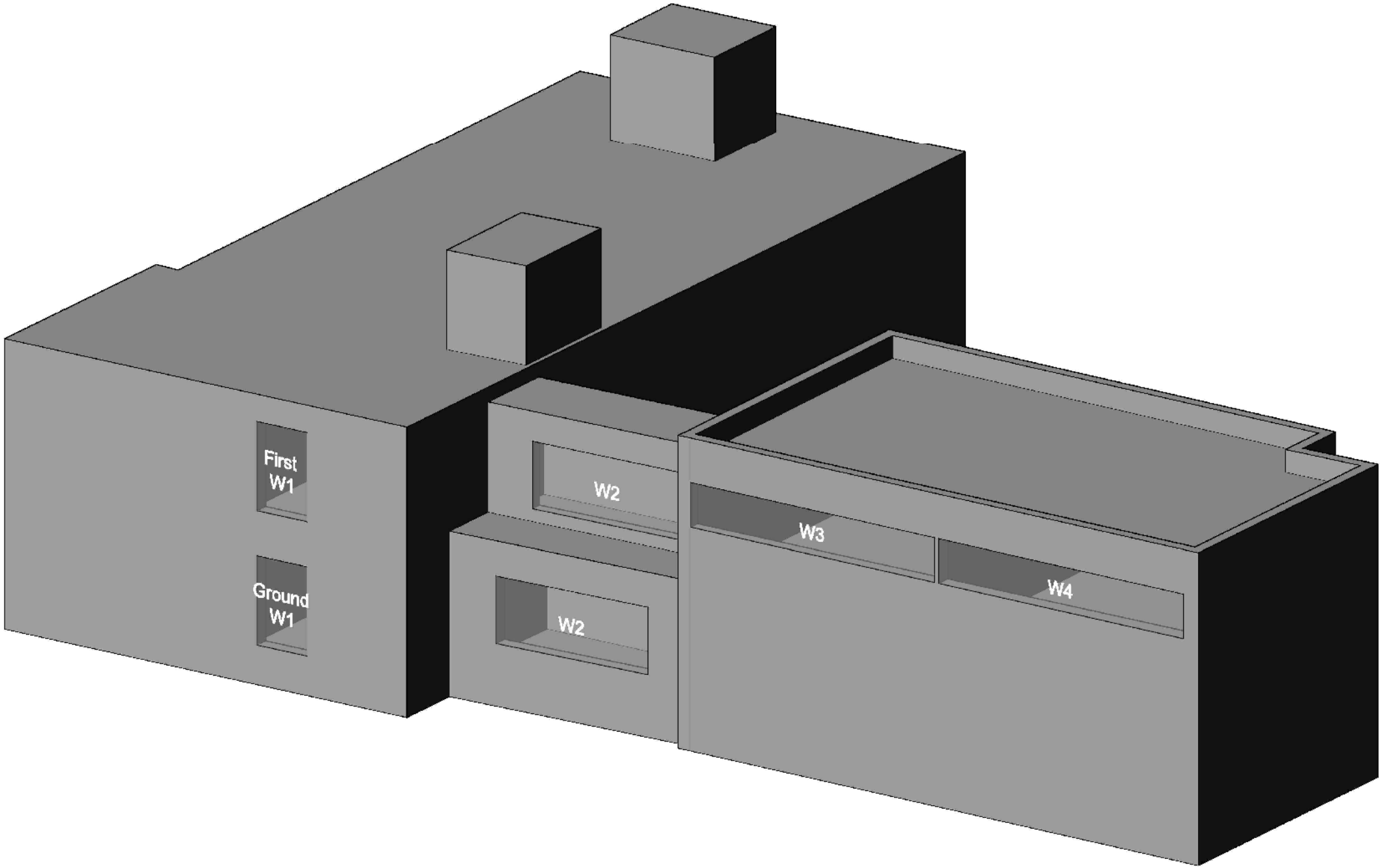
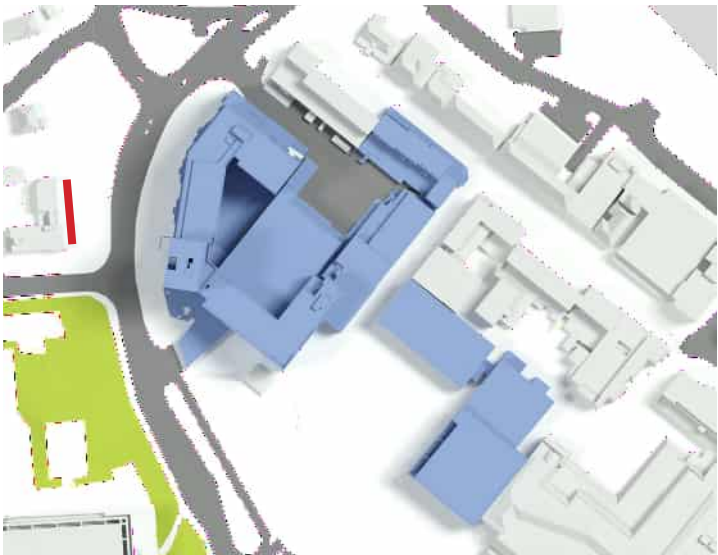


Project	The Martlets Burgess Hill RH15		
Title	49-51 Church Walk Window Map		
Drawn	VR	Checked	--
Date	15/05/2025	Project	1542
Rel no.	13	Prefix	DS01
		Page no.	09

Sources of information

Vertex
Filename.dwg
Received 03/11/2014

EB7 Ltd
Site Photographs
Ordnance Survey



Project The Martlets
Burgess Hill
RH15

Title Police Station
Window Map

Drawn VR Checked --

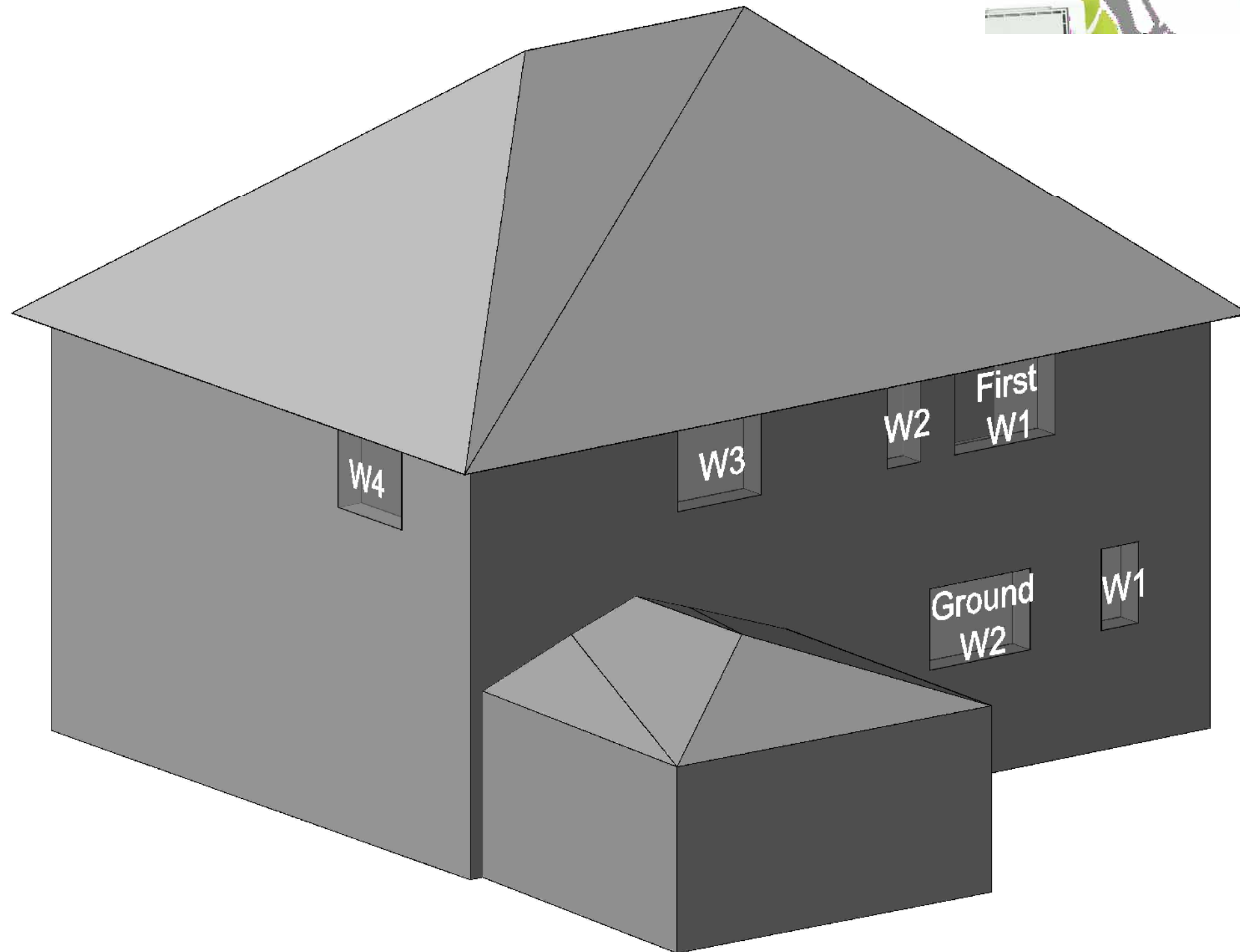
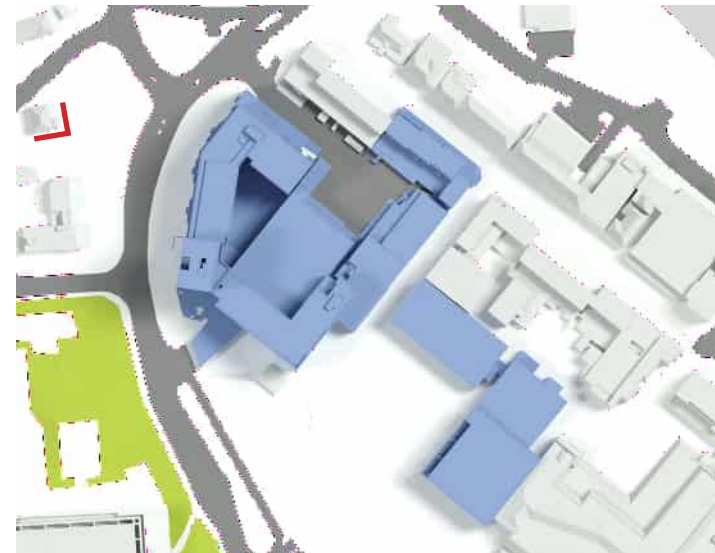
Date 15/05/2025 Project 1542

Rel no. 13 Prefix DS01 Page no. 10

Sources of information

Vertex
Filename.dwg
Received 03/11/2014

EB7 Ltd
Site Photographs
Ordnance Survey



Project	The Martlets Burgess Hill RH15		
Title	37-38 Norman Road Window Map		
Drawn	VR	Checked	--
Date	15/05/2025	Project	1542
Rel no.	13	Prefix	DS01
		Page no.	11



Appendix 2

**Detailed results of the daylight and sunlight assessment within
neighbouring properties**

Daylight_Sunlight Analysis Table
Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
105-107 Church Walk																	
Ground	R1	Residential	LKD	W1	36.29	14.5	0.40	27.76	99.03	32.49	0.33	73	32	0.44	27	9	0.33
Ground	R1	Residential	LKD	W2	27.94	5.71	0.20	27.76	99.03	32.49	0.33	66	24	0.36	27	8	0.30
Ground	R1	Residential	LKD	W3	27.16	4.92	0.18	27.76	99.03	32.49	0.33	62	19	0.31	26	6	0.23
Ground	R1	Residential	LKD	W4	4.76	0.64	0.13	27.76	99.03	32.49	0.33	3	0	0.00	3	0	0.00
Ground	R2	Residential	LKD	W5	27.28	5.08	0.19	37.99	99.57	22.40	0.22	58	16	0.28	26	6	0.23
Ground	R2	Residential	LKD	W6	28.14	5.96	0.21	37.99	99.57	22.40	0.22	56	15	0.27	24	4	0.17
Ground	R2	Residential	LKD	W7	4.63	0.53	0.11	37.99	99.57	22.40	0.22	4	1	0.25	3	0	0.00
Ground	R2	Residential	LKD	W8	36.75	15.42	0.42	37.99	99.57	22.40	0.22	71	30	0.42	22	2	0.09
Ground	R3	Residential	Bedroom	W9	37.78	17.09	0.45	15.40	98.41	30.05	0.31	76	35	0.46	27	6	0.22
First	R1	Residential	Living room	W1	29.44	19.91	0.68	9.15	97.92	82.51	0.84	45	32	0.71	11	1	0.09
First	R2	Residential	Lobby	W2	33.55	22.35	0.67	7.17	98.86	77.79	0.79	58	41	0.71	18	4	0.22
First	R2	Residential	Lobby	W3	33.44	22.34	0.67	7.17	98.86	77.79	0.79	63	46	0.73	20	6	0.30
First	R2	Residential	Lobby	W4	34.36	23.53	0.68	7.17	98.86	77.79	0.79	64	50	0.78	20	8	0.40
First	R2	Residential	Lobby	W5	34.46	23.55	0.68	7.17	98.86	77.79	0.79	60	46	0.77	18	6	0.33
First	R3	Residential	Living room	W6	37.76	27.26	0.72	9.09	97.96	87.92	0.90	72	60	0.83	23	12	0.52
First	R4	Residential	Lobby	W7	33.18	23.32	0.70	7.40	98.78	83.65	0.85	61	47	0.77	23	10	0.43
First	R4	Residential	Lobby	W8	28.36	19.41	0.68	7.40	98.78	83.65	0.85	56	43	0.77	21	9	0.43
First	R4	Residential	Lobby	W9	36.05	26.28	0.73	7.40	98.78	83.65	0.85	70	58	0.83	25	14	0.56
First	R4	Residential	Lobby	W10	36.51	26.62	0.73	7.40	98.78	83.65	0.85	67	55	0.82	24	13	0.54
Second	R1	Residential	Living room	W1	33.88	25.32	0.75	9.15	99.97	70.62	0.71	60	49	0.82	14	4	0.29
Second	R2	Residential	Bedroom	W2	38.44	29.01	0.75	7.17	93.44	63.12	0.68	76	64	0.84	27	16	0.59
Second	R3	Residential	Living room	W3	38.66	29.39	0.76	9.09	100.00	82.51	0.83	76	65	0.86	27	16	0.59
Second	R4	Residential	Bedroom	W4	38.89	30.39	0.78	7.40	93.41	75.80	0.81	76	66	0.87	27	17	0.63
103 Church Walk																	
First	R1	Residential	Lobby	W2	36.52	22.95	0.63	6.89	99.02	66.90	0.68	67	49	0.73	24	10	0.42
First	R1	Residential	Lobby	W3	35.88	22.37	0.62	6.89	99.02	66.90	0.68	67	45	0.67	24	9	0.38
First	R1	Residential	Lobby	W4	35.51	22	0.62	6.89	99.02	66.90	0.68	72	50	0.69	26	11	0.42
First	R1	Residential	Lobby	W5	36.14	22.6	0.63	6.89	99.02	66.90	0.68	71	53	0.75	26	12	0.46
First	R2	Residential	Living room	W1	38.38	24.94	0.65	10.22	97.33	80.23	0.82	76	58	0.76	27	14	0.52
Second	R1	Residential	Bedroom	W1	38.78	26.77	0.69	10.22	99.97	76.91	0.77	76	62	0.82	27	16	0.59
Second	R2	Residential	Bedroom	W2	38.85	27.01	0.70	6.89	92.89	50.92	0.55	76	61	0.80	27	15	0.56
101 Church Walk																	
First	R1	Residential	Living room	W1	38.29	25.63	0.67	9.80	96.83	85.26	0.88	76	60	0.79	27	17	0.63
First	R2	Residential	Lobby	W2	35.81	22.78	0.64	7.07	99.14	66.56	0.67	67	47	0.70	24	12	0.50
First	R2	Residential	Lobby	W3	35.44	22.23	0.63	7.07	99.14	66.56	0.67	72	52	0.72	26	14	0.54
First	R2	Residential	Lobby	W4	36.05	22.77	0.63	7.07	99.14	66.56	0.67	71	54	0.76	26	14	0.54
First	R2	Residential	Lobby	W5	36.42	23.3	0.64	7.07	99.14	66.56	0.67	67	50	0.75	24	12	0.50
Second	R1	Residential	Bedroom	W1	38.72	27.41	0.71	9.80	99.98	84.35	0.84	76	63	0.83	27	18	0.67
Second	R2	Residential	Bedroom	W2	38.81	27.26	0.70	7.07	92.54	55.31	0.60	76	62	0.82	27	16	0.59

Daylight_Sunlight Analysis Table
Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
99 Church Walk																	
First	R1	Residential	Living room	W1	38.18	26.9	0.70	10.22	97.33	92.37	0.95	76	61	0.80	27	20	0.74
First	R2	Residential	Lobby	W2	35.69	23.87	0.67	6.89	99.02	76.84	0.78	67	47	0.70	24	15	0.63
First	R2	Residential	Lobby	W3	35.32	23.32	0.66	6.89	99.02	76.84	0.78	72	52	0.72	26	16	0.62
First	R2	Residential	Lobby	W4	35.93	23.82	0.66	6.89	99.02	76.84	0.78	71	54	0.76	26	16	0.62
First	R2	Residential	Lobby	W5	36.3	24.35	0.67	6.89	99.02	76.84	0.78	67	50	0.75	24	15	0.63
Second	R1	Residential	Bedroom	W1	38.64	28.61	0.74	10.22	99.97	92.67	0.93	76	64	0.84	27	20	0.74
Second	R2	Residential	Bedroom	W2	38.74	28.19	0.73	6.89	92.89	70.32	0.76	76	62	0.82	27	18	0.67
97 Church Walk																	
First	R1	Residential	Lobby	W2	35.57	25.39	0.71	7.07	99.17	86.12	0.87	67	49	0.73	24	17	0.71
First	R1	Residential	Lobby	W3	35.2	24.77	0.70	7.07	99.17	86.12	0.87	72	54	0.75	26	19	0.73
First	R1	Residential	Lobby	W4	35.82	25.25	0.70	7.07	99.17	86.12	0.87	71	55	0.77	26	19	0.73
First	R1	Residential	Lobby	W5	36.21	25.84	0.71	7.07	99.17	86.12	0.87	67	51	0.76	24	17	0.71
First	R2	Residential	Living room	W1	38.05	28.43	0.75	9.80	96.83	96.83	1.00	76	62	0.82	27	20	0.74
Second	R1	Residential	Bedroom	W1	38.55	30	0.78	9.80	99.99	99.98	1.00	76	65	0.86	27	21	0.78
Second	R2	Residential	Bedroom	W2	38.68	29.54	0.76	7.07	92.54	82.42	0.89	76	64	0.84	27	20	0.74
95 Church Walk																	
First	R1	Residential	Living room	W1	37.93	29.33	0.77	10.22	97.33	97.33	1.00	76	64	0.84	27	22	0.81
First	R2	Residential	Lobby	W2	35.45	26.52	0.75	6.89	99.02	94.27	0.95	67	50	0.75	24	17	0.71
First	R2	Residential	Lobby	W3	35.06	25.99	0.74	6.89	99.02	94.27	0.95	72	55	0.76	26	19	0.73
First	R2	Residential	Lobby	W4	35.71	26.45	0.74	6.89	99.02	94.27	0.95	71	56	0.79	26	19	0.73
First	R2	Residential	Lobby	W5	36.1	26.94	0.75	6.89	99.02	94.27	0.95	67	53	0.79	24	17	0.71
Second	R1	Residential	Bedroom	W1	38.48	30.84	0.80	10.22	99.97	99.97	1.00	76	67	0.88	27	24	0.89
Second	R2	Residential	Bedroom	W2	38.59	30.6	0.79	6.89	92.89	92.78	1.00	76	65	0.86	27	21	0.78
93 Church Walk																	
First	R1	Residential	Lobby	W2	35.26	27.39	0.78	7.07	99.17	99.17	1.00	67	53	0.79	24	19	0.79
First	R1	Residential	Lobby	W3	34.87	26.92	0.77	7.07	99.17	99.17	1.00	72	59	0.82	26	22	0.85
First	R1	Residential	Lobby	W4	35.93	27.79	0.77	7.07	99.17	99.17	1.00	67	57	0.85	24	20	0.83
First	R1	Residential	Lobby	W5	35.54	27.34	0.77	7.07	99.17	99.17	1.00	71	60	0.85	26	22	0.85
First	R2	Residential	Living room	W1	37.75	30.08	0.80	9.80	96.83	96.83	1.00	76	65	0.86	27	22	0.81
Second	R1	Residential	Living room	W1	38.38	31.57	0.82	9.80	99.98	99.98	1.00	76	68	0.89	27	24	0.89
Second	R2	Residential	Bedroom	W2	38.49	31.4	0.82	7.07	92.54	92.54	1.00	76	69	0.91	27	24	0.89
65-69 Church Walk																	
First	R1	Residential	Unknown	W1	27.87	27.54	0.99	22.23	99.39	99.39	1.00	20	19	North	2	1	North
First	R1	Residential	Unknown	W2	28.22	28.06	0.99	22.23	99.39	99.39	1.00	22	20	North	4	2	North
First	R2	Residential	Unknown	W3	28.86	28.79	1.00	22.39	99.07	99.07	1.00	22	22	North	4	4	North
First	R2	Residential	Unknown	W4	30	29.96	1.00	22.39	99.07	99.07	1.00	23	23	North	4	4	North
First	R3	Residential	Unknown	W5	32.04	31.98	1.00	22.07	99.02	99.02	1.00	23	23	North	4	4	North
First	R3	Residential	Unknown	W6	28.23	28.03	0.99	22.07	99.02	99.02	1.00	25	25	North	4	4	North
First	R4	Residential	Unknown	W7	35.8	34.58	0.97	19.66	97.96	97.96	1.00	64	63	0.98	19	18	0.95
First	R4	Residential	Unknown	W8	35.83	35.04	0.98	19.66	97.96	97.96	1.00	64	66	1.03	19	21	1.11
First	R5	Residential	Unknown	W9	34.68	33.89	0.98	4.15	99.19	99.22	1.00	65	67	1.03	20	22	1.10

Daylight_Sunlight Analysis Table
Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
First	R6	Residential	Unknown	W10	34.5	34.4	1.00	19.66	94.93	94.93	1.00	65	67	1.03	21	23	1.10
First	R7	Residential	Lobby	W11	20.75	20.75	1.00	7.51	98.66	98.66	1.00	43	43	1.00	15	15	1.00
First	R7	Residential	Lobby	W12	22.01	22.18	1.01	7.51	98.66	98.66	1.00	51	51	1.00	22	22	1.00
First	R7	Residential	Lobby	W13	26.5	26.69	1.01	7.51	98.66	98.66	1.00	51	51	1.00	20	20	1.00
First	R8	Residential	WC	W14	32.41	32.63	1.01	4.94	96.41	96.41	1.00	66	66	1.00	23	23	1.00
First	R9	Residential	Bedroom	W15	33.79	34	1.01	7.63	96.62	96.62	1.00	69	70	1.01	23	24	1.04
First	R10	Residential	Bedroom	W16	34.46	34.47	1.00	7.30	97.10	97.10	1.00	72	71	0.99	24	24	1.00
First	R11	Residential	WC	W17	34.78	34.69	1.00	5.12	96.70	96.70	1.00	73	72	0.99	24	24	1.00
First	R12	Residential	Lobby	W18	32.32	32.43	1.00	9.52	97.84	97.84	1.00	67	67	1.00	22	23	1.05
First	R12	Residential	Lobby	W19	32.45	32.54	1.00	9.52	97.84	97.84	1.00	62	62	1.00	20	21	1.05
First	R13	Residential	Lobby	W20	32.87	33	1.00	9.86	98.52	98.52	1.00	68	68	1.00	23	24	1.04
First	R13	Residential	Lobby	W21	31.35	31.42	1.00	9.86	98.52	98.52	1.00	59	61	1.03	19	21	1.11
First	R13	Residential	Lobby	W22	33.11	33.14	1.00	9.86	98.52	98.52	1.00	64	63	0.98	22	22	1.00
First	R14	Residential	WC	W23	35.92	35.95	1.00	7.12	94.68	94.68	1.00	75	74	0.99	26	26	1.00
Second	R1	Residential	Bedroom	W1	38.42	37.77	0.98	7.70	98.19	98.19	1.00	76	74	0.97	27	26	0.96
Second	R2	Residential	Bedroom	W2	38.38	37.86	0.99	12.75	98.03	98.03	1.00	76	74	0.97	27	26	0.96
Second	R3	Residential	Bedroom	W3	38.31	37.92	0.99	13.66	97.88	97.88	1.00	76	74	0.97	27	26	0.96
Second	R4	Residential	Bedroom	W4	38.31	37.96	0.99	8.66	97.91	97.91	1.00	76	74	0.97	27	26	0.96
Second	R5	Residential	Bedroom	W5	38.27	37.99	0.99	8.05	97.84	97.84	1.00	76	75	0.99	27	27	1.00
Second	R6	Residential	Bedroom	W6	38.28	38.02	0.99	15.52	97.39	97.39	1.00	76	75	0.99	27	27	1.00
63 Church Walk																	
Ground	R1	Residential	Unknown	W1	22.71	21.53	0.95	26.01	38.94	38.48	0.99	55	53	0.96	23	21	0.91
First	R1	Residential	Unknown	W3	35.94	35.91	1.00	7.66	96.87	96.87	1.00	74	73	0.99	25	25	1.00
First	R2	Residential	Living room	W1	33.98	33.84	1.00	7.35	97.93	97.93	1.00	64	64	1.00	22	22	1.00
First	R2	Residential	Living room	W2	33.64	33.58	1.00	7.35	97.93	97.93	1.00	69	68	0.99	24	24	1.00
Second	R1	Residential	Bedroom	W2	38.05	37.74	0.99	7.67	97.80	97.80	1.00	76	75	0.99	27	27	1.00
Second	R2	Residential	Bedroom	W1	38.07	37.73	0.99	7.35	97.83	97.83	1.00	76	75	0.99	27	27	1.00
61 Church Walk																	
Ground	R1	Residential	Unknown	W1	16.87	16.04	0.95	18.42	97.95	97.95	1.00	25	22	0.88	5	2	0.40
Ground	R1	Residential	Unknown	W2	28.34	27.03	0.95	18.42	97.95	97.95	1.00	56	52	0.93	13	9	0.69
Ground	R1	Residential	Unknown	W3	24.87	23.67	0.95	18.42	97.95	97.95	1.00	55	53	0.96	18	16	0.89
First	R1	Residential	Living room	W1	32.63	32.48	1.00	7.64	97.68	97.68	1.00	68	67	0.99	25	25	1.00
First	R1	Residential	Living room	W2	34.25	34.03	0.99	7.64	97.68	97.68	1.00	68	67	0.99	24	24	1.00
First	R1	Residential	Living room	W3	31.47	31.18	0.99	7.64	97.68	97.68	1.00	56	55	0.98	19	19	1.00
First	R2	Residential	Bedroom	W4	36.25	35.93	0.99	7.96	96.85	96.85	1.00	75	75	1.00	26	27	1.04
Second	R1	Residential	Bedroom	W1	38.05	37.74	0.99	7.64	97.87	97.87	1.00	76	75	0.99	27	27	1.00
Second	R2	Residential	Bedroom	W2	38.03	37.71	0.99	7.93	97.73	97.73	1.00	76	75	0.99	27	27	1.00
59 Church Walk																	
Ground	R1	Residential	Unknown	W1	19.69	17.91	0.91	22.28	73.47	35.76	0.49	40	38	0.95	13	11	0.85
First	R1	Residential	Unknown	W1	36.29	35.76	0.99	8.16	96.61	96.61	1.00	75	75	1.00	26	27	1.04
First	R2	Residential	Living room	W2	33.49	32.93	0.98	7.23	97.62	97.62	1.00	70	69	0.99	25	25	1.00
First	R2	Residential	Living room	W3	33.8	33.16	0.98	7.23	97.62	97.62	1.00	65	64	0.98	23	23	1.00

Daylight_Sunlight Analysis Table
Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Second	R1	Residential	Bedroom	W1	37.99	37.6	0.99	8.21	97.97	97.97	1.00	75	75	1.00	26	27	1.04
Second	R2	Residential	Bedroom	W2	37.96	37.58	0.99	7.18	98.07	98.07	1.00	75	75	1.00	26	27	1.04
57 Church Walk																	
First	R1	Residential	Living room	W1	30.58	30.53	1.00	12.55	97.67	97.67	1.00	65	65	1.00	26	26	1.00
First	R2	Residential	Lobby	W2	31.09	30.73	0.99	6.48	94.79	94.79	1.00	59	60	1.02	23	24	1.04
First	R2	Residential	Lobby	W3	30.76	30.39	0.99	6.48	94.79	94.79	1.00	53	54	1.02	19	20	1.05
First	R2	Residential	Lobby	W4	31.44	31.24	0.99	6.48	94.79	94.79	1.00	59	60	1.02	23	24	1.04
First	R2	Residential	Lobby	W5	31.47	31.27	0.99	6.48	94.79	94.79	1.00	57	58	1.02	22	23	1.05
First	R2	Residential	Lobby	W6	31.37	31.13	0.99	6.48	94.79	94.79	1.00	55	56	1.02	21	22	1.05
First	R3	Residential	WC	W7	34.72	34.38	0.99	4.69	97.85	97.85	1.00	70	70	1.00	25	26	1.04
Second	R1	Residential	Bedroom	W1	37.67	37.85	1.00	14.21	98.11	98.11	1.00	75	76	1.01	26	27	1.04
Second	R2	Residential	Bedroom	W2	37.95	37.87	1.00	9.94	98.24	98.24	1.00	75	76	1.01	26	27	1.04
55 Church Walk																	
First	R1	Residential	Living room	W1	34.92	34.54	0.99	9.46	98.33	98.33	1.00	71	70	0.99	24	24	1.00
First	R2	Residential	Lobby	W2	31.74	31.47	0.99	6.78	96.36	96.36	1.00	62	60	0.97	21	20	0.95
First	R2	Residential	Lobby	W3	31.68	31.42	0.99	6.78	96.36	96.36	1.00	60	58	0.97	20	19	0.95
First	R3	Residential	WC	W4	33.74	33.49	0.99	3.75	98.31	98.31	1.00	69	68	0.99	21	20	0.95
Second	R1	Residential	Bedroom	W1	37.96	37.83	1.00	11.65	98.35	98.35	1.00	75	76	1.01	26	27	1.04
Second	R2	Residential	Bedroom	W2	37.82	37.75	1.00	8.77	98.33	98.33	1.00	76	76	1.00	27	27	1.00
53 Church Walk																	
First	R1	Residential	WC	W1	32.86	32.69	0.99	3.73	98.26	98.26	1.00	65	64	0.98	17	16	0.94
First	R2	Residential	Lobby	W2	29.38	29.17	0.99	7.74	97.30	97.30	1.00	55	53	0.96	14	12	0.86
First	R3	Residential	Living room	W3	24.62	24.61	1.00	10.37	97.61	97.61	1.00	39	38	0.97	8	7	0.88
First	R12	Residential	Unknown	W4	33.85	31.81	0.94	16.21	91.88	91.88	1.00	69	68	0.99	19	18	0.95
First	R12	Residential	Unknown	W5	32.96	31.05	0.94	16.21	91.88	91.88	1.00	65	64	0.98	16	15	0.94
First	R12	Residential	Unknown	W6	30.89	29.12	0.94	16.21	91.88	91.88	1.00	58	57	0.98	12	11	0.92
First	R12	Residential	Unknown	W7	27.99	26.54	0.95	16.21	91.88	91.88	1.00	50	48	0.96	9	7	0.78
First	R13	Residential	Unknown	W8	22.83	21.15	0.93	3.87	49.69	49.69	1.00	29	24	North	5	2	North
First	R14	Residential	Unknown	W10	34.38	27.44	0.80	4.02	93.20	89.50	0.96	52	43	0.83	16	12	0.75
First	R14	Residential	Unknown	W11	34.33	27.1	0.79	4.02	93.20	89.50	0.96	53	43	0.81	17	12	0.71
Second	R1	Residential	Bedroom	W1	37.69	37.63	1.00	10.70	98.01	98.01	1.00	76	76	1.00	27	27	1.00
Second	R2	Residential	Bedroom	W2	37.48	37.45	1.00	11.57	98.16	98.16	1.00	75	76	1.01	26	27	1.04
Second	R3	Residential	Unknown	W3	34.91	32.81	0.94	4.02	89.78	89.73	1.00	29	24	North	5	2	North
49-51 Church Walk																	
Second	R1	Residential	Unknown	W1	34.62	32.58	0.94	17.92	98.31	98.31	1.00	64	61	0.95	20	18	0.90
Second	R1	Residential	Unknown	W2	29.77	28.27	0.95	17.92	98.31	98.31	1.00	49	46	0.94	14	12	0.86
Second	R2	Residential	Unknown	W3	34.89	33.08	0.95	15.83	96.57	97.30	1.01	74	67	0.91	24	22	0.92
Second	R3	Residential	Unknown	W4	34.69	34.02	0.98	13.65	97.36	97.53	1.00	69	68	0.99	23	23	1.00
Second	R4	Residential	Unknown	W5	34	34	1.00	8.25	67.73	67.73	1.00	67	67	1.00	25	25	1.00
Third	R1	Residential	Unknown	W1	37.12	37.77	1.02	14.29	94.81	94.81	1.00	76	77	1.01	26	27	1.04
Third	R1	Residential	Unknown	W2	37.04	37.8	1.02	14.29	94.81	94.81	1.00	74	76	1.03	24	26	1.08
Third	R2	Residential	Unknown	W3	38.45	38.45	1.00	8.25	87.60	87.60	1.00	72	72	1.00	25	25	1.00

Daylight_Sunlight Analysis Table
Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
84-86 Church Walk																	
Ground	R1	Commercial	Unknown	W2	27.91	27.26	0.98	28.94	100.00	100.00	1.00	60	58	0.97	15	14	0.93
First	R1	Residential	Bedroom	W4	32.45	31.78	0.98	9.87	98.09	98.09	1.00	69	68	0.99	22	22	1.00
First	R2	Residential	Bedroom	W3	32.48	31.71	0.98	9.87	97.83	97.83	1.00	70	68	0.97	23	22	0.96
First	R3	Residential	Bedroom	W2	32.36	31.45	0.97	9.87	98.07	98.07	1.00	69	67	0.97	22	21	0.95
First	R4	Residential	Bedroom	W1	32.29	31.37	0.97	9.87	98.03	98.03	1.00	69	67	0.97	22	21	0.95
Second	R5	Residential	Bedroom	W1	29.29	28.1	0.96	9.87	89.57	89.57	1.00	58	55	0.95	24	22	0.92
Second	R6	Residential	Bedroom	W2	29.42	28.03	0.95	9.87	89.57	89.57	1.00	58	55	0.95	24	22	0.92
Second	R7	Residential	Bedroom	W3	29.51	27.92	0.95	9.87	89.57	89.57	1.00	59	55	0.93	25	22	0.88
Second	R8	Residential	Bedroom	W4	29.59	27.89	0.94	9.87	89.57	89.57	1.00	59	55	0.93	25	22	0.88
76-82 Church Walk																	
Ground	R1	Commercial	Unknown	W1	29.47	28.98	0.98	32.48	100.00	100.00	1.00	64	63	0.98	18	18	1.00
Ground	R2	Commercial	Unknown	W2	28.47	28.03	0.98	32.48	95.81	95.82	1.00	62	62	1.00	16	16	1.00
Ground	R3	Commercial	Unknown	W3	27.4	27.2	0.99	32.48	83.68	83.20	0.99	61	60	0.98	15	15	1.00
Ground	R4	Commercial	Unknown	W4	26.85	26.74	1.00	32.48	68.88	64.82	0.94	59	59	1.00	14	14	1.00
First	R1	Residential	Bedroom	W4	32.86	32.21	0.98	9.81	98.67	98.67	1.00	70	69	0.99	23	23	1.00
First	R2	Residential	Bedroom	W3	33.16	32.46	0.98	9.81	98.46	98.46	1.00	71	69	0.97	24	23	0.96
First	R3	Residential	Bedroom	W2	33.64	32.87	0.98	9.81	98.70	98.70	1.00	71	68	0.96	24	22	0.92
First	R4	Residential	Bedroom	W1	33.81	33.04	0.98	9.81	98.54	98.54	1.00	72	69	0.96	25	23	0.92
First	R5	Residential	Unknown	W8	31.72	31.47	0.99	9.81	98.67	98.67	1.00	68	67	0.99	21	21	1.00
First	R6	Residential	Unknown	W7	31.88	31.56	0.99	9.81	98.46	98.46	1.00	69	68	0.99	22	22	1.00
First	R7	Residential	Unknown	W6	32.11	31.68	0.99	9.81	98.70	98.70	1.00	69	68	0.99	22	22	1.00
First	R8	Residential	Unknown	W5	32.36	31.89	0.99	9.81	98.52	98.52	1.00	70	69	0.99	23	23	1.00
Second	R1	Residential	Bedroom	W4	34.7	33.64	0.97	9.81	96.74	96.74	1.00	68	66	0.97	26	24	0.92
Second	R2	Residential	Bedroom	W3	34.85	33.7	0.97	9.81	96.62	96.62	1.00	68	66	0.97	26	24	0.92
Second	R3	Residential	Bedroom	W2	35.03	33.79	0.96	9.81	96.74	96.74	1.00	68	66	0.97	26	24	0.92
Second	R4	Residential	Bedroom	W1	35.26	33.94	0.96	9.81	96.62	96.62	1.00	68	66	0.97	26	24	0.92
Second	R5	Residential	Unknown	W8	34.13	33.33	0.98	9.81	96.74	96.74	1.00	68	68	1.00	26	26	1.00
Second	R6	Residential	Unknown	W7	34.3	33.43	0.97	9.81	96.61	96.61	1.00	68	68	1.00	26	26	1.00
Second	R7	Residential	Unknown	W6	34.44	33.5	0.97	9.81	96.74	96.74	1.00	68	68	1.00	26	26	1.00
Second	R8	Residential	Unknown	W5	34.55	33.57	0.97	9.81	96.63	96.63	1.00	68	67	0.99	26	25	0.96
37-38 Norman Road																	
Ground	R1	Residential	WC	W1	36.08	32.1	0.89	5.07	96.20	94.13	0.98	42	34	North	11	5	North
Ground	R2	Residential	Living room	W2	35.83	31.79	0.89	9.83	98.28	97.85	1.00	41	34	North	10	5	North
First	R1	Residential	Bedroom	W1	30.42	26.53	0.87	10.59	94.58	85.07	0.90	31	23	North	7	1	North
First	R2	Residential	WC	W2	30.43	26.48	0.87	4.32	94.45	94.45	1.00	31	23	North	7	1	North
First	R3	Residential	Bedroom	W3	30.48	26.28	0.86	7.04	96.11	93.69	0.97	30	23	North	6	1	North
First	R4	Residential	Bedroom	W4	30.61	27.76	0.91	7.04	93.55	92.94	0.99	73	67	0.92	29	25	0.86
96 Church Walk																	
Ground	R1	Commercial	Unknown	W1	28.72	27.91	0.97	64.53	100.00	100.00	1.00	63	63	1.00	16	16	1.00
First	R1	Residential	Unknown	W1	34.59	32.91	0.95	9.33	99.77	99.77	1.00	73	72	0.99	24	23	0.96
First	R2	Residential	Unknown	W2	34.62	32.85	0.95	8.61	99.99	99.99	1.00	73	72	0.99	24	23	0.96

Daylight_Sunlight Analysis Table
Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
First	R3	Residential	Unknown	W3	34.6	32.81	0.95	8.61	99.99	99.99	1.00	73	72	0.99	24	23	0.96
First	R4	Residential	Unknown	W4	34.6	32.75	0.95	8.61	99.99	99.99	1.00	73	72	0.99	24	23	0.96
First	R5	Residential	Unknown	W5	34.61	32.66	0.94	9.83	99.86	99.86	1.00	72	71	0.99	23	22	0.96
First	R6	Residential	Unknown	W6	29.62	27.76	0.94	15.21	92.27	87.73	0.95	53	52	0.98	17	16	0.94
94 Church Walk																	
Ground	R1	Residential	Unknown	W1	29.45	27.86	0.95	3.75	92.94	91.38	0.98	64	63	0.98	16	16	1.00
Ground	R2	Commercial	Unknown	W2	27.65	26.03	0.94	53.89	82.99	72.56	0.87	60	58	0.97	15	13	0.87
First	R1	Residential	Unknown	W1	33.82	31.88	0.94	9.30	99.27	99.27	1.00	73	72	0.99	24	23	0.96
First	R2	Residential	Unknown	W2	33.77	31.86	0.94	7.34	99.68	99.68	1.00	72	71	0.99	23	22	0.96
First	R3	Residential	Unknown	W3	33.69	31.81	0.94	7.34	99.68	99.68	1.00	72	70	0.97	23	21	0.91
First	R4	Residential	Unknown	W4	33.61	31.74	0.94	7.34	99.68	99.68	1.00	71	69	0.97	23	21	0.91
First	R5	Residential	Unknown	W5	33.51	31.65	0.94	8.63	99.26	99.26	1.00	69	68	0.99	22	21	0.95
Second	R1	Residential	Unknown	W1	37.63	35.16	0.93	9.30	99.26	99.26	1.00	76	73	0.96	27	24	0.89
Second	R2	Residential	Unknown	W2	37.64	35.19	0.93	7.34	99.68	99.68	1.00	76	73	0.96	27	24	0.89
Second	R3	Residential	Unknown	W3	37.63	35.19	0.94	7.34	99.68	99.68	1.00	76	73	0.96	27	24	0.89
Second	R4	Residential	Unknown	W4	37.58	35.21	0.94	7.34	99.68	99.68	1.00	76	73	0.96	27	24	0.89
Second	R5	Residential	Unknown	W5	37.52	35.17	0.94	8.63	99.26	99.26	1.00	76	73	0.96	27	24	0.89
90-92 Church Walk																	
Ground	R1	Commercial	Unknown	W1	27.6	26	0.94	28.91	62.88	54.11	0.86	63	59	0.94	17	14	0.82
Ground	R1	Commercial	Unknown	W2	25.72	24.13	0.94	28.91	62.88	54.11	0.86	57	54	0.95	12	11	0.92
Ground	R2	Commercial	Unknown	W3	26.95	25.47	0.95	29.98	68.40	60.37	0.88	59	56	0.95	14	13	0.93
First	R1	Residential	Unknown	W1	32.54	30.86	0.95	9.87	98.03	98.03	1.00	70	68	0.97	23	21	0.91
First	R2	Residential	Unknown	W2	32.56	31.02	0.95	9.87	98.07	98.07	1.00	68	68	1.00	21	21	1.00
First	R3	Residential	Unknown	W3	32.43	31	0.96	9.87	97.92	97.92	1.00	70	65	0.93	23	19	0.83
First	R4	Residential	Unknown	W4	32.35	30.99	0.96	9.87	98.07	98.07	1.00	70	66	0.94	23	20	0.87
Second	R1	Residential	Unknown	W1	30.07	27.79	0.92	9.87	89.57	89.57	1.00	59	56	0.95	25	22	0.88
Second	R2	Residential	Unknown	W2	30.02	27.83	0.93	9.87	89.57	89.57	1.00	59	56	0.95	25	22	0.88
Second	R3	Residential	Unknown	W3	29.92	27.81	0.93	9.87	89.56	89.56	1.00	59	57	0.97	25	23	0.92
Second	R4	Residential	Unknown	W4	29.85	27.85	0.93	9.87	89.57	89.57	1.00	59	56	0.95	25	23	0.92
88 Church Walk																	
Ground	R1	Commercial	Unknown	W1	27.01	25.71	0.95	60.88	94.73	91.92	0.97	60	56	0.93	15	13	0.87
Ground	R1	Commercial	Unknown	W2	27.37	26.39	0.96	60.88	94.73	91.92	0.97	59	57	0.97	14	14	1.00
First	R1	Residential	Unknown	W1	32.23	31.04	0.96	23.82	94.02	94.02	1.00	70	65	0.93	23	19	0.83
First	R1	Residential	Unknown	W2	32.25	31.05	0.96	23.82	94.02	94.02	1.00	70	66	0.94	23	20	0.87
First	R1	Residential	Unknown	W3	32.23	31.15	0.97	23.82	94.02	94.02	1.00	69	67	0.97	22	21	0.95
Second	R1	Residential	Unknown	W1	29.73	27.84	0.94	23.82	88.27	88.27	1.00	59	55	0.93	25	22	0.88
Second	R1	Residential	Unknown	W2	29.71	27.85	0.94	23.82	88.27	88.27	1.00	59	55	0.93	25	22	0.88
Second	R1	Residential	Unknown	W3	29.68	27.85	0.94	23.82	88.27	88.27	1.00	59	55	0.93	25	22	0.88
74 Church Walk																	
Ground	R1	Commercial	Unknown	W1	26.63	26.57	1.00	32.48	60.51	60.51	1.00	60	60	1.00	15	15	1.00
First	R1	Residential	Unknown	W2	31.36	31.21	1.00	9.81	98.70	98.70	1.00	68	67	0.99	21	21	1.00
First	R2	Residential	Unknown	W1	31.5	31.29	0.99	9.81	98.54	98.54	1.00	68	67	0.99	21	21	1.00

Daylight_Sunlight Analysis Table
Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Second	R1	Residential	Unknown	W2	33.79	33.1	0.98	9.81	96.74	96.74	1.00	67	66	0.99	25	24	0.96
Second	R2	Residential	Unknown	W1	33.94	33.23	0.98	9.81	96.61	96.61	1.00	68	68	1.00	26	26	1.00
72 Church Walk																	
Ground	R1	Commercial	Unknown	W1	26.62	26.57	1.00	32.48	62.40	62.40	1.00	60	60	1.00	15	15	1.00
First	R1	Residential	Unknown	W2	31.14	31.02	1.00	9.81	98.67	98.67	1.00	67	67	1.00	20	20	1.00
First	R2	Residential	Unknown	W1	31.25	31.1	1.00	9.81	98.46	98.46	1.00	67	66	0.99	20	20	1.00
Second	R1	Residential	Unknown	W2	33.42	32.82	0.98	9.81	96.74	96.74	1.00	68	67	0.99	26	25	0.96
Second	R2	Residential	Unknown	W1	33.57	32.97	0.98	9.81	96.61	96.61	1.00	67	66	0.99	25	24	0.96