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Blackheath Station Car Park
London
SE3 9LE

Comparative Daylight & Sunlight Amenity Study (Neighbouring) Report
prepared on behalf of Emma Theedom
BCG NM
Date: 22 September 2025
Our Ref: NBB/25-02682

Contents

Appendices

1 EXECUTIVE SUMMARY

1.1 We have been instructed to compile a BRE Daylight & Sunlight (Neighbouring) Amenity Study regarding the proposed development at Blackheath Station Car Park, Lewisham, SE3 9LE.

1.2 The purpose of this assessment is to serve as a comparison to the Daylight & Sunlight report produced by CHP Surveyors in March 2025. We have been instructed by a neighbour to the development in order to understand the impact on the surrounding area in detail.

1.3 It is noted that the publicly available report does not contain the results of the assessment, despite making reference to the appendices where certain results should be found. We have reviewed the application on the planning portal and also note that the results are not available.

1.4 The proposals comprise the construction of three blocks ranging from three to five storeys in height, as illustrated in Appendix 1.

1.5 We have reviewed the site and surrounding area based on a combination of online street views and site photography provided by our client. We have a clear understanding of the interrelationship between the various buildings.

1.6 On the basis of the above, we set about conducting an analysis in accordance with Building Research Establishment's Report 209 "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2022 3rd Edition). This guidance is regarded as industry standard, and we regularly prepare such studies for local authorities throughout the UK.

1.7 We identified 209 windows and 82 rooms within 24 neighbouring residential properties within a reasonable proximity to the development and warranting inclusion within the study. Our scope is slightly expended when compared with the CHP report as we felt it reasonable to include 1 & 2 Collins Street too.

1.8 The analysis has involved utilising specialist software applied an AutoCAD model.

1.9 The results of the VSC test confirm that shortfalls occur at the following properties:

- John Ball Primary School – 9 windows fail
- John Ball Primary School (Main Building) – 20 windows fail
- 29 Southvale Road – 1 window fails
- 5, 7, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28 Collins Street – total of 20 windows fail across these properties.

1.10 The severity of the failures vary across these properties, however it is of note that 5 windows fall into the moderate loss category and 10 in the substantial loss category. This is an important consideration when reviewing the severity of the impact.

1.11 The results of the DD test confirm that shortfalls occur at the following properties:

- John Ball Primary School
- 7 & 15 - 28 Collins Street

1.12 Again, 2 rooms fall into the moderate impact category and 11 in the substantial loss categories. Therefore impacts will be noticeable within the affected rooms too.

1.13 The results of the APSH test show that the living room at 7 Collins Street will fail as a result of the construction of the proposed development. This is an isolated impact but will be noticeable to the occupant.

1.14 The results of the overshadowing analysis show that the amenity space at 7 Collins Street will have its access to sunlight decimated as a result of the proposed development, falling from 73% > 7%, with a before/after ration of 0.09. this is a substantial difference in access to sunlight within the space and will be noticeable to the occupant.

1.15 Further testing shows that this amenity space will not achieve the recommended levels of sunlight until mid April.

1.16 Whilst it is noted that the proposed development site is currently underdeveloped and that this can cause large differences when before and after figures are compared, it is noted within the results that not all of the rooms that fall short appear to be receiving substantially good levels to begin with, so the differences in those instances will be very noticeable.

1.17 Furthermore, the reason that the 20% metric is in recommended by the BRE guide is to maintain a level of change in daylight that is considered reasonable at any one time. It is clear here that the changes will be noticeable to some of the occupants of the neighbouring properties.

1.18 Furthermore, there is a conclusion given within the CHP report stating: "It is therefore considered that the proposed scheme would not affect the level of daylight and sunlight to the neighbouring properties." This is simply not true, as impact will occur to the neighbouring properties as shown within this report and in some cases the differences in light levels are notable.

1.19 A balance needs to be struck with sites that are under developed between the reasonable development of mass and its impact on the surrounding area. Careful review of the existing figures should be had to understand the context of the area before development and development should be sensitive to windows and rooms that are already low.

2 PROPOSED DRAWINGS

2.1 The 3D computer model considers the following proposed design:

JOHN PARDEY ARCHITECTS

Drawings Ref	Description	Revision
2209-100	Location Plan	Rev -
2209-155	Propose Block Plan	Rev -
2209-A-300	Block A - Proposed Floor Plans	Rev -
2209-A-400	Block A - Proposed Elevations	Rev -
2209-B-300	Block B - Proposed Floor Plans	Rev -
2209-B-400	Block B - Proposed Elevations	Rev -
2209-C-300	Block C - Proposed Floor Plans	Rev -
2209-C-400	Block C - Proposed Elevations	Rev -

3 INTRODUCTION

INSTRUCTIONS

3.1 We received instructions from Emma Theedom to prepare a BRE Daylight & Sunlight (Neighbouring) Amenity Study in respect of the proposed development at Blackheath Station Car Park, Lewisham, SE3 9LE.

3.2 We confirm copies of our Terms of Engagement are held on file.

CONFLICT OF INTEREST

3.3 We confirm that, as far as we are aware, no conflict of interest exists either personally or with Rapleys, in connection with Emma Theedom. We would further confirm that Professional Indemnity Insurance on a per claim basis is available in respect of this report.

DISCLOSURE

3.4 This report is specifically for the addressee stated above.

QUALITY ASSURANCE

3.5 This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

3.6 We confirm that the undersigned is an appropriately qualified Surveyor experienced in the commercial property sector.

Created by:	Natasha Bray (LLB) Hons Natasha.Bray@Rapleys.com
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Checked by:	Richard Howard MSc MRICS Richard.Howard@Rapleys.com
Signature:	r howard r howard (Sep 22, 2025 14:55:55 GMT+1)

4 BASIS OF ASSESSMENT

DETAILS OF THE PROPOSALS

4.1 The proposals comprise the construction of three blocks ranging from three to five storeys in height, as illustrated in Appendix 1.

4.2 The proposals which we have analysed are those found on the planning portal submitted with the planning application. They were in PDF format and converted to DWG for the purposes of our 3D model.

4.3 Rapleys have taken the information supplied upon which this report is based, in good faith, as being sufficiently accurate for these purposes. In the event inaccuracies become apparent, Rapleys would be willing to re visit the analysis subject to further instructions.

SITE INSPECTION

4.4 The site and surrounding properties have been inspected via online mapping and site photography provided by our client.

4.5 To identify where there may be a Daylight & Sunlight Amenity issue, we used the approach outlined within BRE Report 209: Site Layout Planning for Daylight and Sunlight – a guide to good practice (3rd edition 2022). This states:

> *"Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases the loss of light will be small. Thus, if the new development were 10m tall, and a typical existing ground floor window would be 1.5m above the ground, the effect on existing buildings more than 3 x (10 – 1.5) = 25.5m away need not be analysed."*

RELEVANT NEIGHBOURING PROPERTIES

4.6 The following properties were identified as warranting inclusion in this study:

1) 1, 2, 5, 6, 7, 14, 14a & 15-28 Collins Street – a mix of 2 and 3 storey residential homes located to the North/ North East of the proposed development site;
2) 29 Southvale Road – a 2 storey property located on the corner of Collins Street and Southvale Road; and
3) John Ball Primary School & Main building – a 2/3 storey building located to the North/North West of the proposed development site.

4.7 In total, 24 properties, 209 windows and 82 rooms have been the subject of our analysis.

BACKGROUND TO THE ANALYSIS

4.8 In order to undertake the analysis a 3D computer model was drawn in AutoCAD for the development site and the surrounding properties.

4.9 This was based upon site and drawing information found online and supplemented by information gathered from the photographs of the subject area provided by our client.

4.10 We have completed a thorough review of the Local Authority Planning archives and were able to find drawing information for the following properties:

- John Ball Nursery;
- John Ball Primary School; and
- 2, 6, 7 & 14a Collins Street.

4.11 Additional Rightmove/Zoopla information was found for the following properties:

- 1, 2, 6, 7, 14, 14a, 17 – 21, 23, 25, 26, 27 Collins Street.

4.12 This information has been used when modelling neighbouring properties and their rooms. In the absence of this information, reasonable assumptions have been made based on our Design Analyst's experience, which is in accordance with recognised practice.

4.13 Details of the proposals were found online and were in PDF format. These have been converted to DWG files and utilised in the creation of our 3D model.

4.14 Thereafter, industry standard Daylight and Sunlight analysis software was applied to the model. This produced the results which have been presented and commented upon within this report.

4.15 Images taken from the 3D model showing the development site as existing and as proposed, together with the relevant surrounding properties are within Appendix 1.

5 ASSESSMENT GUIDELINES

5.1 The BRE Report 209 – Site Layout Planning for Daylight and Sunlight, A guide to good practice, Third Edition (2022) [the BRE Report] provides guidance to designers, clients, consultants and planning officials on laying out proposed development sites to minimise impact on surrounding buildings and open spaces. This document is widely used in the construction industry.

5.2 The BRE Report states under paragraph 2.2.2:

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

5.3 The BRE Report sets out criteria against which an assessment may be made of the levels of Daylight & Sunlight and the impact that development may cause.

5.4 An important point to note contained within the introduction of the BRE Report is:

> *"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 the main 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..."*

5.5 The basis of the BRE guide is suburban environments. It does not provide alternative targets specific to city centre or dense urban environments. The overarching recommendation to interpret the results flexibly, for any other environment besides suburban, is essential to any assessment.

VERTICAL SKY COMPONENT (VSC)

5.6 The VSC is a measure of the amount of light falling on a window; it is quantified as a ratio of the direct sky illuminance falling on the surface at a specific reference point against the horizontal illuminance under an unobstructed sky. The maximum possible ratio is just under 40% for a completely unobstructed vertical wall. The VSC values attained by windows of a building will not vary with the compass orientation of that building; therefore, orientation does not give an appreciation of the interior daylighting.

5.7 The target value recommended is 27% but this is not to be strictly applied. This is because if the VSC for a window is less than 27% and is less than 0.8 times its former value, the BRE numerical guidelines will not be satisfied.

5.8 However, if the Vertical Sky Component is less than 27%, but more than 0.8 times its former value then daylight levels might still be adequate to the neighbouring property.

5.9 We find it useful to consider the Reduction Factor of 0.8, as a percentage equal to 80%, or put another way, a 20% reduction is recommended as the guideline figure within the BRE Report.

ANNUAL PROBABLE SUNLIGHT HOURS (APSH)

5.10 With regard to assessing Sunlight, the BRE Report gives recommendations for the assessment of the effect on sunlight enjoyed by individual windows. When considering sunlight, in the northern hemisphere, it is only those windows that face within 90 degrees of due south that will enjoy significant amounts of Sunlight. The BRE Report limits the extent of assessments required to only these windows. Sunlight Amenity is measured in terms of Annual Probable Sunlight Hours (APSH).

5.11 Any windows that face within 90 degrees of due north will be annotated as such within the analysis results.

5.12 The assessment analyses a point in each window which receives at least a quarter of Annual Probable Sunlight Hours (represented as 25% in the results tables). This includes at least 5% of Annual Probable Sunlight Hours during the winter months, between 21 September and 21 March. Again, a Reduction Factor of 0.8 is also applied to the results.

DAYLIGHT DISTRIBUTION (DD)

5.13 The Daylight Distribution is otherwise known as the 'no sky-line' (NSL) method and takes the VSC analysis a step further in looking at where in the room Daylight is received at the working plane (roughly desk or kitchen worktop height). After a development is complete, the area of a room with visible sky should, ideally be 0.8 times or more of the former area on the working plane prior to the development.

2HR SUNLIGHT TO AMENITY (OVERSHADOWING TO GARDENS AND OPEN SPACES)

5.14 The BRE Report also recommends a review of the surrounding external amenity spaces such as gardens, parks or playgrounds.

5.15 The analysis should confirm whether at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21st March. Alternatively, if an existing garden or amenity space remains no less than 0.8 times its former value, then the loss of light to this space is unlikely to be noticeable. The availability of sunlight should be checked for all open spaces where sunlight is required.

6 FINDINGS OF THE ANALYSIS

RESULTS

6.1 The VSC, DD & APSH results are shown in the tables contained within Appendix 2. No Sky-Line contours are contained in Appendix 3. 2hr Sunlight to Amenity (Overshadowing to Gardens and Open spaces) results are contained within Appendix 4. Two Hour amenity drawings are contained within Appendix 5.

6.2 In the sections which follow is commentary on the results from the analysis.

7 RESULTS COMMENTARY

VSC RESULTS

7.1 The results of the VSC test confirm that shortfalls occur at the following properties:

- John Ball Primary School – 9 windows fail
- John Ball Primary School (Main Building) – 20 windows fail
- 29 Southvale Road – 1 window fails
- 5, 7, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28 Collins Street – total of 20 windows fail across these properties.

7.2 The severity of the failures vary across these properties, however it is of note that 5 windows fall into the moderate loss category and 10 in the substantial loss category. This is an important consideration when reviewing the severity of the impact.

APSH RESULTS

7.3 The results of the APSH test show that the living room at 7 Collins Street will fail as a result of the construction of the proposed development. This is an isolated impact but will be noticeable to the occupant.

DAYLIGHT DISTRIBUTION RESULTS

7.4 The results of the DD test confirm that shortfalls occur at the following properties:

- John Ball Primary School
- 7 & 15 - 28 Collins Street

7.5 Again, 2 rooms fall into the moderate impact category and 11 in the substantial loss categories. Therefore, impacts will be noticeable within the affected rooms too.

2HR SUNLIGHT AMENITY (OVERSHADDOWING TO GARDENS AND OPEN SPACES)

7.6 The results of the overshadowing analysis show that the amenity space at 7 Collins Street will have its access to sunlight decimated as a result of the proposed development, falling from 73% > 7%, with a before/after ration of 0.09. this is a substantial difference in access to sunlight within the space and will be noticeable to the occupant.

7.7 Further testing shows that this amenity space will not achieve the recommended levels of sunlight until mid-April.

CONCLUSION

7.8 Whilst it is noted that the proposed development site is currently underdeveloped and that this can cause large differences when before and after figures are compared, it is noted within the results that not all of the rooms that fall short appear to be receiving substantially good levels to begin with, so the differences in those instances will be very noticeable.

7.9 Furthermore, the reason that the 20% metric is in recommended by the BRE guide is to maintain a level of change in daylight that is considered reasonable at any one time. It is clear here that the changes will be noticeable to some of the occupants of the neighbouring properties.

7.10 There is a conclusion given at 1.10 of the CHP report that states “It is therefore considered that the proposed scheme would not affect the level of daylight and sunlight to the neighbouring properties.” This is simply not true, impact will occur to the neighbouring properties noted within this report, in some cases the differences in light levels are notable.

7.11 A balance needs to be struck with sites that are under developed between the reasonable development of mass and its impact on the surrounding area. Careful review of the existing figures should be had to understand the context of the area before development and development should be sensitive to windows and rooms that are already low.

7.12 It is our opinion that if the scheme has been amended to take into account the sensitivities this has not been demonstrated within the report and that an effort should be made to minimise the impacts where possible.

Appendix 01

Identification Drawings

Source Data

Existing & Surrounding Model
EXISTING_SITE_SURVEY-1369531.pdf
EXISTING_STREET_ELEVATIONS-1369536.pdf
EXISTING_BLOCK_PLAN-1369541
Google Maps and Site Photography

Proposed Model
pdf data set Received 02.09.2025
Ref: JPA Architects

Room Layouts
PHD - BHSCP 120925.xlxs

- Existing Site Massing
- Proposed Site Massing
- Neighbours Analysed
- Neighbours Baseline

Client
Emma Theedom

Job Title
Blackheath Station
Car-Park SE3

Drawing Title
Existing Plan View

Scale	Date	Drawn
NTS	Sept 2025	NB

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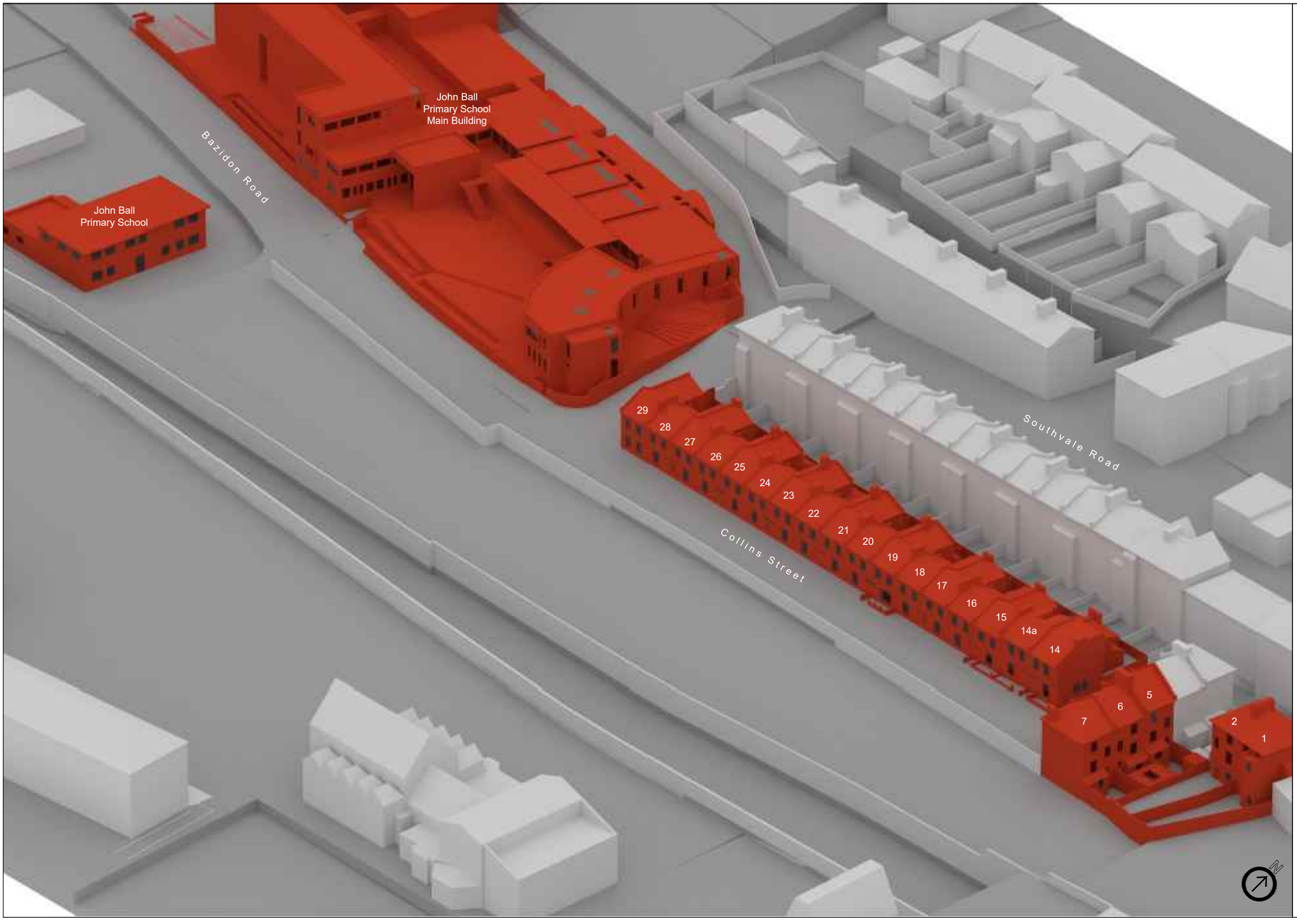

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Job Title
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Car-Park SE3

Drawing Title
Existing 3d View
Looking North West

Scale	Date	Drawn
NTS	Sept 2025	NB

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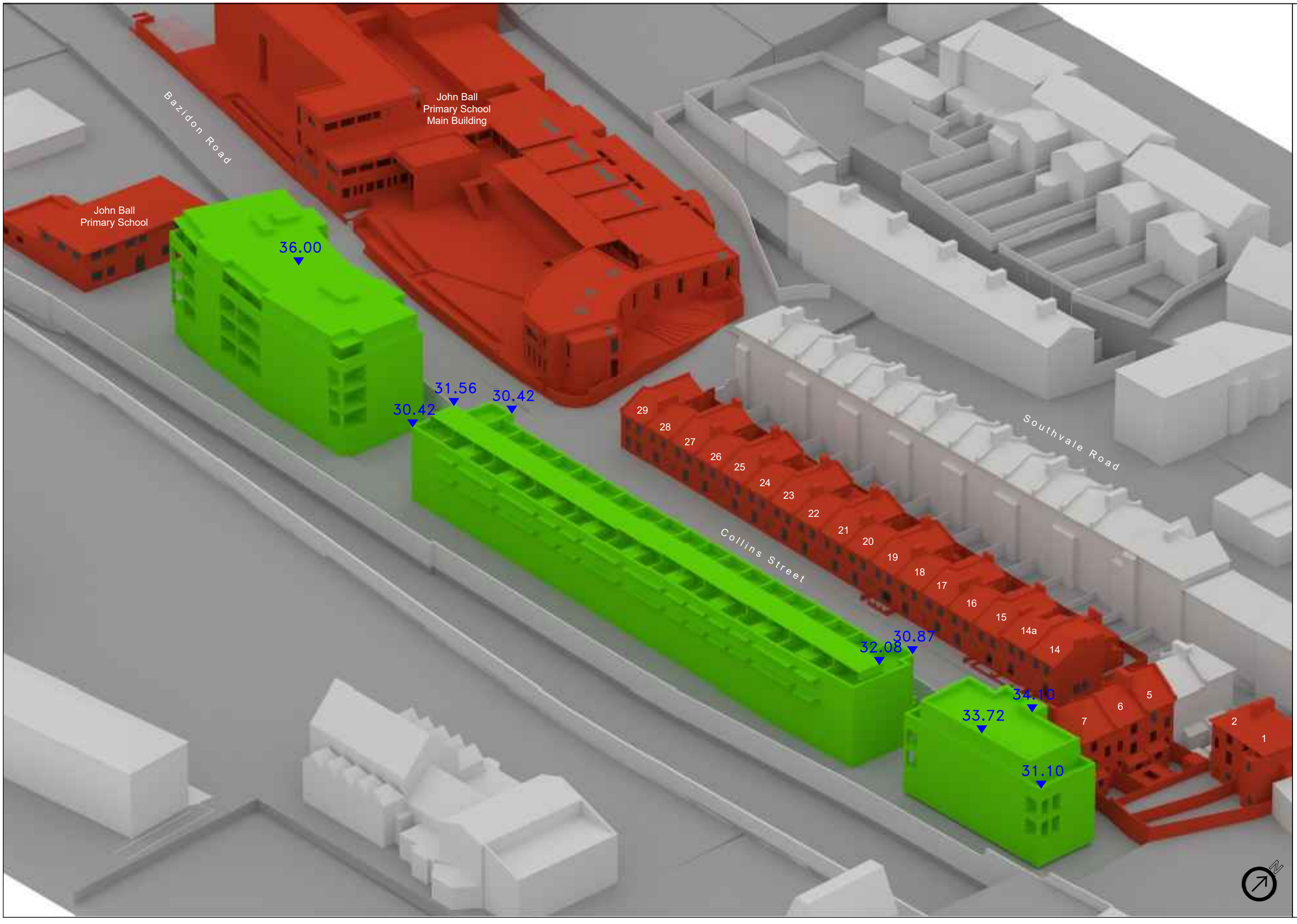

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Scale	Date	Drawn
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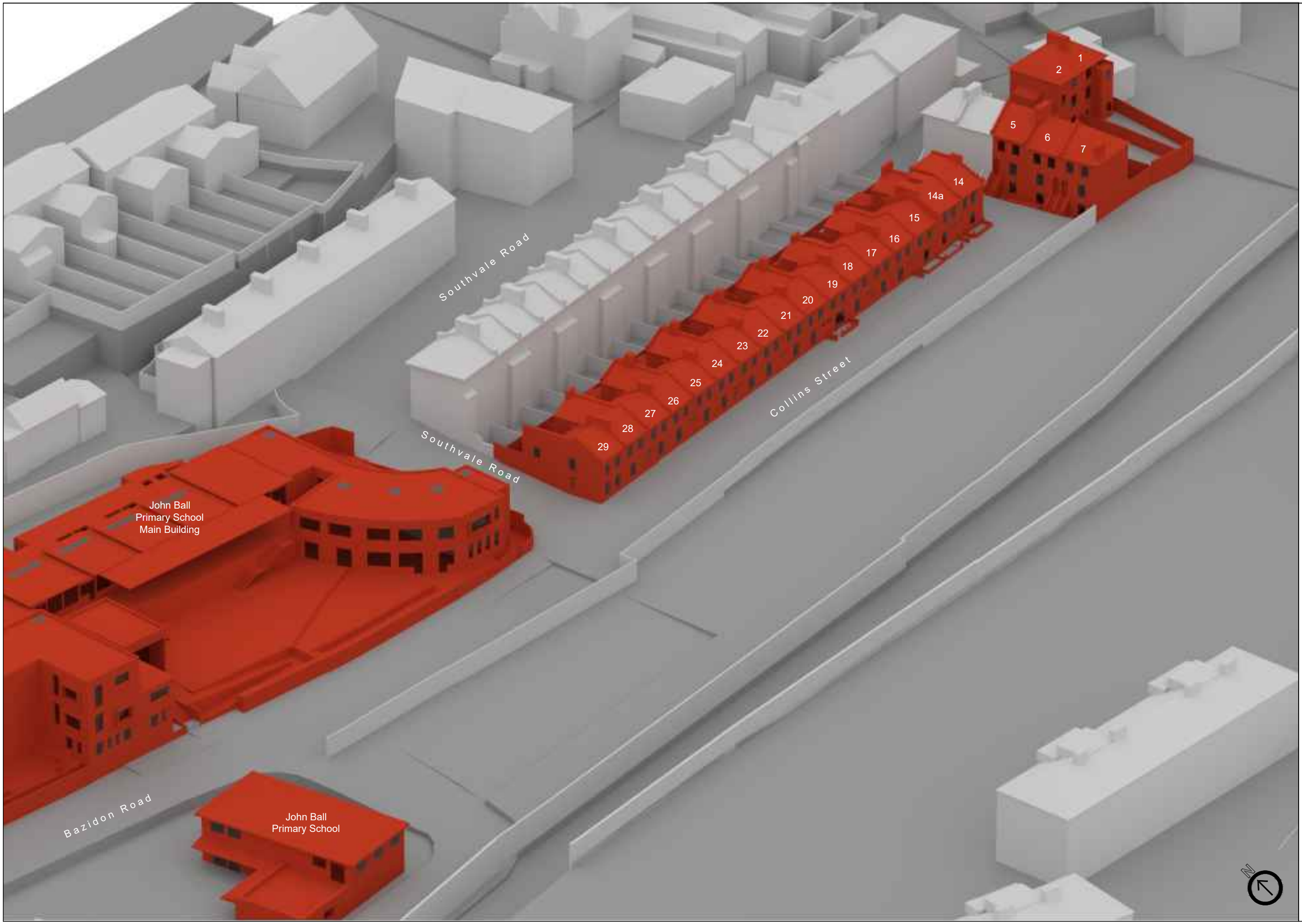

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Drawing Title
Existing 3d View
Looking North East

Scale	Date	Drawn
NTS	Sept 2025	NB

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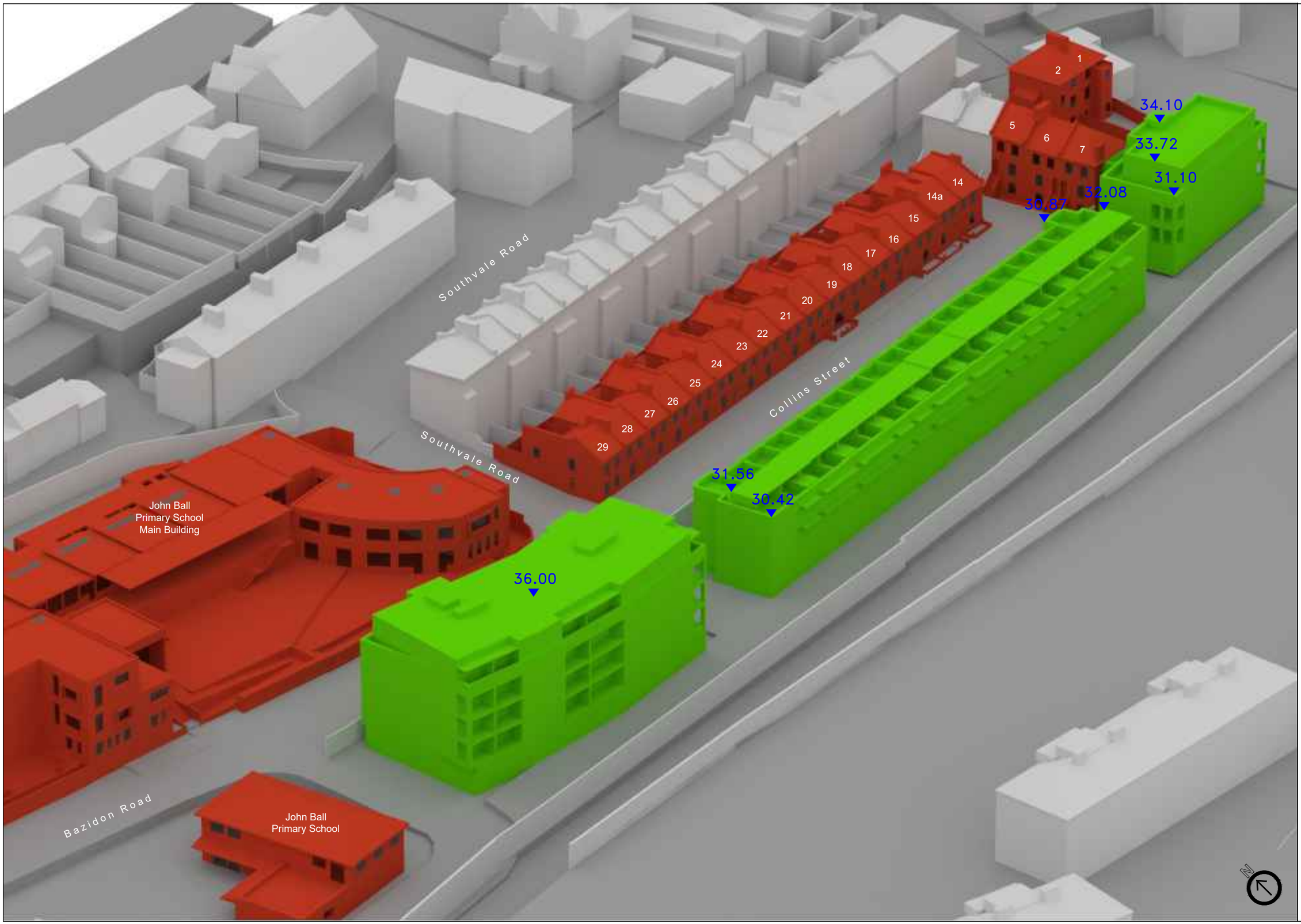

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25-02682-01-06

Appendix 02

Daylight & Sunlight (VSC, DD & APSH) Results

Project Name: Blackheath Station Car-Park
Project No.: 25-02682-01
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: September 2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
John Ball Primary School																								
Ground	R1	School	Class Room	W1	Existing	34.49	0.76	NO	83°N					*North	*North		*North	*North						
					Proposed	26.13																		
Ground	R1	School	Class Room	W2	Existing	34.57	0.74	NO	83°N					*North	*North		*North	*North						
					Proposed	25.68																		
										34.52	0.75	NO												
										25.94										*North	*North		*North	*North
Ground	R12	School	Kitchen	W4	Existing	34.65	0.72	NO	83°N					*North	*North		*North	*North						
					Proposed	25.07																		
										34.65	0.72	NO												
										25.07										*North	*North		*North	*North
Ground	R13	School	Class Room	W5	Existing	34.55	0.74	NO	83°N				41.00	*North	*North	11.00	*North	*North						
					Proposed	25.73							24.00			9.00								
Ground	R13	School	Class Room	W6	Existing	34.37	0.77	NO	83°N				41.00	*North	*North	11.00	*North	*North						
					Proposed	26.50							26.00			9.00								
Ground	R13	School	Class Room	W7	Existing	12.92	1.00	YES	263°				17.00	1.00	YES	5.00	1.00	YES						
					Proposed	12.92							17.00			5.00								
Ground	R13	School	Class Room	W8	Existing	12.08	1.00	YES	263°				18.00	1.00	YES	5.00	1.00	YES						
					Proposed	12.08							18.00			5.00								
										20.14	0.86	YES							59.00			16.00		
										17.27									45.00	0.76	YES	14.00	0.88	YES
First	R1	School	Class Room	W1	Existing	28.98	1.00	YES	263°				37.00	1.00	YES	13.00	1.00	YES						
					Proposed	28.98							37.00			13.00								
First	R1	School	Class Room	W2	Existing	33.55	1.00	YES	263°				45.00	1.00	YES	17.00	1.00	YES						
					Proposed	33.55							45.00			17.00								
First	R1	School	Class Room	W3	Existing	30.91	1.00	YES	173°				76.00	1.00	YES	29.00	1.00	YES						
					Proposed	30.91							76.00			29.00								
First	R1	School	Class Room	W4	Existing	30.62	1.00	YES	173°				76.00	1.00	YES	29.00	1.00	YES						
					Proposed	30.62							76.00			29.00								
First	R1	School	Class Room	W5	Existing	30.48	1.00	YES	173°				76.00	1.00	YES	29.00	1.00	YES						
					Proposed	30.47							76.00			29.00								
First	R1	School	Class Room	W6	Existing	27.90	0.75	NO	83°N				32.00	*North	*North	8.00	*North	*North						
					Proposed	20.82							27.00			8.00								
First	R1	School	Class Room	W7	Existing	27.90	0.73	NO	83°N				31.00	*North	*North	7.00	*North	*North						
					Proposed	20.33							26.00			7.00								
										30.43	0.94	YES							99.00			29.00		
										28.56									94.00	0.95	YES	29.00	1.00	YES
First	R10	School	Class Room	W10	Existing	27.84	0.73	NO	83°N				31.00	*North	*North	8.00	*North	*North						
					Proposed	20.36							17.00			6.00								
First	R10	School	Class Room	W11	Existing	27.77	0.76	NO	83°N				31.00	*North	*North	8.00	*North	*North						
					Proposed	21.10							19.00			5.00								
First	R10	School	Class Room	W12	Existing	28.52	1.00	YES	263°				37.00	1.00	YES	13.00	1.00	YES						
					Proposed	28.52							37.00			13.00								
First	R10	School	Class Room	W13	Existing	28.62	1.00	YES	263°				37.00	1.00	YES	13.00	1.00	YES						
					Proposed	28.62							37.00			13.00								
										28.19	0.87	YES							68.00			21.00		
										24.65									58.00	0.85	YES	19.00	0.90	YES
John Ball Primary School Main Building																								
Ground	R1	School	Office	W1	Existing	25.65	1.00	YES	273°N				41.00	*North	*North	13.00	*North	*North						
					Proposed	25.65							41.00			13.00								
Ground	R1	School	Office	W2	Existing	27.63	1.00	YES	273°N				42.00	*North	*North	14.00	*North	*North						
					Proposed	27.63							42.00			14.00								
Ground	R1	School	Office	W3	Existing	36.61	0.96	YES	183°				83.00	0.98	YES	30.00	0.93	YES						
					Proposed	35.17							81.00			28.00								
Ground	R1	School	Office	W4	Existing	36.29	0.96	YES	183°				84.00	0.96	YES	30.00	0.90	YES						
					Proposed	34.68							81.00			27.00								
										31.58	0.98	YES							89.00			30.00		
										30.81									87.00	0.98	YES	28.00	0.93	YES
Ground	R2	School	Office	W5	Existing	35.79	0.95	YES	183°				85.00	0.96	YES	30.00	0.90	YES						
					Proposed	34.05							82.00			27.00								
Ground	R2	School	Office	W6	Existing	35.69	0.95	YES	183°				85.00	0.95	YES	30.00	0.87	YES						
					Proposed	33.75							81.00			26.00								
										35.72	0.95	YES							85.00			30.00		
										33.85									82.00	0.96	YES	27.00	0.90	YES
Ground	R3	School	Office	W7	Existing	36.56	0.93	YES	183°				85.00	0.93	YES	30.00	0.80	YES						
					Proposed	33.97							79.00			24.00								
Ground	R3	School	Office	W8	Existing	36.58	0.92	YES	183°				85.00	0.93	YES	30.00	0.80	YES						
					Proposed	33.71							79.00			24.00								
Ground	R3	School	Office	W9	Existing	32.00	0.89	YES	93°				47.00	0.89	YES	15.00	0.67	YES						
					Proposed	28.63							42.00			10.00								
Ground	R3	School	Office	W10	Existing	30.71	0.90	YES	93°				47.00	0.89	YES	15.00	0.67	YES						
					Proposed	27.59							42.00			10.00								
										34.05	0.91	YES							92.00			30.00		
										31.06									87.00	0.95	YES	25.00	0.83	YES
Ground	R4	School	Reception	W11	Existing	29.56	0.90	YES	93°				47.00	0.89	YES	15.00	0.67	YES						
					Proposed	26.59							42.00			10.00								
Ground	R4	School	Reception	W12	Existing	27.12	0.90	YES	93°				47.00	0.89	YES	15.00	0.67	YES						
					Proposed	24.38							42.00			10.00								
Ground	R4	School	Reception	W13	Existing	23.27	0.89	YES	93°				45.00	0.91	YES	15.00	0.73	YES						
					Proposed	20.73							41.00			11.00								
Ground	R4	School	Reception	W14	Existing	18.80	0.88	YES	93°				43.00	0.91	YES	15.00	0.73	YES						
					Proposed	16.45							39.00			11.00								
Ground	R4	School	Reception	W15	Existing	15.19	0.85	YES	93°				40.00	0.90	YES	15.00	0.73	YES						
					Proposed	12.95							36.00			11.00								
Ground	R4	School	Reception	W16	Existing	9.93	0.79	NO	93°				31.00	0.87	YES	15.00	0.73	YES						
					Proposed	7.86							27.00			11.00								
										20.47	0.88	YES							47.00			15.00		
										17.99									44.00	0.94	YES	12.00	0.80	YES
Ground	R6	School	Storage	W18	Existing	27.83	0.93	YES	257°				48.00	0.90	YES	17.00	0.71	YES						
					Proposed	25.96							43.00			12.00								
										27.83	0.93	YES							48.00			17.00		
										25.96									43.00	0.90	YES	12.00	0.71	YES
Ground	R7	School	Class Room	W19	Existing	33.90	0.90	YES	247°				56.00	0.88	YES	20.00	0.65	YES						
					Proposed	30.47							49.00			13.00								
										33.90	0.90	YES							56.00			20.00		
										30.47									49.00	0.88	YES	13.00	0.65	YES
Ground	R8	School	Class Room	W20	Existing	35.69	0.85	YES	237°				64.00	0.81	YES	24.00	0.50	YES						
					Proposed	30.18							52.00			12.00								
Ground	R8	School	Class Room	W21	Existing	36.12	0.80	YES	229°				66.00	0.80	YES	24.00	0.46	YES						
					Proposed	28.76							53.00			11.00								
Ground	R8	School	Class Room	W22	Existing	35.73	0.77	YES	226°				65.00	0.78	YES	24.00	0.42	YES						
					Proposed	27.36							51.00			10.00								
										35.83	0.81	YES							66.00			24.00		
										29.07									54.00	0.82	YES	12.00	0.50	YES
Ground	R9	School	Class Room	W23	Existing	36.15	0.72	NO	217°				73.00	0.77	YES	27.00	0.37	YES						
					Proposed	26.11							56.00			10.00								
Ground	R9	School	Class Room	W24	Existing	36.06	0.72	NO	217°				68.00	0.78	YES	25.00	0.40	YES						
					Proposed	26.13							53.00			10.00								
Ground	R9	School	Class Room	W25	Existing	34.65	0.71	NO	183°				78.00	0.81	YES	30.00	0.50	YES						
					Proposed	24.52							63.00			15.00								
Ground	R9	School	Class Room	W26	Existing	34.43	0.72	NO	183°				78.00	0.83	YES	30.00	0.57	YES						
					Proposed	24.79							65.00			17.00								
Ground	R9	School	Class Room	W27	Existing	34.66	0.73	NO	183°				78.00	0.81	YES	30.00	0.50	YES						
					Proposed	25.35							63.00			15.00								
Ground	R9	School	Class Room	W28	Existing	34.99	0.74	NO	183°				78.00	0.82	YES	30.00	0.53	YES						
					Proposed	26.03							64.00			16.00								
										35.33	0.72	NO							86.00			30.00		
										25.60									74.00	0.86	YES	18.00	0.60	YES
First	R1	School	Class Room	W1	Existing	22.97	1.00	YES	273°N				30.00	*North	*North	7.00	*North	*North						
					Proposed	22.97							30.00			7.00								
First	R1	School	Class Room	W2	Existing	27.23	1.00	YES	273°N				35.00	*North	*North	10.00	*North	*North						
					Proposed	27.23							35.00			10.00								
First	R1	School	Class Room	W3	Existing	34.52	0.97	YES	183°				70.00	0.99	YES	28.00	0.96	YES						
					Proposed	33.58							69.00			27.00								
First	R1	School	Class Room	W4	Existing	23.60	0.96	YES	183°				42.00	0.98	YES	26.00	0.96	YES						
					Proposed	22.58							41.00			25.00								
										26.93	0.98	YES							80.00			28.00		
										26.46									79.00	0.99	YES	27.00	0.96	YES
First	R2	School	Staff Room	W5	Existing	33.33	0.94	YES	183°				76.00	0.96	YES	30.00	0.90	YES						
					Proposed	31.31							73.00			27.00								
First	R2	School	Staff Room	W6	Existing	31.81	0.92	YES	93°				40.00	0.93	YES	12.00	0.75	YES						
					Proposed	29.41							37.00			9.00								
First	R2	School	Staff Room	W7	Existing	30.12	0.93	YES	93°				40.00	0.93	YES	12.00	0.75	YES						
					Proposed	28.05							37.00			9.00								
First	R2	School	Staff Room	W8	Existing	23.58	0.92	YES	93°				36.00	0.97	YES	12.00	0.92	YES						
					Proposed	21.79							35.00			11.00								
First	R2	School	Staff Room	W9	Existing	8.39	0.81	YES	93°				18.00	0.94	YES	12.00	0.92	YES						
					Proposed	6.77							17.00			11.00								
										28.90	0.93	YES							89.00			30.00		
										26.86									88.00	0.99	YES	29.00	0.97	YES
First	R4	School	Class Room	W11	Existing	27.58	0.98	YES	183°				69.00	1.00	YES	19.00	1.00	YES						
					Proposed	27.01							69.00			19.00								
First	R4	School	Class Room	W12	Existing	29.25	0.95	YES	183°				74.00	1.00	YES	21.00	1.00	YES						
					Proposed	27.90							74.00			21.00								
First	R4	School	Class Room	W13	Existing	29.40	0.95	YES	183°				63.00	1.00	YES	18.00	1.00	YES						
					Proposed	27.93							63.00			18.00								
First	R4	School	Class Room	W14	Existing	23.70	0.93	YES	183°				47.00	1.00	YES	16.00	1.00	YES						
					Proposed	22.09							47.00			16.00								
First	R4	School	Class Room	W60	Existing	99.04	1.00	YES	90° Hz				95.00	1.00	YES	27.00	1.00	YES						
					Proposed	98.95							95.00			27.00								
										43.82	0.98	YES							95.00			27.00		
										42.93									95.00	1.00	YES	27.00	1.00	YES

Project Name: Blackheath Station Car-Park
Project No.: 25-02682-01
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: September 2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
First	R5	School	Class Room	W15	Existing	7.71	0.81	YES	183°				17.00	1.00	YES	5.00	1.00	YES						
					Proposed	6.25							17.00			5.00								
First	R5	School	Class Room	W16	Existing	3.39	0.54	NO	183°				5.00	1.00	YES	2.00	1.00	YES						
					Proposed	1.83							5.00			2.00								
First	R5	School	Class Room	W17	Existing	5.15	0.65	NO	183°				2.00	1.00	YES	2.00	1.00	YES						
					Proposed	3.35							2.00			2.00								
First	R5	School	Class Room	W18	Existing	6.72	0.71	NO	183°				7.00	1.00	YES	6.00	1.00	YES						
					Proposed	4.76							7.00			6.00								
First	R5	School	Class Room	W59	Existing	99.17	1.00	YES	90° Hz				96.00	1.00	YES	28.00	1.00	YES						
					Proposed	99.07							96.00			28.00								
										26.89	0.95	YES							96.00			28.00		
										25.62									96.00	1.00	YES	28.00	1.00	YES
First	R6	School	Class Room	W19	Existing	3.53	0.49	NO	183°				4.00	1.00	YES	2.00	1.00	YES						
					Proposed	1.74							4.00			2.00								
First	R6	School	Class Room	W20	Existing	3.59	0.47	NO	183°				6.00	1.00	YES	3.00	1.00	YES						
					Proposed	1.69							6.00			3.00								
First	R6	School	Class Room	W21	Existing	5.46	0.61	NO	183°				2.00	1.00	YES	2.00	1.00	YES						
					Proposed	3.33							2.00			2.00								
First	R6	School	Class Room	W22	Existing	6.97	0.67	NO	183°				6.00	1.00	YES	6.00	1.00	YES						
					Proposed	4.68							6.00			6.00								
First	R6	School	Class Room	W58	Existing	99.19	1.00	YES	90° Hz				96.00	1.00	YES	28.00	1.00	YES						
					Proposed	99.06							96.00			28.00								
										25.68	0.94	YES							97.00			29.00		
										24.15									97.00	1.00	YES	29.00	1.00	YES
First	R7	School	Class Room	W23	Existing	3.59	0.43	NO	183°				4.00	1.00	YES	2.00	1.00	YES						
					Proposed	1.54							4.00			2.00								
First	R7	School	Class Room	W24	Existing	3.50	0.40	NO	183°				5.00	1.00	YES	2.00	1.00	YES						
					Proposed	1.41							5.00			2.00								
First	R7	School	Class Room	W25	Existing	5.31	0.57	NO	183°				3.00	1.00	YES	3.00	1.00	YES						
					Proposed	3.01							3.00			3.00								
First	R7	School	Class Room	W26	Existing	6.93	0.65	NO	183°				9.00	1.00	YES	7.00	1.00	YES						
					Proposed	4.50							9.00			7.00								
First	R7	School	Class Room	W57	Existing	99.06	1.00	YES	90° Hz				98.00	1.00	YES	29.00	1.00	YES						
					Proposed	98.92							98.00			29.00								
										25.87	0.93	YES							98.00			29.00		
										24.18									98.00	1.00	YES	29.00	1.00	YES
First	R8	School	Class Room	W27	Existing	4.70	0.59	NO	183°				9.00	1.00	YES	6.00	1.00	YES						
					Proposed	2.78							9.00			6.00								
First	R8	School	Class Room	W28	Existing	19.35	0.95	YES	183°				43.00	1.00	YES	14.00	1.00	YES						
					Proposed	18.35							43.00			14.00								
First	R8	School	Class Room	W29	Existing	24.61	0.99	YES	183°				67.00	1.00	YES	17.00	1.00	YES						
					Proposed	24.45							67.00			17.00								
First	R8	School	Class Room	W30	Existing	22.96	1.00	YES	183°				65.00	1.00	YES	12.00	1.00	YES						
					Proposed	22.96							65.00			12.00								
										15.25	0.93	YES							76.00			19.00		
										14.17									76.00	1.00	YES	19.00	1.00	YES
First	R10	School	Class Room	W32	Existing	21.84	1.00	YES	352°N				2.00	*North	*North	0.00	*North	*North						
					Proposed	21.84							2.00			0.00								
First	R10	School	Class Room	W33	Existing	24.18	1.00	YES	352°N				2.00	*North	*North	0.00	*North	*North						
					Proposed	24.18							2.00			0.00								
First	R10	School	Class Room	W34	Existing	99.25	1.00	YES	90° Hz				99.00	0.99	YES	30.00	0.97	YES						
					Proposed	98.92							98.00			29.00								
First	R10	School	Class Room	W35	Existing	32.88	0.96	YES	257°				51.00	0.96	YES	17.00	0.88	YES						
					Proposed	31.57							49.00			15.00								
First	R10	School	Class Room	W36	Existing	35.97	0.94	YES	249°				56.00	0.93	YES	20.00	0.80	YES						
					Proposed	33.74							52.00			16.00								
										39.40	0.97	YES							99.00			30.00		
										38.37									98.00	0.99	YES	29.00	0.97	YES
First	R11	School	Class Room	W37	Existing	37.13	0.89	YES	237°				65.00	0.88	YES	24.00	0.67	YES						
					Proposed	33.07							57.00			16.00								
First	R11	School	Class Room	W38	Existing	36.69	0.85	YES	228°				66.00	0.86	YES	24.00	0.63	YES						
					Proposed	31.04							57.00			15.00								
First	R11	School	Class Room	W49	Existing	99.39	1.00	YES	90° Hz				99.00	0.98	YES	30.00	0.93	YES						
					Proposed	98.90							97.00			28.00								
										48.38	0.92	YES							99.00			30.00		
										44.33									97.00	0.98	YES	28.00	0.93	YES
First	R12	School	Class Room	W39	Existing	36.58	0.80	YES	217°				72.00	0.86	YES	26.00	0.62	YES						
					Proposed	29.20							62.00			16.00								
First	R12	School	Class Room	W40	Existing	31.13	0.77	NO	183°				72.00	0.88	YES	30.00	0.70	YES						
					Proposed	24.03							63.00			21.00								
First	R12	School	Class Room	W41	Existing	33.54	0.81	YES	183°				66.00	0.88	YES	26.00	0.69	YES						
					Proposed	27.27							58.00			18.00								
First	R12	School	Class Room	W47	Existing	99.44	0.99	YES	90° Hz				99.00	0.97	YES	30.00	0.90	YES						
					Proposed	98.84							96.00			27.00								
										46.41	0.88	YES							99.00			30.00		
										40.62									96.00	0.97	YES	27.00	0.90	YES
Second	R1	School	Class Room	W1	Existing	27.99	1.00	YES	273°N				31.00	*North	*North	7.00	*North	*North						
					Proposed	27.99							31.00			7.00								
Second	R1	School	Class Room	W2	Existing	22.41	1.00	YES	273°N				26.00	*North	*North	7.00	*North	*North						
					Proposed	22.41							26.00			7.00								
Second	R1	School	Class Room	W3	Existing	35.31	0.98	YES	183°				70.00	0.99	YES	28.00	0.96	YES						
					Proposed	34.76							69.00			27.00								
Second	R1	School	Class Room	W4	Existing	34.16	0.98	YES	183°				76.00	0.99	YES	30.00	0.97	YES						
					Proposed	33.50							75.00			29.00								
Second	R1	School	Class Room	W5	Existing	33.75	0.97	YES	93°				41.00	0.98	YES	12.00	0.92	YES						
					Proposed	32.77							40.00			11.00								
Second	R1	School	Class Room	W6	Existing	33.88	0.97	YES	93°				41.00	0.98	YES	12.00	0.92	YES						
					Proposed	33.01							40.00			11.00								
Second	R1	School	Class Room	W7	Existing	33.85	0.98	YES	93°				41.00	0.98	YES	12.00	0.92	YES						
					Proposed	33.08							40.00			11.00								
										31.13	0.98	YES							99.00			30.00		
										30.62									98.00	0.99	YES	29.00	0.97	YES
29 Southvale Road																								
Ground	R2	Residential	Living Room	W4	Existing	35.89	0.75	YES	173°				86.00	0.79	YES	29.00	0.38	YES						
					Proposed	27.04							68.00			11.00								
Ground	R2	Residential	Living Room	W5	Existing	35.86	0.75	NO	173°				86.00	0.80	YES	29.00	0.41	YES						
					Proposed	26.86							69.00			12.00								
										35.88	0.75	NO							86.00			29.00		
										26.95									70.00	0.81	YES	13.00	0.45	YES
First	R1	Residential	Unknown	W1	Existing	33.61	0.94	YES	263°				47.00	0.94	YES	14.00	0.79	YES						
					Proposed	31.64							44.00			11.00								
										33.61	0.94	YES							47.00			14.00		
										31.64									44.00	0.94	YES	11.00	0.79	YES
First	R2	Residential	Unknown	W2	Existing	34.63	0.92	YES	263°				48.00	0.92	YES	16.00	0.75	YES						
					Proposed	31.80							44.00			12.00								
First	R2	Residential	Unknown	W5	Existing	14.41	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	14.41							0.00			0.00								
										24.52	0.94	YES							48.00			16.00		
										23.11									44.00	0.92	YES	12.00	0.75	YES
First	R3	Residential	Bedroom	W3	Existing	36.24	0.83	YES	173°				87.00	0.85	YES	30.00	0.57	YES						
					Proposed	30.10							74.00			17.00								
First	R3	Residential	Bedroom	W4	Existing	36.19	0.83	YES	173°				86.00	0.87	YES	30.00	0.63	YES						
					Proposed	30.02							75.00			19.00								
										36.22	0.83	YES							87.00			30.00		
										30.06									76.00	0.87	YES	19.00	0.63	YES
28 Collins Street																								
Ground	R1	Residential	LK	W1	Existing	35.83	0.74	NO	173°				87.00	0.79	YES	30.00	0.40	YES						
					Proposed	26.66							69.00			12.00								
Ground	R1	Residential	LK	W4	Existing	8.16	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	8.16							0.00			0.00								
										22.37	0.79	NO							87.00			30.00		
										17.66									69.00	0.79	YES	12.00	0.40	YES
First	R1	Residential	Bedroom	W1	Existing	36.18	0.83	YES	173°				86.00	0.88	YES	30.00	0.67	YES						
					Proposed	29.97							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	36.17	0.83	YES	173°				86.00	0.90	YES	30.00	0.70	YES						
					Proposed	29.96							77.00			21.00								
										36.18	0.83	YES							86.00			30.00		
										29.97									77.00	0.90	YES	21.00	0.70	YES
27 Collins Street																								
Ground	R2	Residential	LK	W3	Existing	35.80	0.74	NO	173°				87.00	0.79	YES	30.00	0.40	YES						
					Proposed	26.53							69.00			12.00								
Ground	R2	Residential	LK	W4	Existing	7.55	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	7.55							0.00			0.00								
										22.06	0.78	NO							87.00			30.00		
										17.30									69.00	0.79	YES	12.00	0.40	YES
First	R1	Residential	Bedroom	W1	Existing	36.15	0.83	YES	173°				86.00	0.88	YES	30.00	0.67	YES						
					Proposed	29.96							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	36.14	0.83	YES	173°				86.00	0.88	YES	30.00	0.67	YES						
					Proposed	29.96							76.00			20.00								
										36.15	0.83	YES							86.00			30.00		
										29.96									76.00	0.88	YES	20.00	0.67	YES

Project Name: Blackheath Station Car-Park
Project No.: 25-02682-01
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: September 2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
26 Collins Street																								
Ground	R1	Residential	Living Room	W1	Existing	35.78	0.74	NO	173°				86.00	0.80	YES	29.00	0.41	YES						
					Proposed	26.53							69.00			12.00								
Ground	R1	Residential	Living Room	W2	Existing	35.97	0.77	YES	173°				87.00	0.83	YES	30.00	0.50	YES						
					Proposed	27.68							72.00			15.00								
Ground	R1	Residential	Living Room	W3	Existing	7.29	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	7.29							0.00			0.00								
										22.90	0.78	NO							87.00			30.00		
										17.90									72.00	0.83	YES	15.00	0.50	YES
First	R1	Residential	Bedroom	W1	Existing	36.13	0.83	YES	173°				86.00	0.88	YES	30.00	0.67	YES						
					Proposed	29.98							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	36.12	0.83	YES	173°				86.00	0.88	YES	30.00	0.67	YES						
					Proposed	30.01							76.00			20.00								
										36.13	0.83	YES							86.00			30.00		
										30.00									76.00	0.88	YES	20.00	0.67	YES
25 Collins Street																								
Ground	R2	Residential	LD	W2	Existing	35.74	0.74	NO	173°				86.00	0.80	YES	29.00	0.41	YES						
					Proposed	26.58							69.00			12.00								
Ground	R2	Residential	LD	W3	Existing	7.40	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	7.40							0.00			0.00								
										21.96	0.79	NO							86.00			29.00		
										17.25									69.00	0.80	YES	12.00	0.41	YES
First	R1	Residential	Bedroom	W1	Existing	36.11	0.83	YES	173°				86.00	0.88	YES	30.00	0.67	YES						
					Proposed	30.03							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	36.10	0.83	YES	173°				86.00	0.88	YES	30.00	0.67	YES						
					Proposed	30.05							76.00			20.00								
										36.11	0.83	YES							86.00			30.00		
										30.04									76.00	0.88	YES	20.00	0.67	YES
24 Collins Street																								
Ground	R1	Residential	Living Room	W1	Existing	35.71	0.74	NO	173°				86.00	0.80	YES	29.00	0.41	YES						
					Proposed	26.58							69.00			12.00								
Ground	R1	Residential	Living Room	W2	Existing	35.64	0.74	NO	173°				85.00	0.81	YES	28.00	0.43	YES						
					Proposed	26.33							69.00			12.00								
Ground	R1	Residential	Living Room	W3	Existing	35.64	0.74	NO	173°				85.00	0.81	YES	28.00	0.43	YES						
					Proposed	26.32							69.00			12.00								
Ground	R1	Residential	Living Room	W4	Existing	35.90	0.77	YES	173°				86.00	0.84	YES	29.00	0.52	YES						
					Proposed	27.70							72.00			15.00								
Ground	R1	Residential	Living Room	W5	Existing	7.31	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	7.31							0.00			0.00								
Ground	R1	Residential	Living Room	W6	Existing	9.58	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	9.58							0.00			0.00								
										23.25	0.78	NO							86.00			29.00		
										18.21									72.00	0.84	YES	15.00	0.52	YES
First	R1	Residential	Bedroom	W1	Existing	36.08	0.83	YES	173°				86.00	0.88	YES	30.00	0.67	YES						
					Proposed	30.05							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	36.07	0.83	YES	173°				85.00	0.89	YES	29.00	0.69	YES						
					Proposed	30.04							76.00			20.00								
										36.08	0.83	YES							86.00			30.00		
										30.05									76.00	0.88	YES	20.00	0.67	YES
23 Collins Street																								
Ground	R1	Residential	Living Room	W1	Existing	35.90	0.77	YES	173°				86.00	0.84	YES	29.00	0.52	YES						
					Proposed	27.69							72.00			15.00								
Ground	R1	Residential	Living Room	W2	Existing	35.66	0.74	NO	173°				85.00	0.81	YES	28.00	0.43	YES						
					Proposed	26.53							69.00			12.00								
										35.69	0.75	NO							86.00			29.00		
										26.68									72.00	0.84	YES	15.00	0.52	YES
First	R1	Residential	Bedroom	W1	Existing	36.05	0.83	YES	173°				85.00	0.89	YES	29.00	0.69	YES						
					Proposed	30.02							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	36.04	0.83	YES	173°				85.00	0.89	YES	29.00	0.69	YES						
					Proposed	30.00							76.00			20.00								
										36.05	0.83	YES							85.00			29.00		
										30.01									76.00	0.89	YES	20.00	0.69	YES
22 Collins Street																								
Ground	R1	Residential	Living Room	W1	Existing	35.63	0.74	NO	173°				85.00	0.82	YES	28.00	0.46	YES						
					Proposed	26.47							70.00			13.00								
Ground	R1	Residential	Living Room	W2	Existing	35.82	0.77	YES	173°				85.00	0.85	YES	28.00	0.54	YES						
					Proposed	27.51							72.00			15.00								
Ground	R1	Residential	Living Room	W3	Existing	7.23	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	7.23							0.00			0.00								
										22.56	0.78	NO							85.00			28.00		
										17.66									72.00	0.85	YES	15.00	0.54	YES
First	R1	Residential	Bedroom	W1	Existing	36.02	0.83	YES	173°				85.00	0.89	YES	29.00	0.69	YES						
					Proposed	29.96							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	36.01	0.83	YES	173°				84.00	0.90	YES	28.00	0.71	YES						
					Proposed	29.92							76.00			20.00								
										36.02	0.83	YES							85.00			29.00		
										29.94									76.00	0.89	YES	20.00	0.69	YES
21 Collins Street																								
Ground	R1	Residential	Living Room	W1	Existing	35.81	0.77	YES	173°				85.00	0.85	YES	28.00	0.54	YES						
					Proposed	27.49							72.00			15.00								
Ground	R1	Residential	Living Room	W2	Existing	35.57	0.74	NO	173°				85.00	0.82	YES	28.00	0.46	YES						
					Proposed	26.36							70.00			13.00								
Ground	R1	Residential	Living Room	W3	Existing	7.68	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	7.68							0.00			0.00								
										22.74	0.78	NO							85.00			28.00		
										17.82									72.00	0.85	YES	15.00	0.54	YES
First	R1	Residential	Bedroom	W1	Existing	35.99	0.83	YES	173°				84.00	0.90	YES	28.00	0.71	YES						
					Proposed	29.87							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	35.97	0.83	YES	173°				84.00	0.90	YES	28.00	0.71	YES						
					Proposed	29.83							76.00			20.00								
										35.98	0.83	YES							84.00			28.00		
										29.85									76.00	0.90	YES	20.00	0.71	YES
20 Collins Street																								
Ground	R1	Residential	Living Room	W1	Existing	35.52	0.74	NO	173°				85.00	0.81	YES	28.00	0.43	YES						
					Proposed	26.27							69.00			12.00								
Ground	R1	Residential	Living Room	W2	Existing	35.71	0.76	YES	173°				85.00	0.85	YES	28.00	0.54	YES						
					Proposed	27.30							72.00			15.00								
Ground	R1	Residential	Living Room	W3	Existing	7.68	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	7.68							0.00			0.00								
										23.15	0.78	NO							85.00			28.00		
										18.09									72.00	0.85	YES	15.00	0.54	YES
First	R1	Residential	Bedroom	W1	Existing	35.94	0.83	YES	173°				84.00	0.90	YES	28.00	0.71	YES						
					Proposed	29.77							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	35.91	0.83	YES	173°				84.00	0.90	YES	28.00	0.71	YES						
					Proposed	29.73							76.00			20.00								
										35.93	0.83	YES							84.00			28.00		
										29.75									76.00	0.90	YES	20.00	0.71	YES
19 Collins Street																								
Ground	R2	Residential	Living Room	W2	Existing	35.45	0.74	NO	173°				85.00	0.81	YES	28.00	0.43	YES						
					Proposed	26.13							69.00			12.00								
										35.45	0.74	NO							85.00			28.00		
										26.13									69.00	0.81	YES	12.00	0.43	YES
First	R1	Residential	Bedroom	W1	Existing	35.88	0.83	YES	173°				84.00	0.90	YES	28.00	0.71	YES						
					Proposed	29.66							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	35.86	0.83	YES	173°				84.00	0.90	YES	28.00	0.71	YES						
					Proposed	29.60							76.00			20.00								
										35.87	0.83	YES							84.00			28.00		
										29.63									76.00	0.90	YES	20.00	0.71	YES
18 Collins Street																								
Ground	R1	Residential	Living Room	W1	Existing	35.39	0.73	NO	173°				85.00	0.80	YES	28.00	0.43	YES						
					Proposed	26.01							68.00			12.00								
Ground	R1	Residential	Living Room	W2	Existing	35.57	0.76	YES	173°				85.00	0.84	YES	28.00	0.50	YES						
					Proposed	27.03							71.00			14.00								
										35.41	0.74	NO							85.00			28.00		
										26.11									71.00	0.84	YES	14.00	0.50	YES
First	R1	Residential	Bedroom	W1	Existing	35.83	0.82	YES	173°				84.00	0.90	YES	28.00	0.71	YES						
					Proposed	29.52							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	35.82	0.82	YES	173°				84.00	0.90	YES	28.00	0.71	YES						
					Proposed	29.46							76.00			20.00								
										35.83	0.82	YES							84.00			28.00		
										29.49									76.00	0.90	YES	20.00	0.71	YES
17 Collins Street																								
Ground	R2	Residential	Living Room	W4	Existing	35.27	0.73	NO	173°				85.00	0.80	YES	28.00	0.43	YES						
					Proposed	25.87							68.00			12.00								
										35.27	0.73	NO							85.00			28.00		
										25.87									68.00	0.80	YES	12.00	0.43	YES

Project Name: Blackheath Station Car-Park
Project No.: 25-02682-01
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: September 2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
First	R1	Residential	Bedroom	W1	Existing	35.78	0.82	YES	173°				85.00	0.88	YES	29.00	0.66	YES						
					Proposed	29.38							75.00			19.00								
First	R1	Residential	Bedroom	W2	Existing	35.74	0.82	YES	173°				85.00	0.87	YES	29.00	0.62	YES						
					Proposed	29.32							74.00			18.00								
										35.76	0.82	YES							85.00			29.00		
										29.35									75.00	0.88	YES	19.00	0.66	YES
16 Collins Street																								
Ground	R1	Residential	Living Room	W1	Existing	35.16	0.74	NO	173°				86.00	0.81	YES	29.00	0.45	YES						
					Proposed	25.86							70.00			13.00								
Ground	R1	Residential	Living Room	W2	Existing	35.33	0.76	YES	173°				86.00	0.84	YES	29.00	0.52	YES						
					Proposed	27.00							72.00			15.00								
										35.17	0.74	NO							86.00			29.00		
										25.96									72.00	0.84	YES	15.00	0.52	YES
First	R1	Residential	Bedroom	W1	Existing	35.70	0.82	YES	173°				85.00	0.87	YES	29.00	0.62	YES						
					Proposed	29.28							74.00			18.00								
First	R1	Residential	Bedroom	W2	Existing	35.65	0.82	YES	173°				85.00	0.87	YES	29.00	0.62	YES						
					Proposed	29.30							74.00			18.00								
										35.68	0.82	YES							85.00			29.00		
										29.29									75.00	0.88	YES	19.00	0.66	YES
15 Collins Street																								
Ground	R1	Residential	Living Room	W1	Existing	35.28	0.77	YES	173°				86.00	0.84	YES	29.00	0.52	YES						
					Proposed	27.06							72.00			15.00								
Ground	R1	Residential	Living Room	W2	Existing	34.89	0.75	NO	173°				85.00	0.79	YES	29.00	0.38	YES						
					Proposed	26.19							67.00			11.00								
										34.92	0.75	NO							86.00			29.00		
										26.27									72.00	0.84	YES	15.00	0.52	YES
First	R1	Residential	Bedroom	W1	Existing	35.57	0.83	YES	173°				85.00	0.87	YES	29.00	0.62	YES						
					Proposed	29.41							74.00			18.00								
First	R1	Residential	Bedroom	W2	Existing	35.49	0.83	YES	173°				85.00	0.88	YES	29.00	0.66	YES						
					Proposed	29.51							75.00			19.00								
										35.53	0.83	YES							85.00			29.00		
										29.46									75.00	0.88	YES	19.00	0.66	YES
14a Collins Street																								
Ground	R1	Residential	LKD	W1	Existing	34.78	0.78	YES	173°				83.00	0.82	YES	28.00	0.46	YES						
					Proposed	27.13							68.00			13.00								
Ground	R1	Residential	LKD	W3	Existing	9.76	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	9.76							0.00			0.00								
Ground	R1	Residential	LKD	W4	Existing	12.18	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	12.18							0.00			0.00								
										21.58	0.84	YES							83.00			28.00		
										18.03									68.00	0.82	YES	13.00	0.46	YES
First	R1	Residential	Bedroom	W1	Existing	35.41	0.86	YES	173°				85.00	0.89	YES	29.00	0.69	YES						
					Proposed	30.48							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	35.10	0.86	YES	173°				84.00	0.92	YES	28.00	0.75	YES						
					Proposed	30.21							77.00			21.00								
										35.26	0.86	YES							85.00			29.00		
										30.35									77.00	0.91	YES	21.00	0.72	YES
14 Collins Street																								
Ground	R2	Residential	LKD	W2	Existing	33.65	0.78	NO	173°				80.00	0.83	YES	27.00	0.48	YES						
					Proposed	26.10							66.00			13.00								
Ground	R2	Residential	LKD	W3	Existing	21.07	0.95	YES	83°N				33.00	*North	*North	11.00	*North	*North						
					Proposed	19.92							27.00			5.00								
Ground	R2	Residential	LKD	W4	Existing	20.90	0.95	YES	83°N				32.00	*North	*North	10.00	*North	*North						
					Proposed	19.91							28.00			6.00								
Ground	R2	Residential	LKD	W5	Existing	12.39	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	12.39							0.00			0.00								
Ground	R2	Residential	LKD	W6	Existing	14.06	1.00	YES	353°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	14.06							0.00			0.00								
										21.86	0.88	YES							80.00			27.00		
										19.28									68.00	0.85	YES	15.00	0.56	YES
First	R1	Residential	Bedroom	W1	Existing	34.72	0.86	YES	173°				84.00	0.90	YES	28.00	0.71	YES						
					Proposed	29.69							76.00			20.00								
First	R1	Residential	Bedroom	W2	Existing	34.48	0.85	YES	173°				81.00	0.89	YES	27.00	0.67	YES						
					Proposed	29.24							72.00			18.00								
										34.60	0.85	YES							84.00			28.00		
										29.47									76.00	0.90	YES	20.00	0.71	YES
5 Collins Street																								
Lower Ground	R1	Residential	Dining Room	W1	Existing	0.31	0.00	NO	262°				2.00	0.00	YES	2.00	0.00	YES						
					Proposed	0.00							0.00			0.00								
Lower Ground	R1	Residential	Dining Room	W2	Existing	1.57	0.64	NO	262°				8.00	0.63	YES	7.00	0.57	YES						
					Proposed	1.01							5.00			4.00								
Lower Ground	R1	Residential	Dining Room	W3	Existing	26.81	0.89	YES	262°				41.00	0.80	YES	16.00	0.50	YES						
					Proposed	23.91							33.00			8.00								
										21.79	0.89	YES							41.00			16.00		
										19.36									34.00	0.83	YES	9.00	0.56	YES
Lower Ground	R2	Residential	Kitchen	W4	Existing	24.23	0.98	YES	82°N					*North	*North		*North	*North						
					Proposed	23.80																		
										24.23	0.98	YES								*North	*North		*North	*North
										23.80														
Ground	R1	Residential	Living Room	W1	Existing	30.73	0.93	YES	262°				45.00	0.89	YES	16.00	0.69	YES						
					Proposed	28.67							40.00			11.00								
										30.73	0.93	YES							45.00			16.00		
										28.67									40.00	0.89	YES	11.00	0.69	YES
First	R1	Residential	Bedroom	W1	Existing	33.46	0.97	YES	262°				46.00	0.96	YES	16.00	0.88	YES						
					Proposed	32.53							44.00			14.00								
First	R1	Residential	Bedroom	W2	Existing	34.42	0.96	YES	262°				45.00	0.93	YES	15.00	0.80	YES						
					Proposed	33.15							42.00			12.00								
										33.94	0.97	YES							47.00			16.00		
										32.84									45.00	0.96	YES	14.00	0.88	YES
First	R2	Residential	Bedroom	W3	Existing	31.80	0.99	YES	82°N					*North	*North		*North	*North						
					Proposed	31.52																		
										31.80	0.99	YES								*North	*North		*North	*North
										31.52														
6 Collins Street																								
Lower Ground	R1	Residential	Dining Room	W1	Existing	29.00	0.89	YES	262°				39.00	0.85	YES	10.00	0.40	NO						
					Proposed	25.81							33.00			4.00								
Lower Ground	R1	Residential	Dining Room	W2	Existing	0.79	1.00	YES	262°				0.00	1.00	YES	0.00	1.00	YES						
					Proposed	0.79							0.00			0.00								
										16.09	0.89	YES							39.00			10.00		
										14.36									33.00	0.85	YES	4.00	0.40	NO
Lower Ground	R3	Residential	Kitchen	W4	Existing	20.82	0.96	YES	82°N					*North	*North		*North	*North						
					Proposed	20.01																		
										20.82	0.96	YES								*North	*North		*North	*North
										20.01														
Lower Ground	R4	Residential	Unknown	W5	Existing	76.91	0.95	YES	90° Hz				64.00	0.80	YES	19.00	0.32	YES						
					Proposed	73.10							51.00			6.00								
										76.91	0.95	YES							64.00			19.00		
										73.10									51.00	0.80	YES	6.00	0.32	YES
Ground	R1	Residential	Living Room	W1	Existing	33.08	0.90	YES	262°				48.00	0.81	YES	16.00	0.44	YES						
					Proposed	29.91							39.00			7.00								
										33.08	0.90	YES							48.00			16.00		
										29.91									39.00	0.81	YES	7.00	0.44	YES
First	R1	Residential	Bedroom	W1	Existing	35.00	0.95	YES	262°				47.00	0.89	YES	16.00	0.69	YES						
					Proposed	33.17							42.00			11.00								
First	R1	Residential	Bedroom	W2	Existing	35.36	0.93	YES	262°				48.00	0.88	YES	16.00	0.63	YES						
					Proposed	33.06							42.00			10.00								
										35.18	0.94	YES							48.00			16.00		
										33.12									43.00	0.90	YES	11.00	0.69	YES
First	R2	Residential	Bedroom	W3	Existing	32.27	0.98	YES	82°N					*North	*North		*North	*North						
					Proposed	31.71																		
										32.27	0.98	YES								*North	*North		*North	*North
										31.71														
7 Collins Street																								
Lower Ground	R1	Residential	Dining Room	W1	Existing	0.34	0.00	NO	260°				4.00	0.00	YES	4.00	0.00	YES						
					Proposed	0.00							0.00			0.00								
Lower Ground	R1	Residential	Dining Room	W2	Existing	1.68	0.07	NO	260°				11.00	0.18	NO	7.00	0.00	NO						
					Proposed	0.12							2.00			0.00								
Lower Ground	R1	Residential	Dining Room	W3	Existing	29.02	0.86	YES	260°				39.00	0.64	YES	5.00	0.00	NO						
					Proposed	24.93							25.00			0.00								
										23.58	0.85	YES							44.00			10.00		
										20.10									27.00	0.61	YES	0.00	0.00	NO
Lower Ground	R2	Residential	Kitchen	W4	Existing	29.00	0.91	YES	82°N					*North	*North		*North	*North						
					Proposed	26.29																		
										29.00	0.91	YES								*North	*North		*North	*North
										26.29														
Ground	R1	Residential	Living Room	W1	Existing	35.38	0.81	YES	260°				53.00	0.62	YES	18.00	0.11	NO						
					Proposed	28.63							33.00			2.00								
										35.38	0.81	YES							53.00			18.00		
										28.63									33.00	0.62	YES	2.00	0.11	NO

Project Name: Blackheath Station Car-Park
Project No.: 25-02682-01
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: September 2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
First	R1	Residential	Bedroom	W1	Existing	35.64	0.90	YES	260°				49.00	0.84	YES	16.00	0.50	YES						
					Proposed	32.13							41.00			8.00								
First	R1	Residential	Bedroom	W2	Existing	35.70	0.86	YES	260°				50.00	0.74	YES	17.00	0.24	NO						
					Proposed	30.82							37.00			4.00								
										35.67	0.88	YES							50.00			17.00		
										31.48									41.00	0.82	YES	8.00	0.47	YES
First	R2	Residential	Bedroom	W3	Existing	33.23	0.93	YES	82°N					*North	*North		*North	*North						
					Proposed	30.85																		
										33.23	0.93	YES												
										30.85										*North	*North		*North	*North
2 Collins Street																								
Lower Ground	R3	Commercial	Kitchen	W4	Existing	30.91	0.88	YES	176°				67.00	0.94	YES	20.00	0.80	YES						
					Proposed	27.16							63.00			16.00								
										30.91	0.88	YES							67.00			20.00		
										27.16									63.00	0.94	YES	16.00	0.80	YES
Ground	R1	Commercial	Bathroom	W1	Existing	33.61	0.91	YES	176°				76.00	0.96	YES	26.00	0.88	YES						
					Proposed	30.56							73.00			23.00								
										33.61	0.91	YES							76.00			26.00		
										30.56									73.00	0.96	YES	23.00	0.88	YES
First	R8	Commercial	Bedroom	W2	Existing	32.52	0.93	YES	176°				76.00	0.97	YES	27.00	0.93	YES						
					Proposed	30.33							74.00			25.00								
										32.52	0.93	YES							76.00			27.00		
										30.33									74.00	0.97	YES	25.00	0.93	YES
1 Collins Street																								
Lower Ground	R1	Commercial	Kitchen	W1	Existing	23.67	0.91	YES	176°				50.00	0.92	YES	18.00	0.78	YES						
					Proposed	21.57							46.00			14.00								
										23.67	0.91	YES							50.00			18.00		
										21.57									46.00	0.92	YES	14.00	0.78	YES
Ground	R1	Commercial	Living Room	W1	Existing	26.87	0.90	YES	176°				56.00	0.93	YES	21.00	0.81	YES						
					Proposed	24.22							52.00			17.00								
Ground	R1	Commercial	Living Room	W2	Existing	26.04	1.00	YES	356°N				7.00	*North	*North	0.00	*North	*North						
					Proposed	26.04							7.00			0.00								
										26.37	0.96	YES							63.00			21.00		
										25.31									59.00	0.94	YES	17.00	0.81	YES
First	R1	Commercial	Bedroom	W1	Existing	30.03	0.94	YES	176°				69.00	0.97	YES	23.00	0.91	YES						
					Proposed	28.21							67.00			21.00								
										30.03	0.94	YES							69.00			23.00		
										28.21									67.00	0.97	YES	21.00	0.91	YES

Project Name: Blackheath Station Car-Park
Project No.: 25-02682-01
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: September 2025

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
John Ball Primary School									
Ground	R1	School	Class Room	Area m2	48.40	47.81	41.40	0.87	YES
				% of room		98.80%	85.54%		
	R12	School	Kitchen	Area m2	7.61	7.47	5.32	0.71	NO
				% of room		98.15%	69.97%		
	R13	School	Class Room	Area m2	48.93	48.93	48.67	0.99	YES
				% of room		100.00%	99.46%		
First	R1	School	Class Room	Area m2	45.65	45.65	45.64	1.00	YES
				% of room		100.00%	99.97%		
	R10	School	Class Room	Area m2	59.54	59.54	59.40	1.00	YES
				% of room		100.00%	99.76%		
John Ball Primary School Main Building									
Ground	R1	School	Office	Area m2	16.88	16.78	16.78	1.00	YES
				% of room		99.44%	99.43%		
	R2	School	Office	Area m2	23.03	22.62	22.62	1.00	YES
				% of room		98.25%	98.25%		
	R3	School	Office	Area m2	11.22	11.22	11.22	1.00	YES
				% of room		100.00%	100.00%		
	R4	School	Reception	Area m2	41.86	39.95	39.00	0.98	YES
				% of room		95.43%	93.16%		
	R6	School	Storage	Area m2	18.77	17.71	17.70	1.00	YES
				% of room		94.36%	94.35%		
	R7	School	Class Room	Area m2	17.93	17.90	17.90	1.00	YES
				% of room		99.86%	99.85%		
	R8	School	Class Room	Area m2	54.52	54.48	54.48	1.00	YES
				% of room		99.94%	99.94%		
	R9	School	Class Room	Area m2	48.65	48.61	47.85	0.98	YES
				% of room		99.93%	98.35%		
First	R1	School	Class Room	Area m2	47.92	47.86	47.86	1.00	YES
				% of room		99.88%	99.88%		
	R2	School	Staff Room	Area m2	71.18	70.89	70.82	1.00	YES
				% of room		99.60%	99.50%		
	R4	School	Class Room	Area m2	50.16	50.16	50.16	1.00	YES
				% of room		100.00%	100.00%		
	R5	School	Class Room	Area m2	55.13	55.13	55.11	1.00	YES
				% of room		100.00%	99.98%		
	R6	School	Class Room	Area m2	55.13	55.13	55.12	1.00	YES
				% of room		100.00%	99.99%		
	R7	School	Class Room	Area m2	55.13	55.13	55.11	1.00	YES
				% of room		100.00%	99.97%		
	R8	School	Class Room	Area m2	55.16	55.08	55.08	1.00	YES
				% of room		99.84%	99.84%		
	R10	School	Class Room	Area m2	54.22	54.22	54.22	1.00	YES
				% of room		99.99%	99.99%		
	R11	School	Class Room	Area m2	54.47	54.47	54.47	1.00	YES
				% of room		100.00%	100.00%		
	R12	School	Class Room	Area m2	55.22	55.19	55.19	1.00	YES
				% of room		99.94%	99.94%		
Second	R1	School	Class Room	Area m2	49.15	49.15	49.15	1.00	YES
				% of room		100.00%	100.00%		
29 Southvale Road									
Ground	R2	Residential	Living Room	Area m2	13.38	13.23	13.23	1.00	YES
				% of room		98.91%	98.91%		
First	R1	Residential	Unknown	Area m2	8.68	8.11	8.11	1.00	YES
				% of room		93.43%	93.43%		
	R2	Residential	Unknown	Area m2	15.13	14.03	13.73	0.98	YES
				% of room		92.78%	90.78%		
	R3	Residential	Bedroom	Area m2	12.93	12.74	12.64	0.99	YES
				% of room		98.52%	97.78%		

Project Name: Blackheath Station Car-Park
Project No.: 25-02682-01
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: September 2025

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
28 Collins Street									
Ground	R1	Residential	LK	Area m2	25.14	23.62	15.41	0.65	NO
				% of room		93.94%	61.30%		
First	R1	Residential	Bedroom	Area m2	14.86	14.59	14.57	1.00	YES
				% of room		98.17%	98.06%		
27 Collins Street									
Ground	R2	Residential	LK	Area m2	25.15	23.54	11.36	0.48	NO
				% of room		93.60%	45.18%		
First	R1	Residential	Bedroom	Area m2	14.86	14.59	14.58	1.00	YES
				% of room		98.15%	98.11%		
26 Collins Street									
Ground	R1	Residential	Living Room	Area m2	27.15	25.18	14.28	0.57	NO
				% of room		92.76%	52.61%		
First	R1	Residential	Bedroom	Area m2	14.40	14.21	14.20	1.00	YES
				% of room		98.71%	98.65%		
25 Collins Street									
Ground	R2	Residential	LD	Area m2	25.11	23.31	12.18	0.52	NO
				% of room		92.87%	48.50%		
First	R1	Residential	Bedroom	Area m2	13.98	13.85	13.85	1.00	YES
				% of room		99.07%	99.07%		
24 Collins Street									
Ground	R1	Residential	Living Room	Area m2	26.87	26.16	17.17	0.66	NO
				% of room		97.33%	63.88%		
First	R1	Residential	Bedroom	Area m2	13.42	13.29	13.29	1.00	YES
				% of room		99.02%	99.01%		
23 Collins Street									
Ground	R1	Residential	Living Room	Area m2	26.88	25.00	12.28	0.49	NO
				% of room		93.01%	45.68%		
First	R1	Residential	Bedroom	Area m2	13.42	13.27	13.23	1.00	YES
				% of room		98.88%	98.59%		
22 Collins Street									
Ground	R1	Residential	Living Room	Area m2	27.24	26.05	14.32	0.55	NO
				% of room		95.61%	52.55%		
First	R1	Residential	Bedroom	Area m2	15.06	14.85	14.74	0.99	YES
				% of room		98.61%	97.90%		
21 Collins Street									
Ground	R1	Residential	Living Room	Area m2	27.25	25.99	14.40	0.55	NO
				% of room		95.39%	52.86%		
First	R1	Residential	Bedroom	Area m2	15.06	14.84	14.56	0.98	YES
				% of room		98.54%	96.67%		
20 Collins Street									
Ground	R1	Residential	Living Room	Area m2	27.11	26.07	15.74	0.60	NO
				% of room		96.15%	58.06%		
First	R1	Residential	Bedroom	Area m2	13.88	13.74	13.45	0.98	YES
				% of room		99.03%	96.92%		
19 Collins Street									
Ground	R2	Residential	Living Room	Area m2	25.88	25.44	12.01	0.47	NO
				% of room		98.32%	46.39%		

Project Name: Blackheath Station Car-Park
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Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: September 2025

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
First	R1	Residential	Bedroom	Area m2	15.46	15.28	14.65	0.96	YES
				% of room		98.83%	94.74%		
18 Collins Street									
Ground	R1	Residential	Living Room	Area m2	28.06	26.13	9.96	0.38	NO
				% of room		93.11%	35.49%		
First	R1	Residential	Bedroom	Area m2	13.76	13.54	12.74	0.94	YES
				% of room		98.37%	92.56%		
17 Collins Street									
Ground	R2	Residential	Living Room	Area m2	11.55	11.16	8.64	0.77	NO
				% of room		96.63%	74.80%		
First	R1	Residential	Bedroom	Area m2	15.15	14.93	14.25	0.95	YES
				% of room		98.58%	94.10%		
16 Collins Street									
Ground	R1	Residential	Living Room	Area m2	27.25	26.01	12.88	0.49	NO
				% of room		95.44%	47.24%		
First	R1	Residential	Bedroom	Area m2	15.07	14.82	14.14	0.95	YES
				% of room		98.39%	93.85%		
15 Collins Street									
Ground	R1	Residential	Living Room	Area m2	27.92	26.30	15.46	0.59	NO
				% of room		94.19%	55.36%		
First	R1	Residential	Bedroom	Area m2	15.33	15.04	14.45	0.96	YES
				% of room		98.10%	94.27%		
14a Collins Street									
Ground	R1	Residential	LKD	Area m2	22.65	22.06	18.03	0.82	YES
				% of room		97.38%	79.57%		
First	R1	Residential	Bedroom	Area m2	13.53	13.37	13.37	1.00	YES
				% of room		98.83%	98.83%		
14 Collins Street									
Ground	R2	Residential	LKD	Area m2	27.58	25.40	20.33	0.80	YES
				% of room		92.10%	73.72%		
First	R1	Residential	Bedroom	Area m2	15.22	14.89	14.89	1.00	YES
				% of room		97.80%	97.80%		
5 Collins Street									
Lower Ground	R1	Residential	Dining Room	Area m2	13.62	11.15	10.98	0.98	YES
				% of room		81.87%	80.64%		
	R2	Residential	Kitchen	Area m2	12.09	9.73	9.73	1.00	YES
				% of room		80.52%	80.52%		
Ground	R1	Residential	Living Room	Area m2	10.37	9.65	9.65	1.00	YES
				% of room		93.07%	93.05%		
First	R1	Residential	Bedroom	Area m2	14.09	13.85	13.85	1.00	YES
				% of room		98.26%	98.26%		
	R2	Residential	Bedroom	Area m2	9.18	8.95	8.95	1.00	YES
				% of room		97.51%	97.50%		
6 Collins Street									
Lower Ground	R1	Residential	Dining Room	Area m2	14.60	11.72	11.61	0.99	YES
				% of room		80.28%	79.49%		
	R3	Residential	Kitchen	Area m2	12.43	11.66	11.64	1.00	YES
				% of room		93.79%	93.69%		
	R4	Residential	Unknown	Area m2	12.69	12.69	12.69	1.00	YES
				% of room		100.00%	100.00%		

Project Name: Blackheath Station Car-Park
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Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: September 2025

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Ground	R1	Residential	Living Room	Area m2	11.12	10.62	10.60	1.00	YES
				% of room		95.54%	95.29%		
First	R1	Residential	Bedroom	Area m2	14.60	14.36	14.36	1.00	YES
				% of room		98.36%	98.33%		
	R2	Residential	Bedroom	Area m2	9.61	9.32	9.32	1.00	YES
				% of room		97.07%	97.03%		
7 Collins Street									
Lower Ground	R1	Residential	Dining Room	Area m2	13.27	12.19	8.81	0.72	NO
				% of room		91.88%	66.40%		
	R2	Residential	Kitchen	Area m2	11.98	11.23	11.22	1.00	YES
				% of room		93.70%	93.62%		
Ground	R1	Residential	Living Room	Area m2	9.82	9.42	9.18	0.97	YES
				% of room		95.92%	93.49%		
First	R1	Residential	Bedroom	Area m2	13.66	13.42	13.40	1.00	YES
				% of room		98.30%	98.10%		
	R2	Residential	Bedroom	Area m2	9.59	9.32	9.25	0.99	YES
				% of room		97.17%	96.44%		
2 Collins Street									
Lower Ground	R3	Commercial	Kitchen	Area m2	8.86	8.32	7.66	0.92	YES
				% of room		93.92%	86.49%		
Ground	R1	Commercial	Bathroom	Area m2	9.18	8.70	8.70	1.00	YES
				% of room		94.81%	94.74%		
First	R8	Commercial	Bedroom	Area m2	9.37	9.09	9.09	1.00	YES
				% of room		97.05%	97.02%		
1 Collins Street									
Lower Ground	R1	Commercial	Kitchen	Area m2	9.54	8.35	6.80	0.81	YES
				% of room		87.57%	71.29%		
Ground	R1	Commercial	Living Room	Area m2	23.16	22.50	22.46	1.00	YES
				% of room		97.13%	96.94%		
First	R1	Commercial	Bedroom	Area m2	8.19	7.97	7.97	1.00	YES
				% of room		97.32%	97.32%		

Appendix 03

Daylight Distribution Contour drawings

Ground Floor
John Ball Primary School

First Floor
John Ball Primary School

Source Data

Existing & Surrounding Model
EXISTING_SITE_SURVEY-1369531.pdf
EXISTING_STREET_ELEVATIONS-1369536.pdf
EXISTING_BLOCK_PLAN-1369541
Google Maps and Site Photography

Proposed Model
pdf data set Received 02.09.2025
Ref: JPA Architects

Room Layouts
PHD - BHSCP 120925.xlxs

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

N

Client
Emma Theedom

Job Title
Blackheath Station
Car-Park SE3

Drawing Title
Daylight Distribution
Contours

Scale	Date	Drawn
NTS	Sept 2025	NB

RAPLEYS

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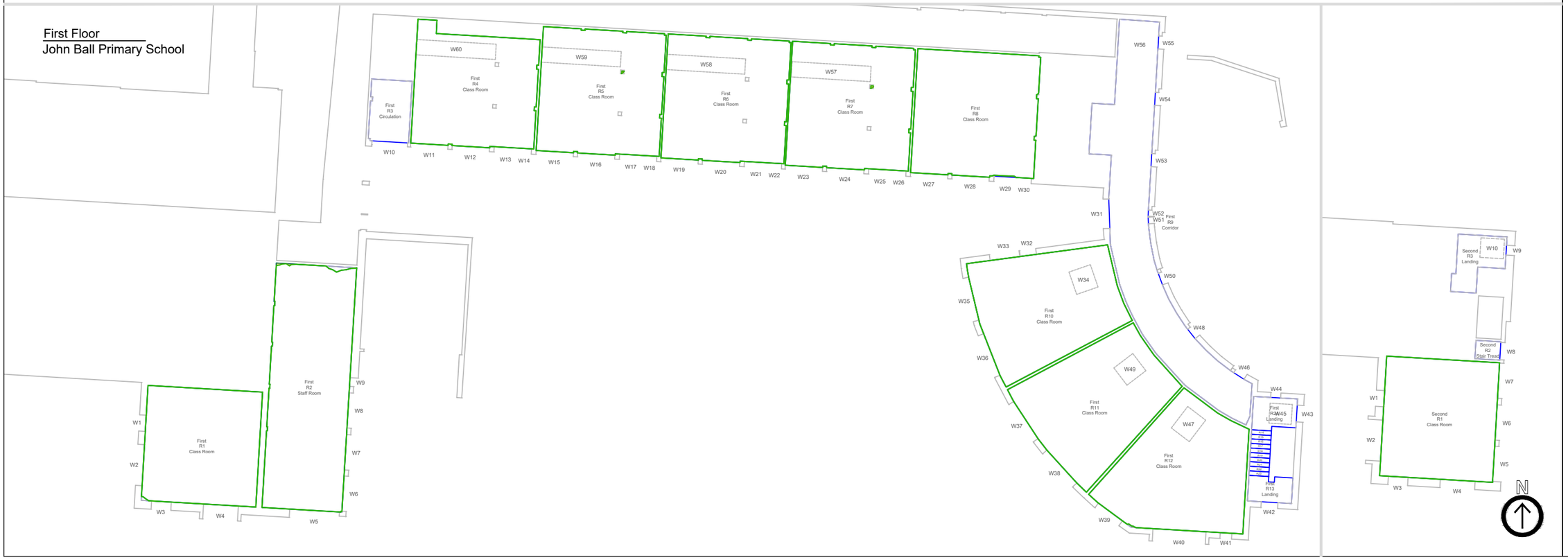
25-02682-01-07

Ground Floor
John Ball Primary School

First Floor
John Ball Primary School



Source Data

Existing & Surrounding Model
EXISTING_SITE_SURVEY-1369531.pdf
EXISTING_STREET_ELEVATIONS-1369536.pdf
EXISTING_BLOCK_PLAN-1369541
Google Maps and Site Photography

Proposed Model
pdf data set Received 02.09.2025
Ref: JPA Architects

Room Layouts
PHD - BHSCP 120925.xlxs

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client
Emma Theedom

Job Title
Blackheath Station
Car-Park SE3

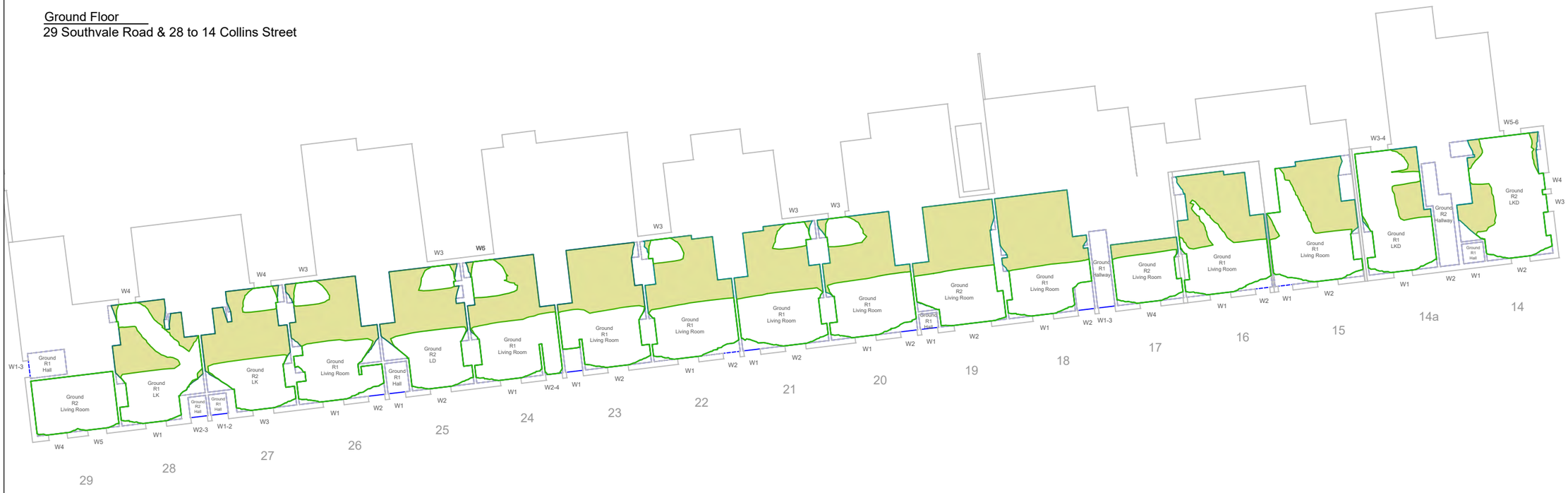
Drawing Title
Daylight Distribution
Contours

Scale	Date	Drawn
NTS	Sept 2025	NB

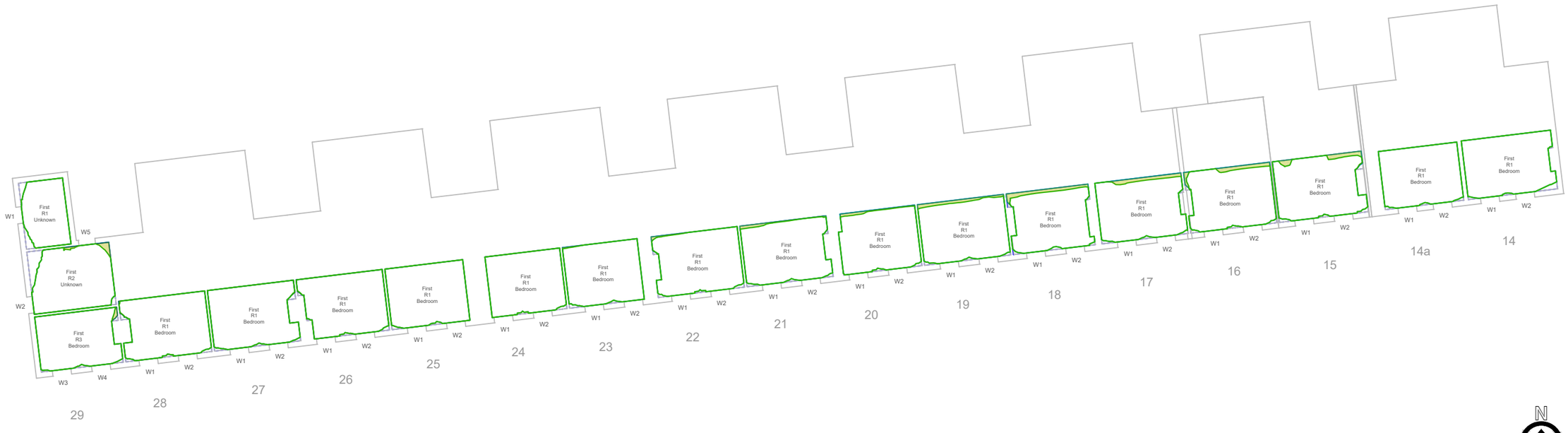
RAPLEYS
1 Upper James Street
LONDON W1F 9DE
Tel: 0370 777 6292 www.rapleys.com

25-02682-01-08

Ground Floor
29 Southvale Road & 28 to 14 Collins Street



First Floor
29 Southvale Road & 28 to 14 Collins Street



Source Data

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Client
Emma Theedom

Job Title
Blackheath Station Car-Park SE3

Drawing Title
Daylight Distribution Contours

Scale	Date	Drawn
NTS	Sept 2025	NB

RAPLEYS
1 Upper James Street
LONDON W1F 9DE
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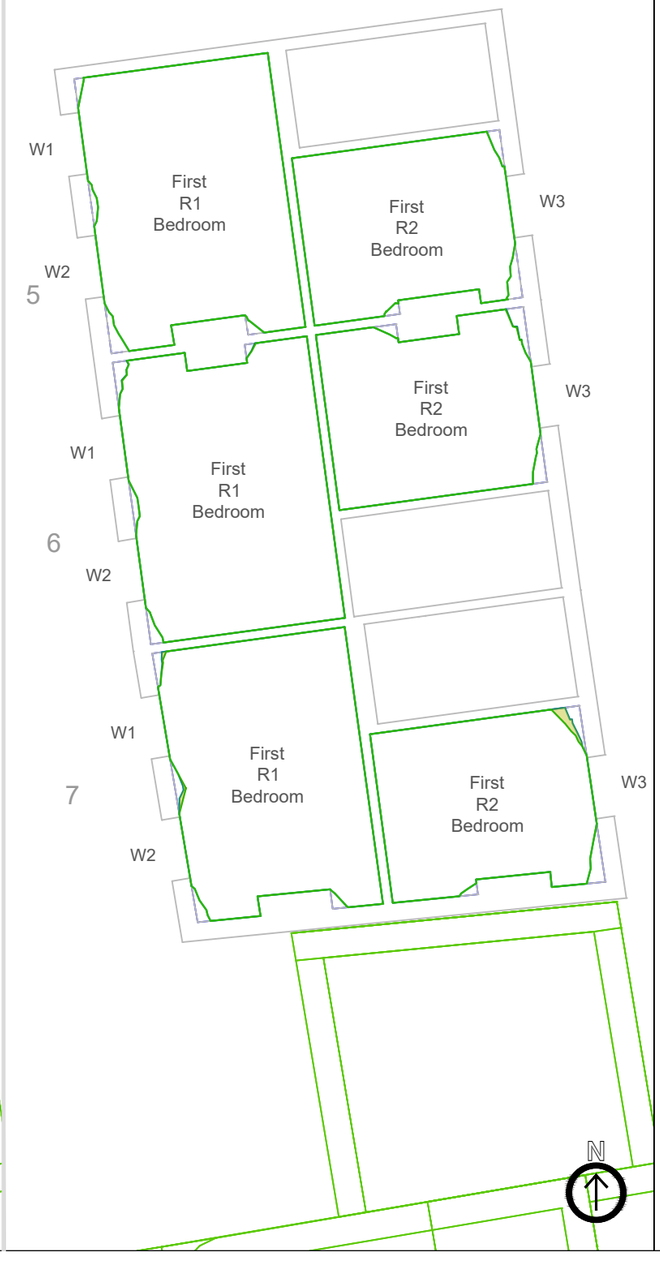
25-02682-01-09

Lower Ground Floor
5 to 7 Collins Street

Ground Floor
5 to 7 Collins Street

First Floor
5 to 7 Collins Street



Source Data

Existing & Surrounding Model
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EXISTING_STREET_ELEVATIONS-1369536.pdf
EXISTING_BLOCK_PLAN-1369541
Google Maps and Site Photography

Proposed Model
pdf data set Received 02.09.2025
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Room Layouts
PHD - BHSCP 120925.xlxs

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- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client
Emma Theedom

Job Title
Blackheath Station Car-Park SE3

Drawing Title
Daylight Distribution Contours

Scale	Date	Drawn
NTS	Sept 2025	NB

RAPLEYS
1 Upper James Street
LONDON W1F 9DE
Tel: 0370 777 6292 www.rapleys.com

25-02682-01-10

Lower Ground Floor
1 & 2 Collins Street

Ground Floor
1 & 2 Collins Street

First Floor
1 & 2 Collins Street

Source Data

Existing & Surrounding Model
EXISTING_SITE_SURVEY-1369531.pdf
EXISTING_STREET_ELEVATIONS-1369536.pdf
EXISTING_BLOCK_PLAN-1369541
Google Maps and Site Photography

Proposed Model
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Room Layouts
PHD - BHSCP 120925.xlxs

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- Room Area (Assumed Layout)
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- Proposed No Sky Area
- Area of Loss/Gain

N

Client
Emma Theedom

Job Title
Blackheath Station
Car-Park SE3

Drawing Title
Daylight Distribution
Contours

Scale	Date	Drawn
NTS	Sept 2025	NB

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25-02682-01-11

Appendix 04

2hr Sunlight to Amenity Results (Overshaddowing to Gardens & Open Spaces)

Project Name: Blackheath Station Car-Park
Project No.: 25-02682-01
Report Title: 2 hours Sunlight to Amenity - 21st March
Date of Analysis: September 2025

Floor Ref	Amenity Ref		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
John Ball Primary School Main Building							
Ground	A1	Area m2	361.04	355.21	355.21	1.00	YES
		Percentage		98%	98%		
	A2	Area m2	124.03	122.19	122.12	1.00	YES
		Percentage		99%	98%		
7 Collins Street							
Lower Ground	A1	Area m2	23.62	17.33	1.54	0.09	NO
		Percentage		73%	7%		
2 Collins Street							
Lower Ground	A1	Area m2	71.75	62.72	48.19	0.77	YES
		Percentage		87%	67%		
1 Collins Street							
Lower Ground	A1	Area m2	60.51	52.88	44.76	0.85	YES
		Percentage		87%	74%		

Appendix 05

2hr Sunlight to Amenity Drawings

Lower Ground Floor
1,2 & 7 Collins Street

EXISTING

Lower Ground Floor
1,2 & 7 Collins Street

PROPOSED

Source Data

Existing & Surrounding Model
EXISTING_SITE_SURVEY-1369531.pdf
EXISTING_STREET_ELEVATIONS-1369536.pdf
EXISTING_BLOCK_PLAN-1369541
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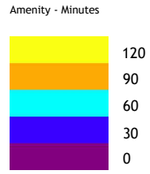
Room Layouts
PHD - BHSCP 120925.xlxs



Client
Emma Theedom

Job Title
Blackheath Station
Car-Park SE3

Drawing Title
2hr Sunlight to Amenity
Existing
21st March

Scale	Date	Drawn
NTS	Sept 2025	NB

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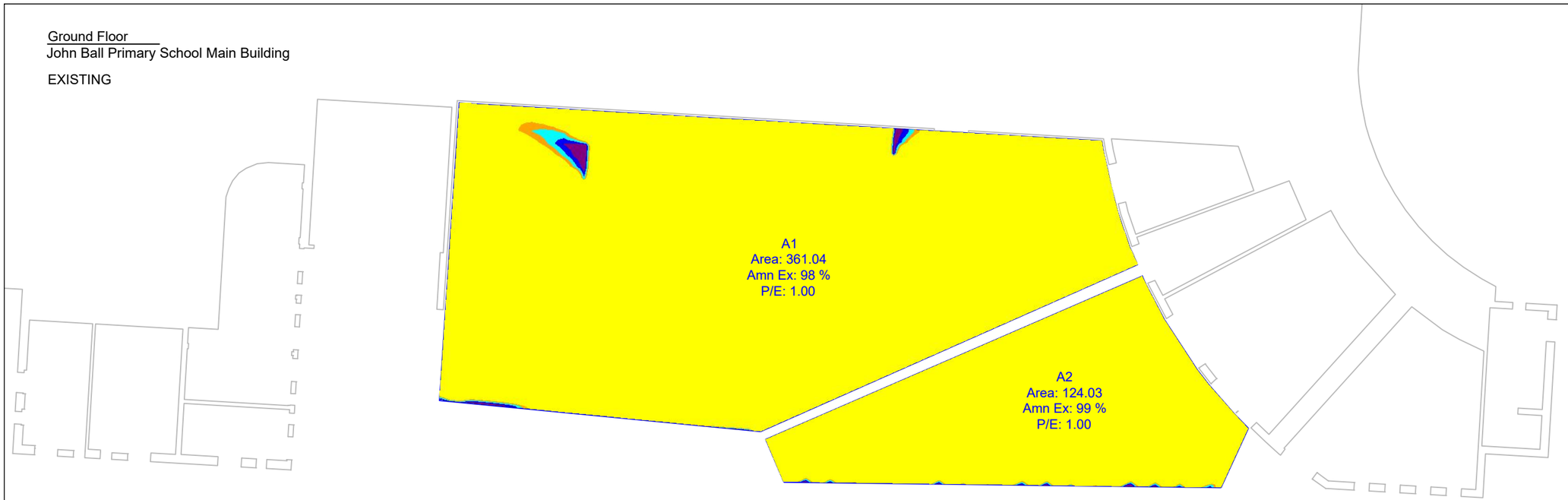
1 Upper James Street
LONDON W1F 9DE
Tel: 0370 777 6292 www.rapleys.com

25-02682-01-12

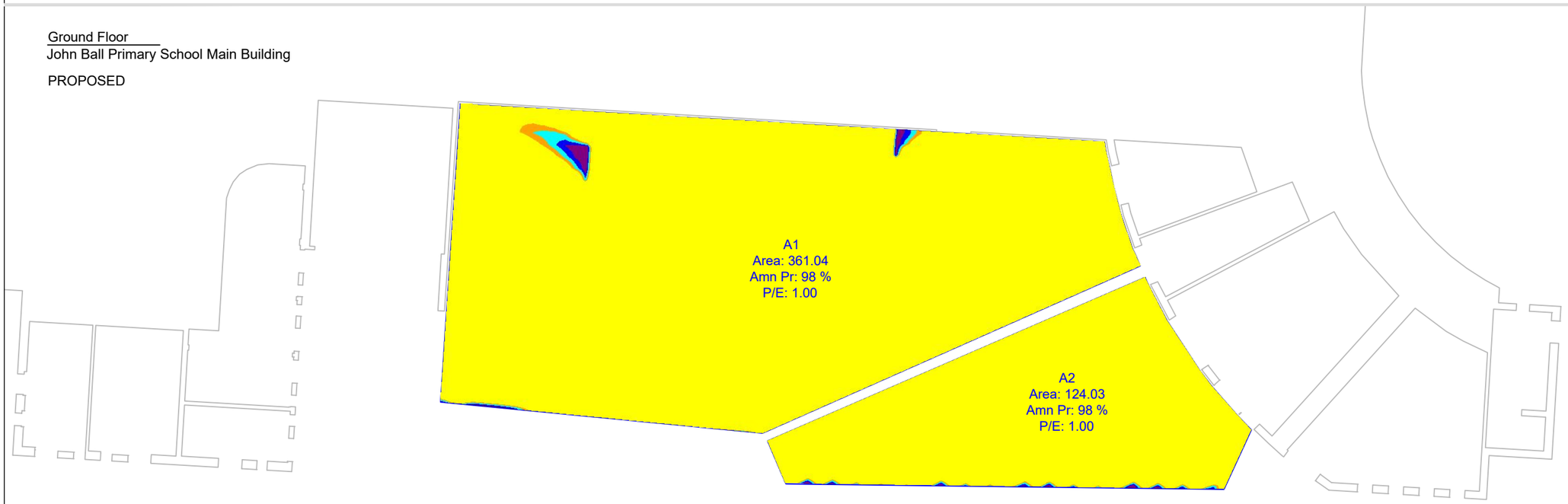
Ground Floor
John Ball Primary School Main Building

EXISTING



Ground Floor
John Ball Primary School Main Building

PROPOSED



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Proposed Model
pdf data set Received 02.09.2025
Ref: JPA Architects

Room Layouts
PHD - BHSCP 120925.xlxs

Amenity - Minutes

120
90
60
30
0

N

Client
Emma Theedom

Job Title
Blackheath Station
Car-Park SE3

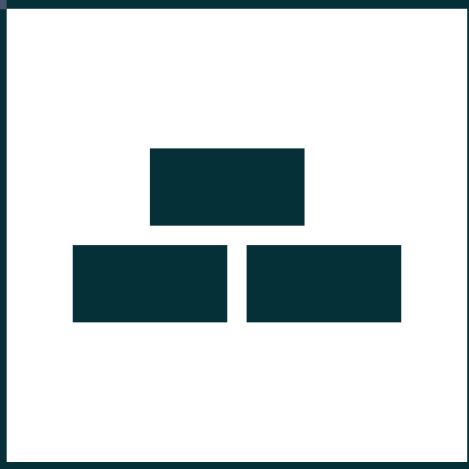
Drawing Title
2hr Sunlight to Amenity
Existing
21st March

Scale	Date	Drawn
NTS	Sept 2025	NB

RAPLEYS

1 Upper James Street
LONDON W1F 9DE
Tel: 0370 777 6292 www.rapleys.com

25-02682-01-13



For further details contact:
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Partner
07789 928499
natasha.bray@rapleys.com
One Upper James Street London
W1F 9DF