Sunlight
Assessments UK

Sunlight & Daylight Assessment

Neighbours Impact Report

Site Address: Alma St, Lancing BN15 8AX, UK

Impact Address: Ivy Cott, Norris Cottage, Colepen Cottage, 1a & 1b East St, 1,2 & 3 Grace Cottages, SeaWalk, Box Cottage, Seacott, Seaview Cottage, Coastal Haven, 69,71 & 73 Cecil Rd, 1 Headborough Rd, Bijou Cott, Rose Cottage, Rose White, 3 & 5 Alma St & 131 South St, Lancing, UK

Designer/Architects: ADC Architectural Services

Technical analysis by: Milica Mijajlović

7 September, 2026

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1. Introduction

1.1 Sunlight Assessments UK have been instructed to assess the daylight and sunlight implications of the proposed development at Alma St, Lancing BN15 8AX, UK.

1.2 This report relates to the proposed scheme presented by ADC Architectural Services and provides detailed technical support regarding the potential daylight and sunlight impact on Ivy Cott, Norris Cottage, Colepen Cottage, 1a & 1b East St, 1,2 & 3 Grace Cottages, SeaWalk, Box Cottage, Seacott, Seaview Cottage, Coastal Haven, 69,71 & 73 Cecil Rd, 1 Headborough Rd, Bijou Cott, Rose Cottage, Rose White, 3 & 5 Alma St & 131 South St, Lancing, UK.

1.3 The assessment is informed by the BRE document Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BR209, 2022). This publication is the principal national guidance in this field and defines the accepted methodology for measuring daylight and sunlight, together with recommended thresholds for unobtrusive or acceptable levels of change. In addition to the BRE guidance, the assessment has regard to Local Authority planning policy and associated guidance, which recognises that daylight and sunlight assessments should be applied flexibly in urban environments.

1.4 BRE guidelines are advisory rather than mandatory. Local planning authorities and planning inspectors apply the guidance in context, balancing it against site-specific circumstances, local planning policy, and the broader planning considerations relevant to each application.
In line with this approach, and consistent with guidance from the Greater London Authority, daylight and sunlight within urban and suburban London contexts should be assessed with due regard to the prevailing townscape character, including factors such as plot density, proximity to neighbouring buildings, and existing levels of light availability. Accordingly, where development occurs within established urban environments, a degree of flexibility in the interpretation of BRE results is both expected and appropriate.

Sources of Information

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

Ordnance Survey Data

OS Map

Proposed drawings in Appendix 1

2. Methodology

Effect on Daylight

Vertical Sky Component (VSC) to surrounding properties

BRE guidance summary on daylight:

2.2.23 If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

• The VSC measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value.

Effect on Sunlight

Annual Probable Sunlight Hours (APSH), to surrounding properties

BRE guidance summary on sunlight:

3.2.13 If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sun lighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

• Values less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period.

• Also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

Sun on Ground

Sunlight on Ground (SOG), to surrounding properties

BRE guidance summary on gardens and amenity spaces:

3.3.17 It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.

3. Standard Survey Limitations

3.1 Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions. Our understanding of the proposed development is informed in the drawings in Appendix 1 and information supplied ADC Architectural Services.

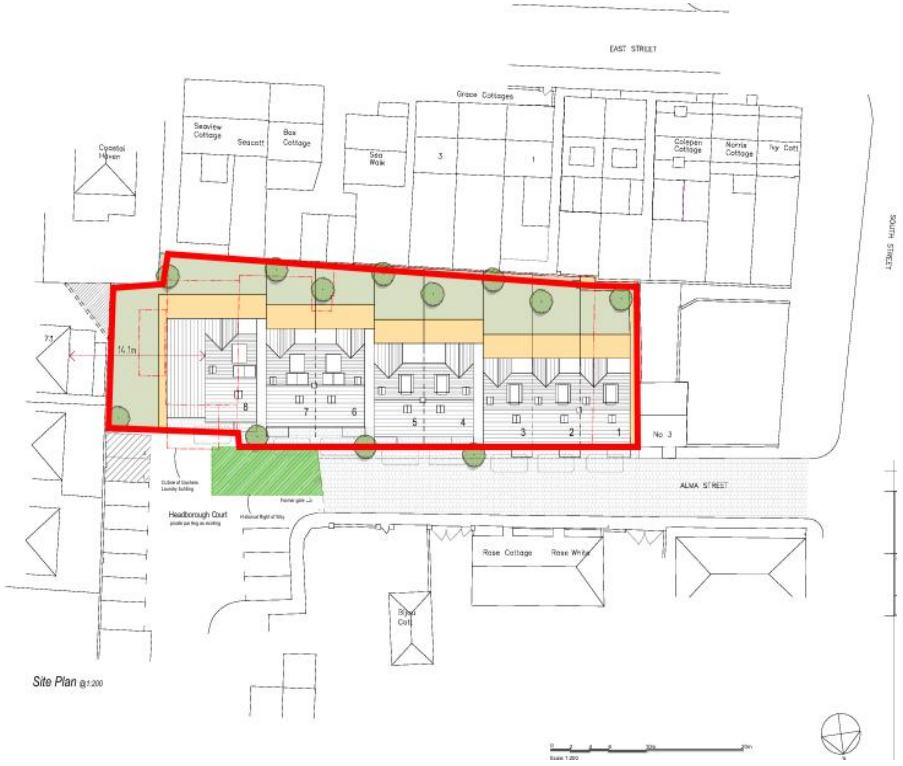
3.2 In addition to our standard limitations, the following limitations and assumptions also apply:

- Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.



4. The Site

4.1 The site is located at Alma St, Lancing BN15 8AX, UK



5. The Proposal

5.1 The proposed development comprises 8 2-storey residental dwellings, as illustrated within the submitted architectural drawings.

5.2 A three-dimensional model has been prepared to represent the proposed built form, including footprint, height and roof profile, together with the surrounding context required for proportionate daylight and sunlight testing.

5.3 This assessment considers the daylight and sunlight performance of the scheme in accordance with BRE 209 (2022), based on the floor plans and elevations provided by ADC Architectural Services .



6. Impact on the Surrounding Properties

6.1 Following BRE 209 (2022), all relevant façade windows adjacent to the proposed massing have been tested for VSC and APSH at Ivy Cott, Norris Cottage, Colepen Cottage, 1a & 1b East St, 1,2 & 3 Grace Cottages, SeaWalk, Box Cottage, Seacott, Seaview Cottage, Coastal Haven, 69,71 & 73 Cecil Rd, 1 Headborough Rd, Bijou Cott, Rose Cottage, Rose White, 3 & 5 Alma St & 131 South St, Lancing, UK and the external amenity area has also been assessed for Sunlight on Ground (SOG) in accordance with BRE garden and amenity space criteria.



6.2 The residential houses are located adjacent to the Site.

6.3 The location of the properties is highlighted on the map.

7. Assessment Results

Daylight Vertical Sky Component (VSC)

7.1 The VSC assessment demonstrates that daylight levels are well maintained overall across the surrounding properties. A number of windows show an improvement in VSC under the proposed scenario. This is primarily due to the existing structure being positioned closer to the neighbouring properties and windows than the proposed development, meaning that the proposed scheme in some locations provides a more open outlook and therefore results in an increase in available daylight. Of the 140 windows assessed, 27 windows experience an improvement in VSC, 23 windows remain unchanged, and 90 windows experience a reduction when comparing the proposed development against the existing situation. All 140 assessed windows meet the BRE criteria.

Sunlight Annual Probable Sunlight Hours (APSH)

7.2 Sunlight availability is also well preserved across the surrounding properties, with all relevant windows meeting the BRE criteria. In total, 39 windows are assessed for APSH, with north-facing windows excluded from the assessment in accordance with BRE guidance. Of the assessed windows, 5 experience an improvement in annual and/or winter sunlight, 18 remain unchanged, and 16 experience a reduction. Where reductions occur, the resulting sunlight levels remain acceptable and continue to comply with the BRE criteria. All assessed windows continue to meet the BRE criteria.

Amenity Sun on Ground (SOG)

7.3 The SOG assessment demonstrates that sunlight to the surrounding gardens and amenity areas is generally maintained or improved under the proposed development. Of the 20 amenity areas assessed, 19 remain unchanged, 1 experience an improvement in the proportion of the area receiving at least two hours of sunlight on 21 March. All 20 amenity areas meet the BRE criteria. The improvement is consistent with the existing structure being closer to neighbouring garden than the proposed development, resulting in increased sunlight availability under the proposed scenario.

8. Conclusion

8.1 This assessment has considered the daylight and sunlight implications of the proposed development at Alma St, Lancing BN15 8AX, UK on the neighbouring residential property at Ivy Cott, Norris Cottage, Colepen Cottage, 1a & 1b East St, 1,2 & 3 Grace Cottages, SeaWalk, Box Cottage, Seacott, Seaview Cottage, Coastal Haven, 69,71 & 73 Cecil Rd, 1 Headborough Rd, Bijou Cott, Rose Cottage, Rose White, 3 & 5 Alma St & 131 South St, Lancing, UK, in accordance with BRE 209 (2022) and relevant planning policy.

8.2 The VSC assessment confirms that daylight levels are well maintained across the surrounding properties, with all tested windows meeting the BRE criteria. While some windows experience reductions in daylight, these are limited and remain acceptable. A number of windows also experience improved daylight levels under the proposed scenario, principally because the existing structure is closer to the neighbouring properties than the proposed development.

8.3 The APSH assessment demonstrates that sunlight levels remain good overall across the surrounding properties. Annual and winter sunlight levels are maintained or improved in a number of locations, while reductions remain within the BRE criteria. The improvements identified are again partly attributable to the greater proximity of the existing structure compared with the proposed development.

8.4 The SOG assessment confirms that sunlight to neighbouring gardens and amenity spaces is maintained under the proposed development. One amenity area experience very minor improvement in sunlight availability, all assessed amenity spaces continue to satisfy the BRE criteria and remain adequately sunlit in accordance with BRE guidance.

8.5 Overall, the assessment demonstrates that daylight and sunlight conditions are appropriately maintained across the surrounding properties, with a number of locations experiencing improvements due to the existing structure being closer to neighbouring windows than the proposed development. The limited reductions identified remain compliant with the BRE criteria and do not materially affect the amenity experienced by neighbouring properties. In accordance with BRE guidance and relevant planning policy, the proposed development is therefore considered acceptable in terms of daylight and sunlight impact.

Appendix 1.

Drawings



Site Plan @1:200

Rev	Description	Date
B	Minor amendments for Planning	17.08.20
A	Updated	19.03.20

Job Reference	Client
Redevelopment Gochers Laundry, Alma St Lancing	South Coast Development Ltd

Drawing Title	Drawing No	Rev
Site Layout	ADC738/36	B

Date	Scale	Dwg Size	Plot Style	Drawn	Checked
20.03.20	1:200	A2	ADCprojects	AB	AB

All dimensions to be checked on site and do not scale from this drawing. This drawing should be approved by Local Authority Building Control or other appropriate checking authority prior to commencement of work. This drawing should not be reproduced without the prior consent of the author.

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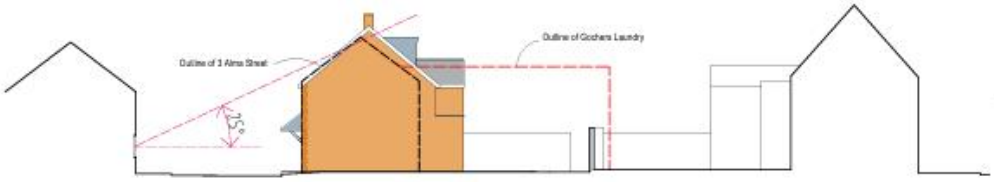
Contextual Rear Elevation @1:200



Contextual Front Elevation @1:200



Contextual Side (East) Elevation @1:200



Contextual Side (West) Elevation @1:200

Rev	Description	Date
B	Minor amendments for Planning	17.08.26
A	Ground floors reduced and gable roofs added	18.03.26

Job Reference	Client
Redevelopment Gochers Laundry, Alma St Lancing	South Coast Development Ltd

Drawing Title	Drawing No	Rev
Contextual Elevations	ADC738/35	B

Date	Scale	Dwg Size	Plot Style	Drawn	Checked
25.03.26	1:200	A2	A3Greyscale	AD	AD

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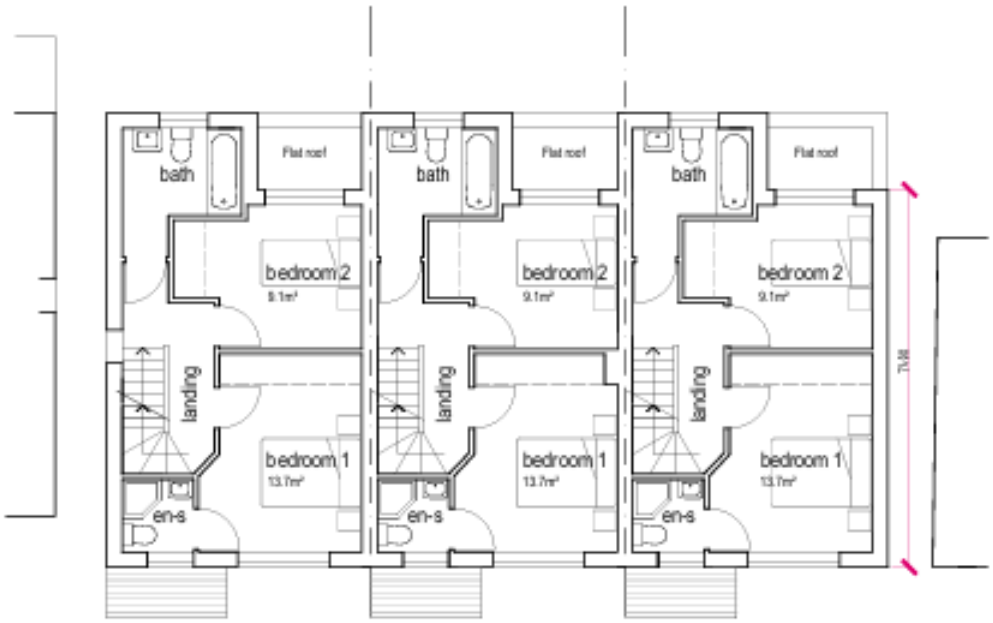
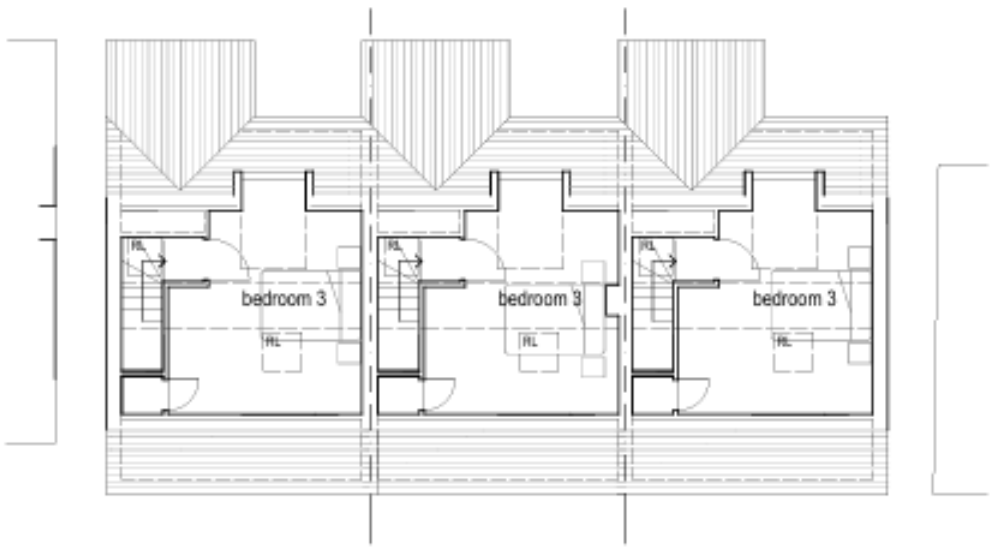
0 2 4 6 10m 20m
Scale 1:200

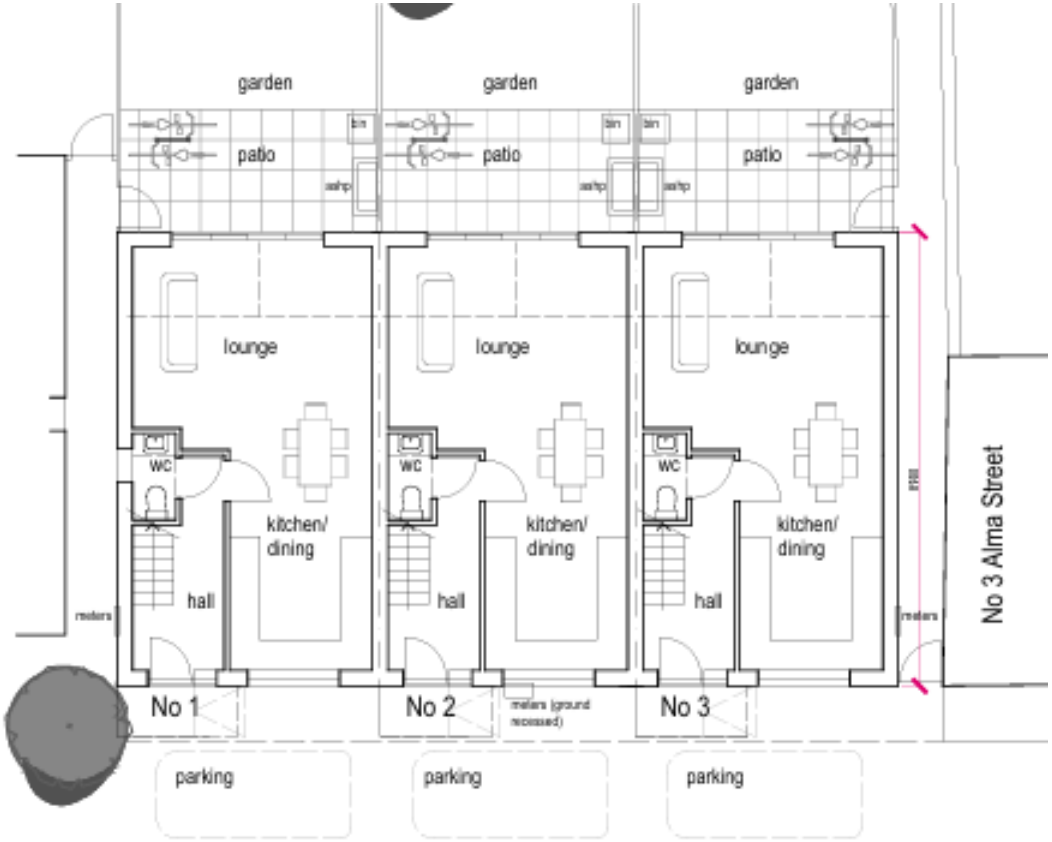
N



First Floor Plan @1:100



Second Floor Plan @1:100



Ground Floor Plan @1:100

Total floor area - 90.4m sq (973ft sq)





Rev	Description	Date
B	Minor amendments for Planning	17.09.26
A	Ground floor reduced and gable roof added	16.03.26

Job Reference	Client
Residential Redevelopment Gochers Laundry, Alma St Lancing	South Coast Developments Ltd

Drawing Title	Drawing No	Rev
House Plans No's. 1 - 2 & 3	ADC738/27	B

Date	Scale	Dwg Size	Plot Style	Drawn	Checked
20.09.26	1:100	A3	MDgreyscale	AD	AD

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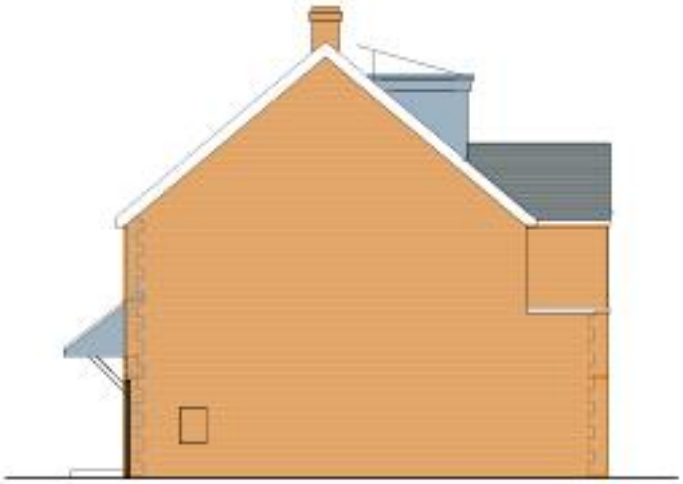


Side (West) Elevation



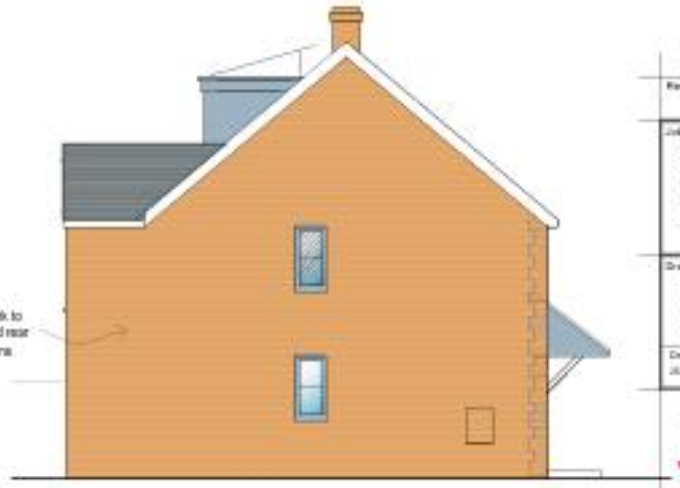
Front (North) Elevation

0 1 2 3 5m 10m

Scale 1:100



Rear (South) Elevation



Side (East) Elevation

Rev	Description	Date
B	Minor amendments for Planning	17.09.20
A	Ground floor reduced and gable roof added	18.03.20

Job Reference	Client
Residential Redevelopment Gochers Laundry, Alma St Lancing	South Coast Developments Ltd

Drawing Title	Drawing No	Rev
Houses Elevations No's. 1 - 2 & 3	ADC738/28	B

Date	Scale	Dwg Size	Firm Style	Drawn	Checked
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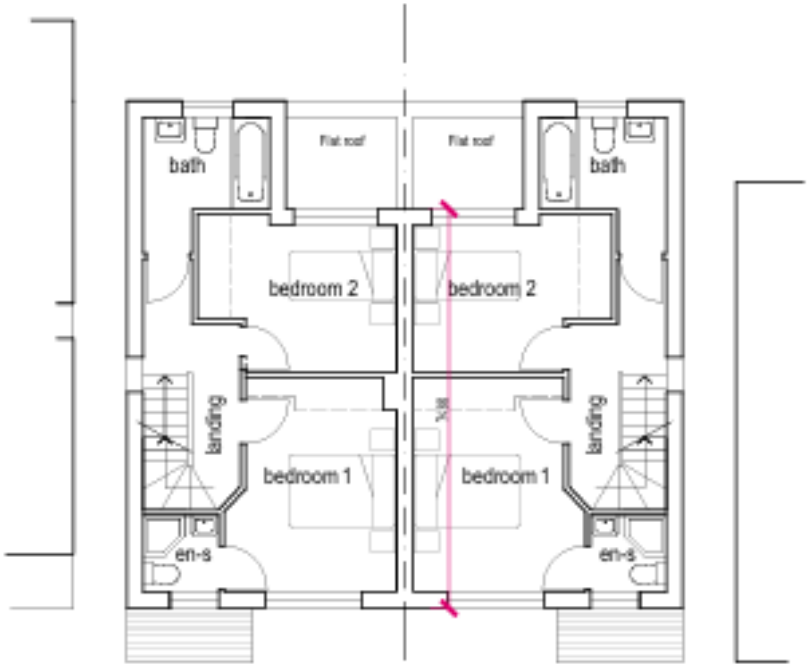
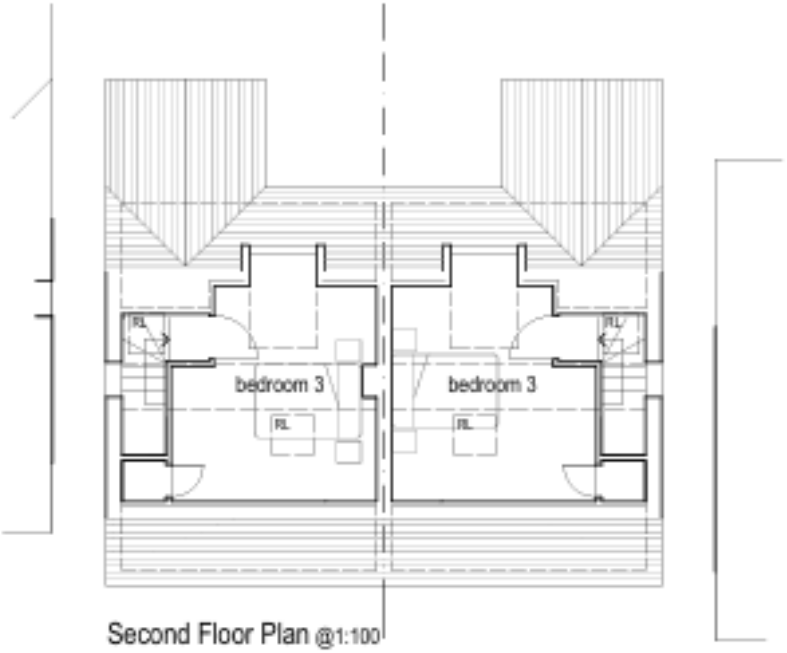
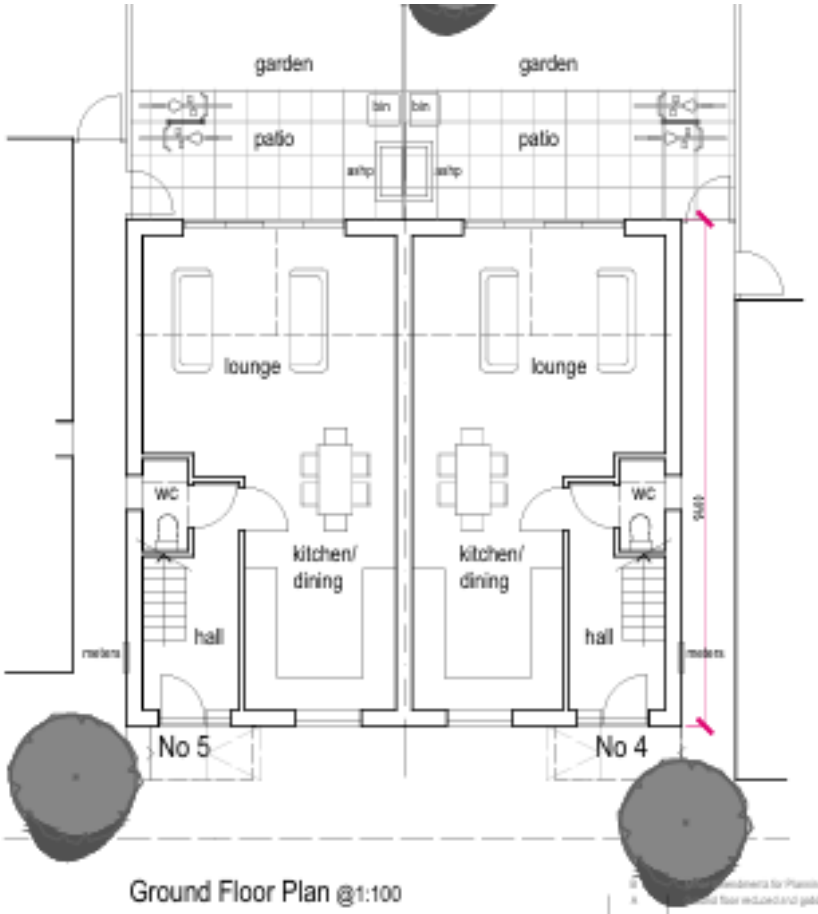


First Floor Plan @1:100



Second Floor Plan @1:100



Ground Floor Plan @1:100

Total floor area - 94.0m sq (1010ft sq)

Rev	Description	Date
	Amendments for Planning	17.08.29
A	Ground floor reduced and gable roof added	19.03.29

Job Reference: Residential Redevelopment Gochers Laundry, Alma St Lancing	Client: South Coast Developments Ltd
Drawing Title: House Plans No's. 4 & 5	Drawing No: ADC738/29 Rev: B

Date	Scale	Dwg Size	Print Style	Drawn	Checked
29.03.29	1:100	A3	ACDgreyscale	AD	AD





Scale 1:100

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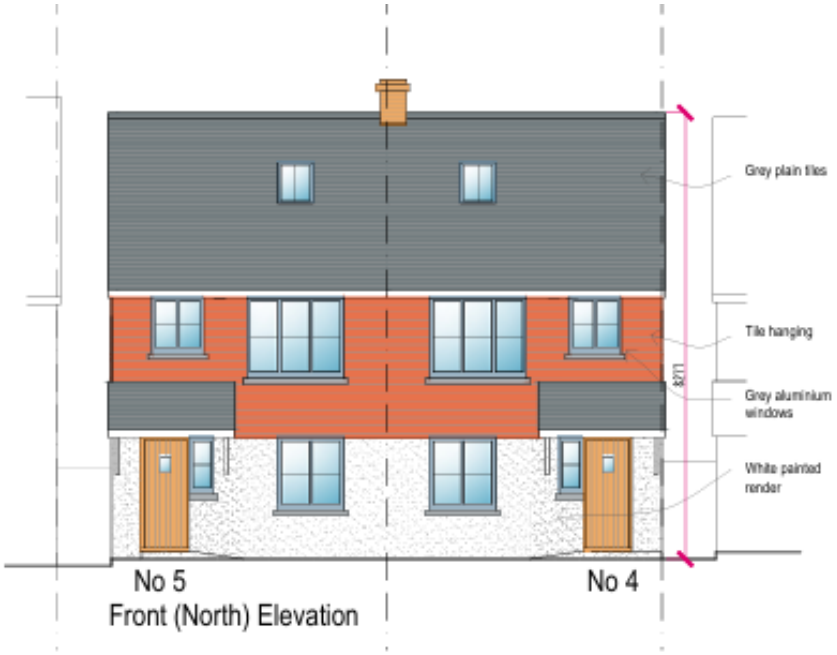
Side (West) Elevation



Front (North) Elevation



Rear (South) Elevation



Side (East) Elevation

0 1 2 3 5m 10m

Scale 1:100

Rev	Description	Date
B	Minor amendments for Planning	17.06.26
A	Ground floor reduced and gable roof added	16.03.26

Job Reference	Client
Residential Redevelopment Gochers Laundry, Alma St Lancing	South Coast Developments Ltd

Drawing Title	Drawing No	Rev
House Elevations No's 4 & 5	ADC738/30	B

Date	Scale	Dwg Size	Plot Style	Drawn	Checked
25.03.25	1:100	A3	ADCgreyscale	AD	AD

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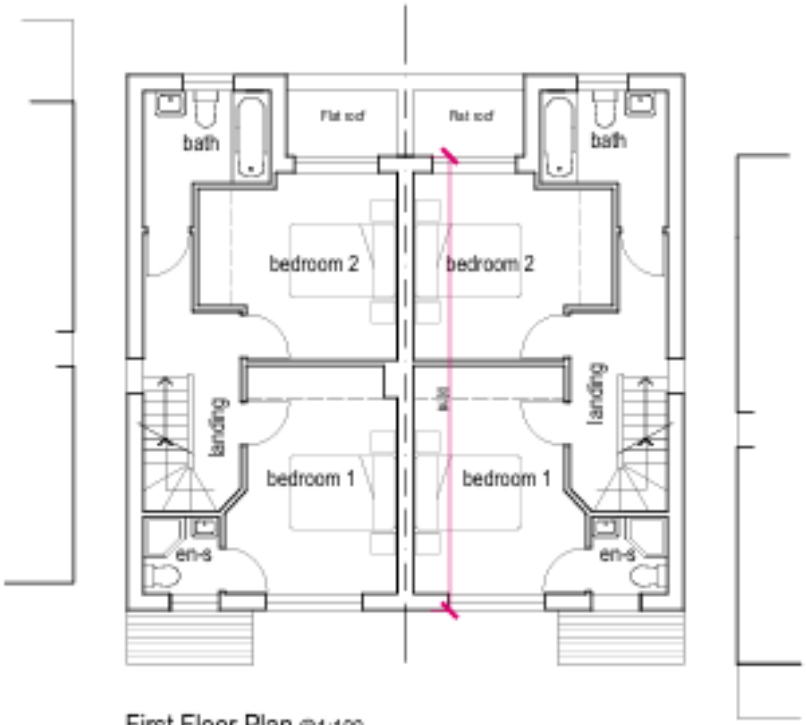
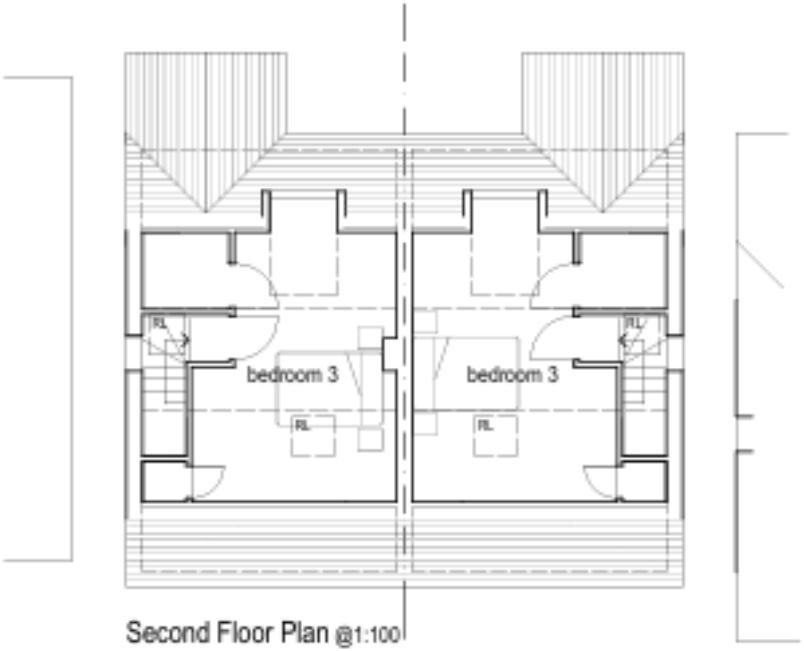
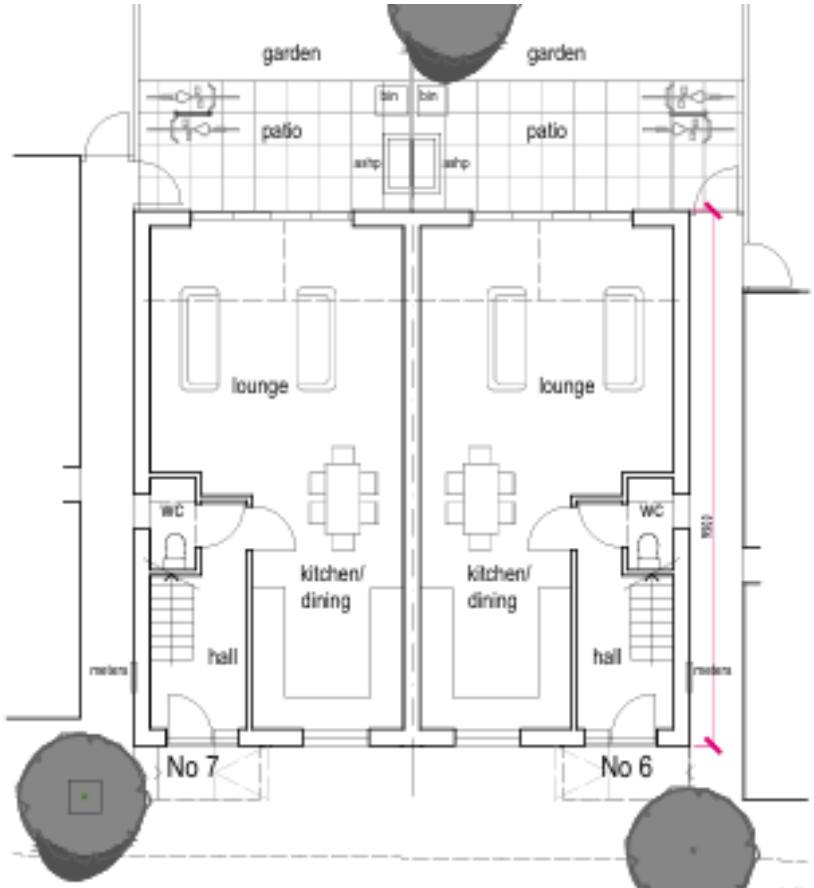


First Floor Plan @1:100



Second Floor Plan @1:100



Ground Floor Plan @1:100

Total floor area - 104.8m sq (1130ft sq)





Rev	Description	Date
	[illegible]	[illegible]

Job Reference	Client
Residential Redevelopment Gochers Laundry, Alma St Lancing	South Coast Developments Ltd

Drawing Title	Drawing No	Rev
House Plans No's. 6 & 7	ADC738/31	B

Date	Scale	Dwg Size	Print Style	Drawn	Checked
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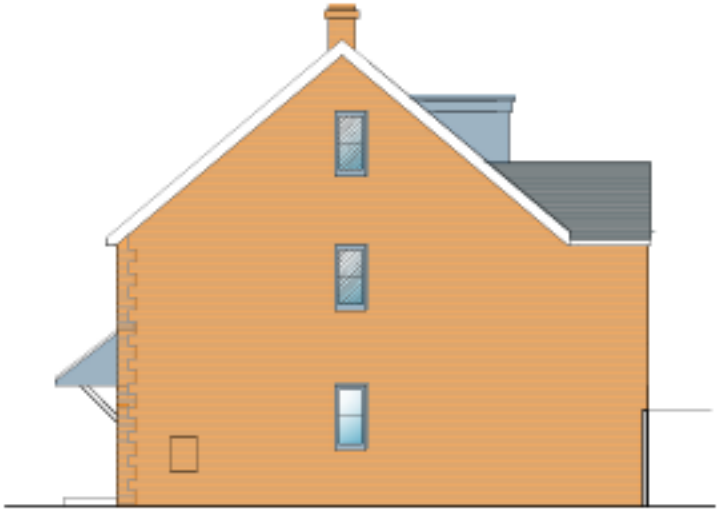
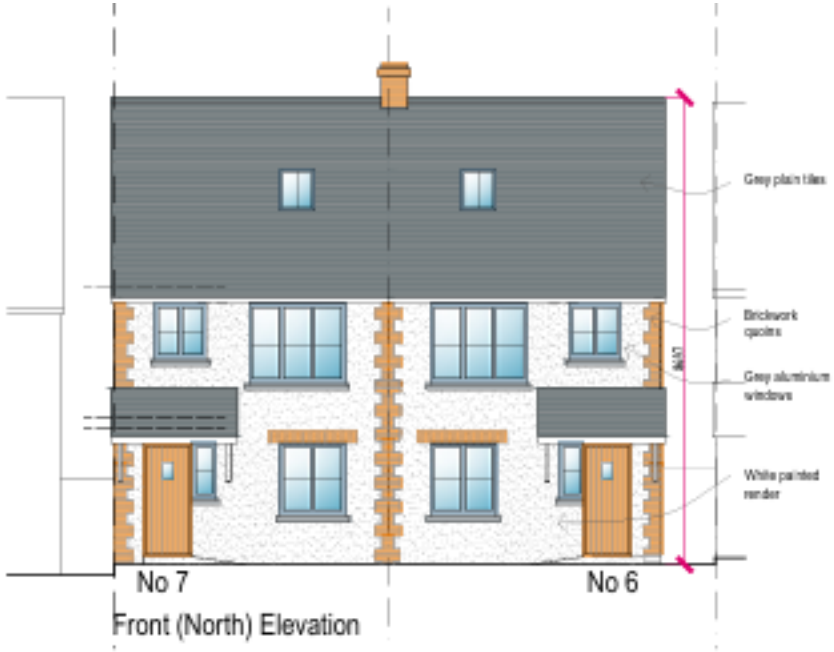


Side (West) Elevation



Front (North) Elevation



Rear (South) Elevation



Side (East) Elevation

0 1 2 3 5m 10m

Scale 1:100

Rev	Description	Date
B	Minor amendments for Planning	17.06.26
A	Ground floor reduced and gable roof added	19.03.26

Job Reference Residential Redevelopment Gochers Laundry, Alma St Lancing	Client South Coast Developments Ltd
Drawing Title House Elevations No's 6 & 7	Drawing No / Rev ADC738/32 B

Date	Scale	Dwg Size	Print Style	Drawn	Checked
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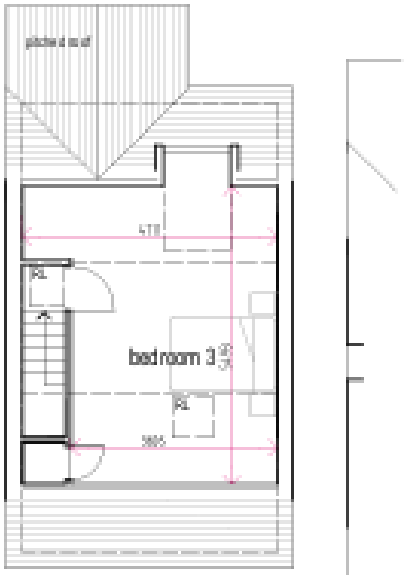
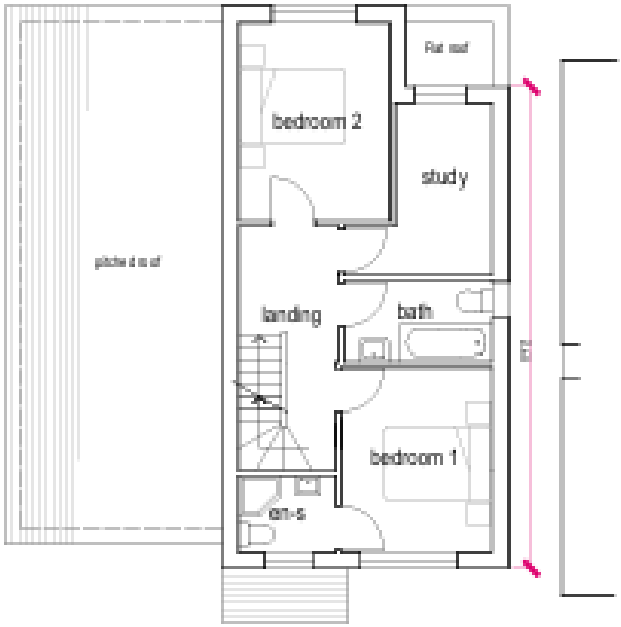
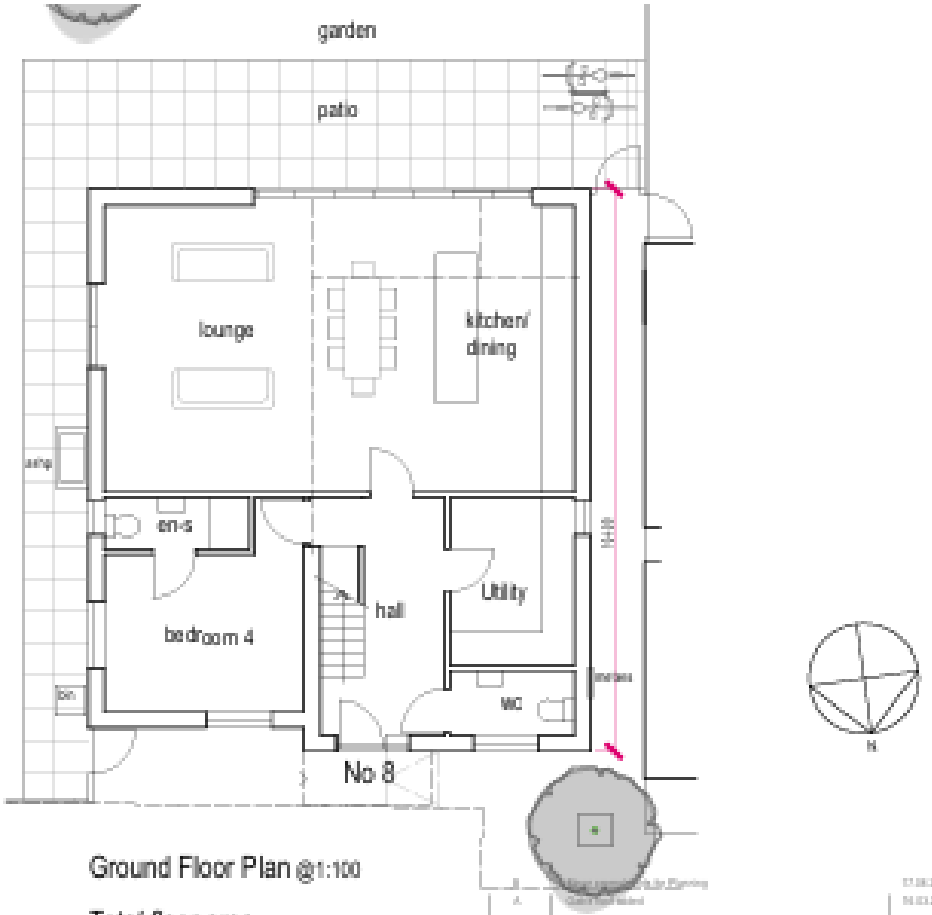


Roof Plan



First Floor Plan @1:100



Ground Floor Plan @1:100

Total floor area -
150.0m sq (1615ft sq)



Rev	Description	Date

Job Reference	Client
Residential Redevelopment Gochers Laundry, Alma St Lancing	South Coast Developments Ltd

Drawing Title	Drawing No	Rev
House Plans No 8	ADC738/33	B

Date	Scale	Dwg Size	Plot Style	Drawn	Checked
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Side (East) Elevation



Rear (South) Elevation

0 1 2 3 5m 10m

Scale 1:100



No 8

Front (North) Elevation



Side (West) Elevation

Rev	Description	Date
B	Minor amendments for Planning	17.08.20
A	Gable roof added	19.03.20

Job Reference: Residential Redevelopment Gochers Laundry, Alma St Lancing	Client: South Coast Developments Ltd
Drawing Title: House Elevations No 8	Drawing No: ADC738/34 Rev: B

Date	Scale	Dwg Size	Plot Style	Drawn	Checked
25.03.20	1:100	A3	ADCgrayscale	AD	AD

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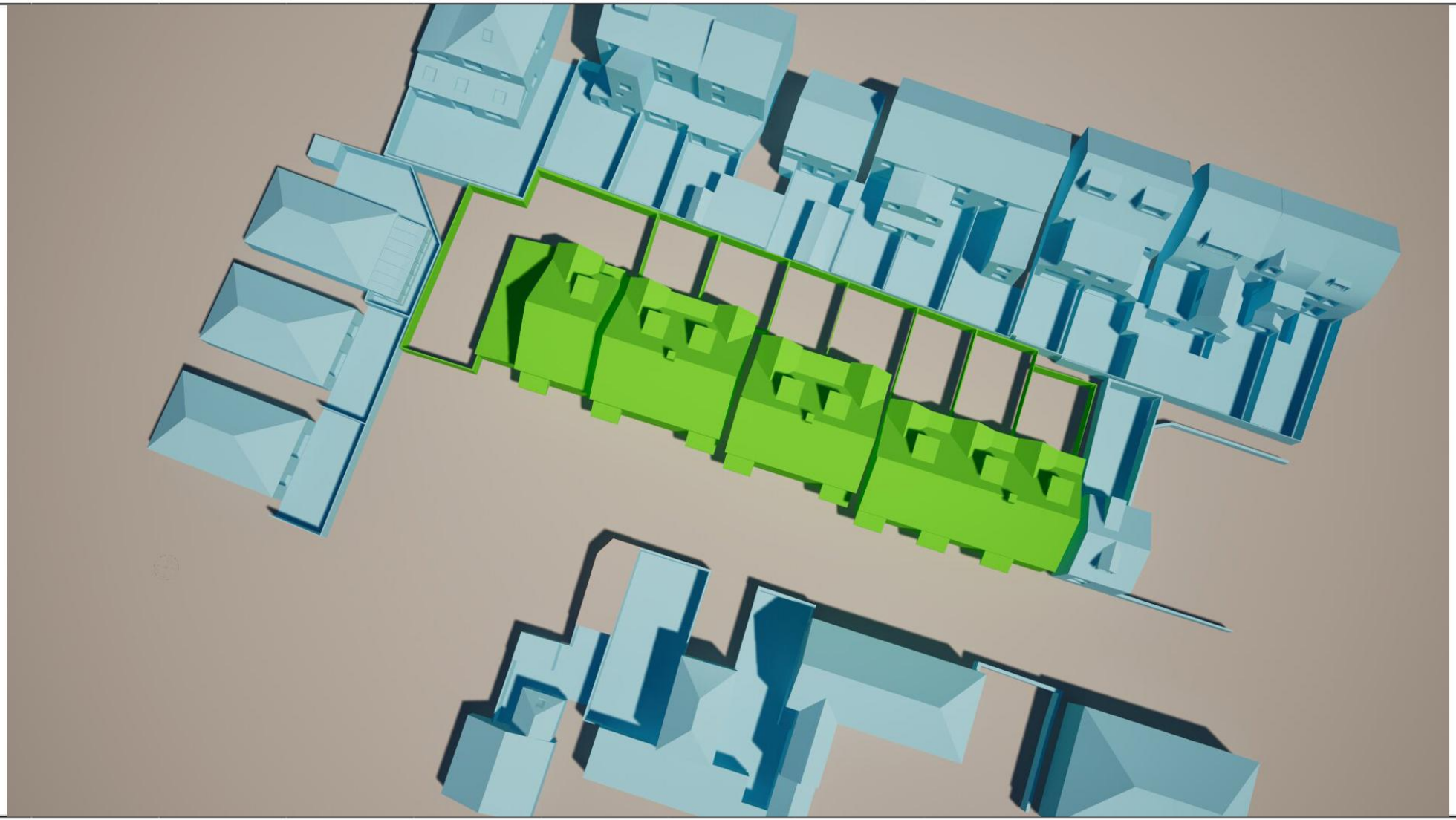
Appendix 2.

Window Maps & 3d Model

3d Model view



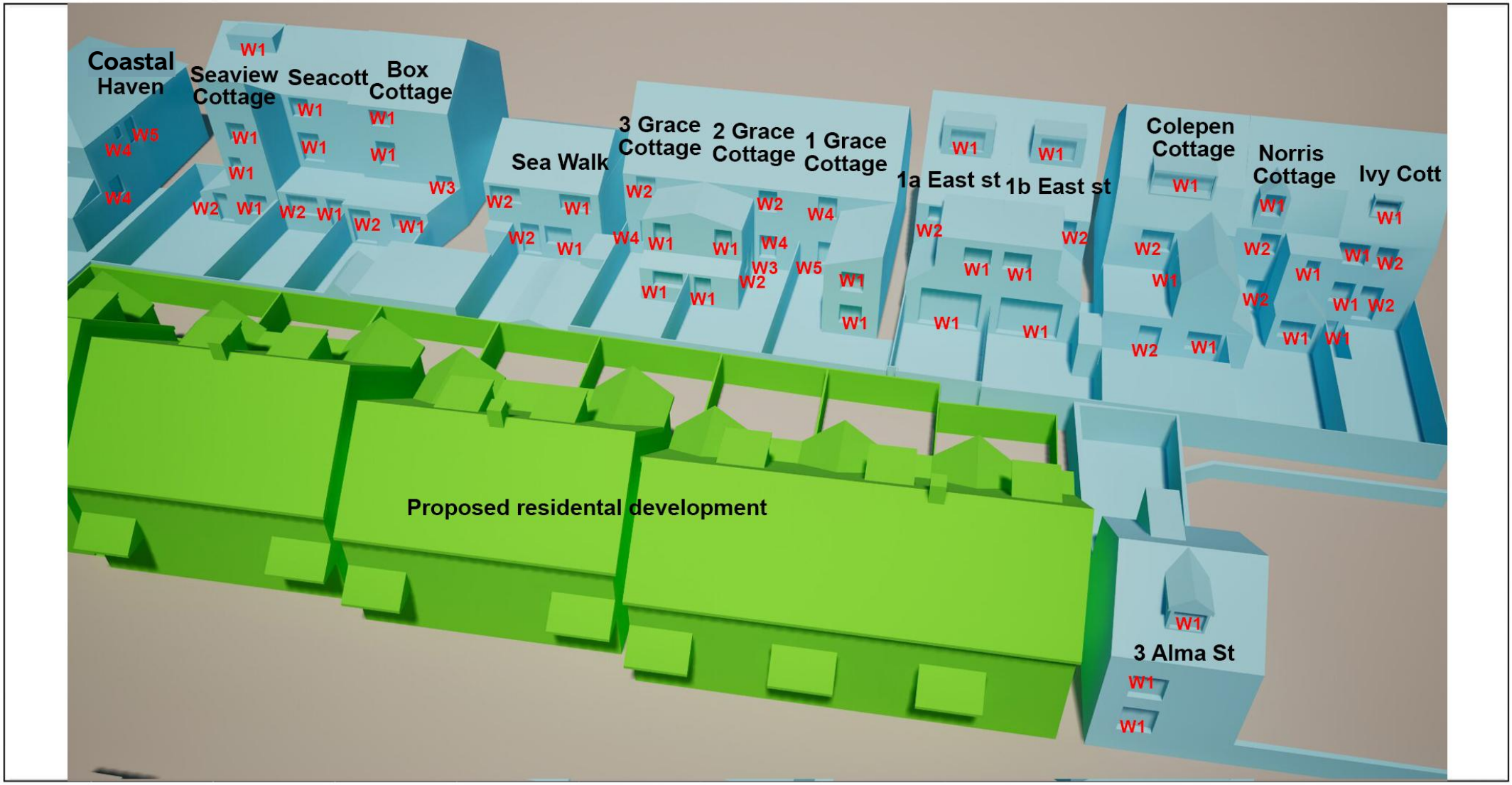
Key:

- Proposed Massing on Site
- Neighbouring Analysed Properties
- Surrounding Massing

Scale - NTS

Project	Gochers Laundry Alma St
Client	South Coast Developements Ltd
Address	Alma Street Lancing
Drawn	ADC Architectural Services

Window map



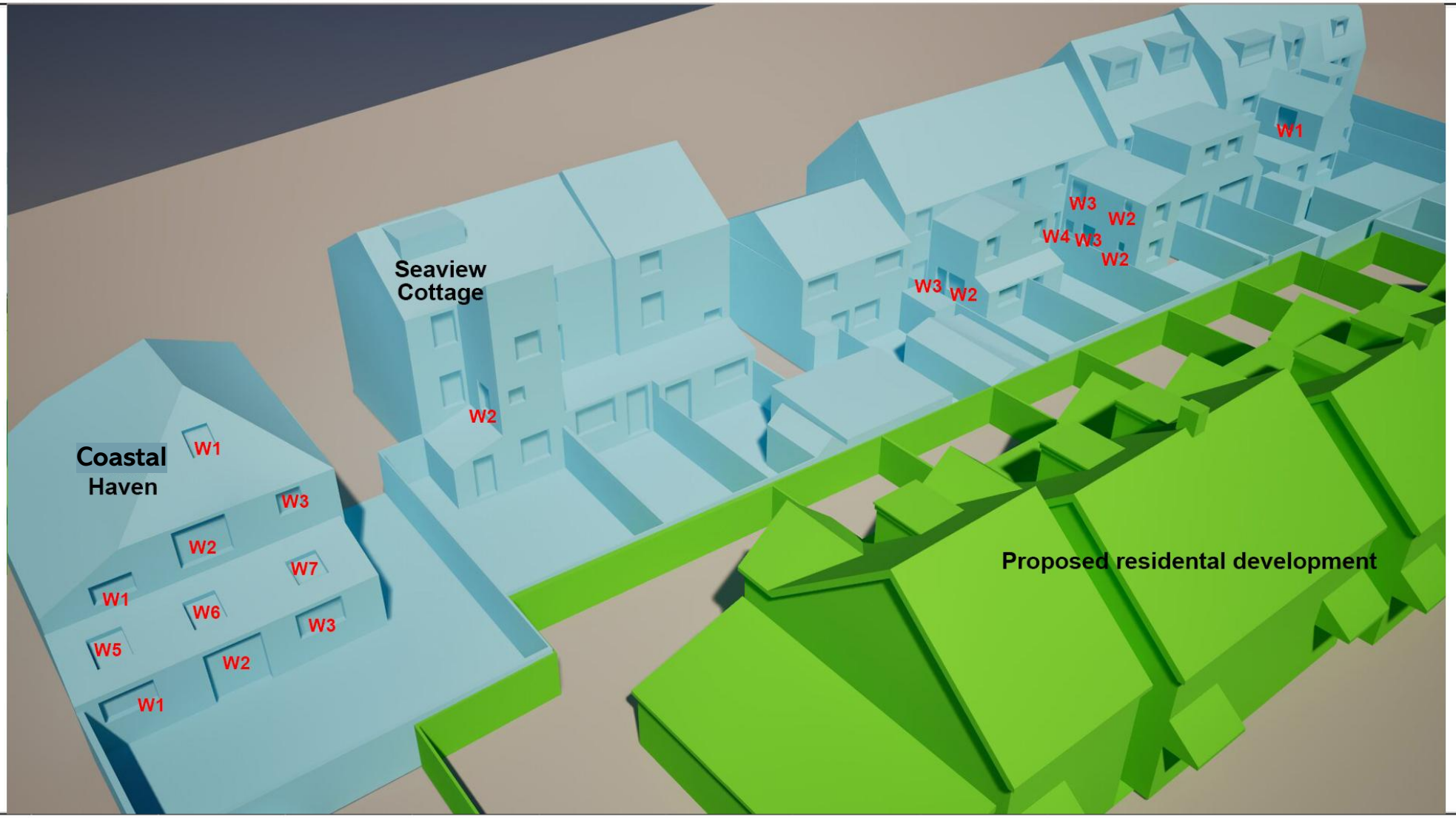
Key:

- Proposed Massing on Site
- Neighbouring Analysed Properties
- Surrounding Massing

Scale - NTS

Project	Gochers Laundry Alma St
Client	South Coast Developements Ltd
Address	Alma Street Lancing
Drawn	ADC Architectural Services

Window map



Key:

- Proposed Massing on Site
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Scale - NTS

Project	Gochers Laundry Alma St
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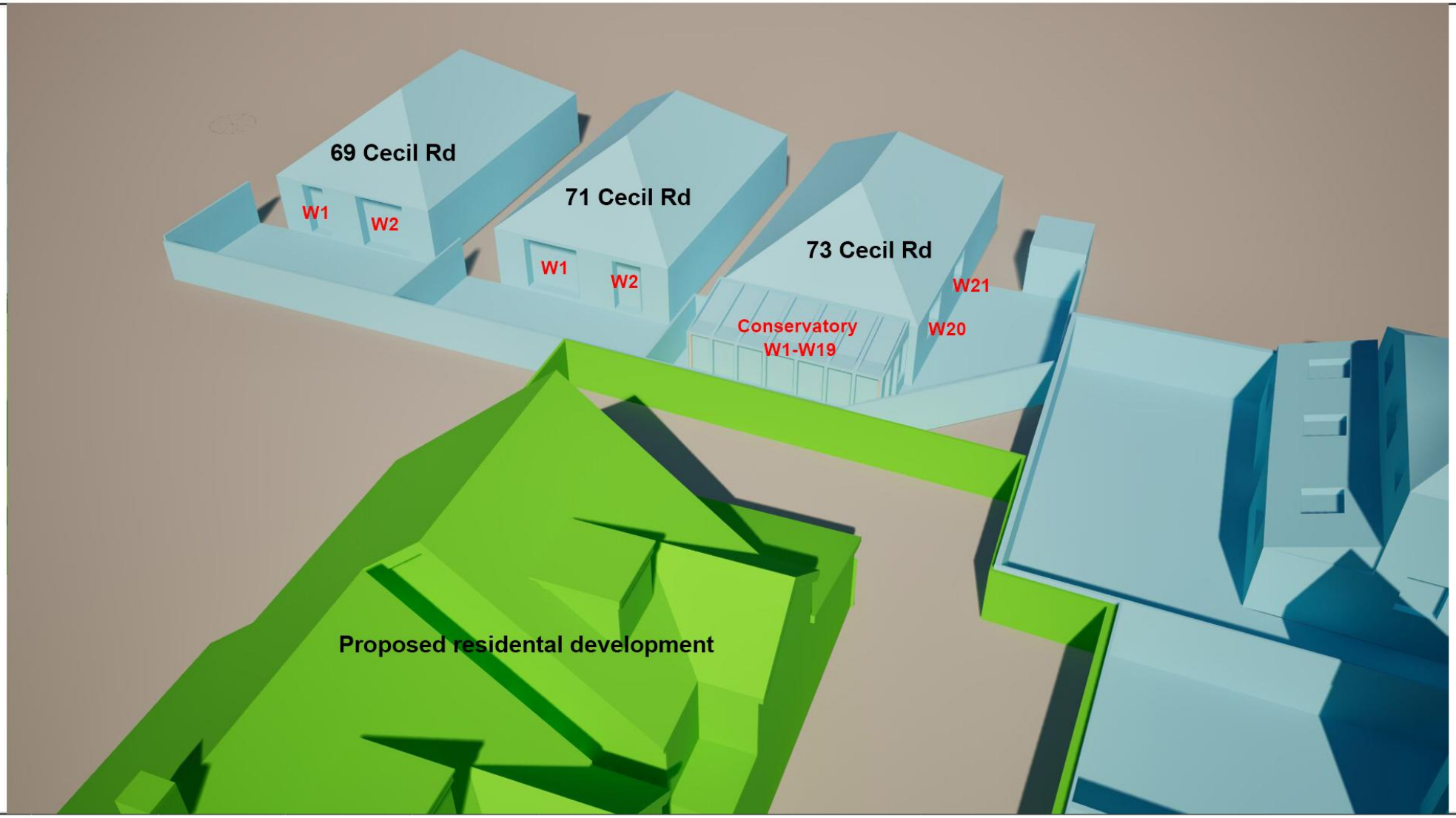
Window map



Key:

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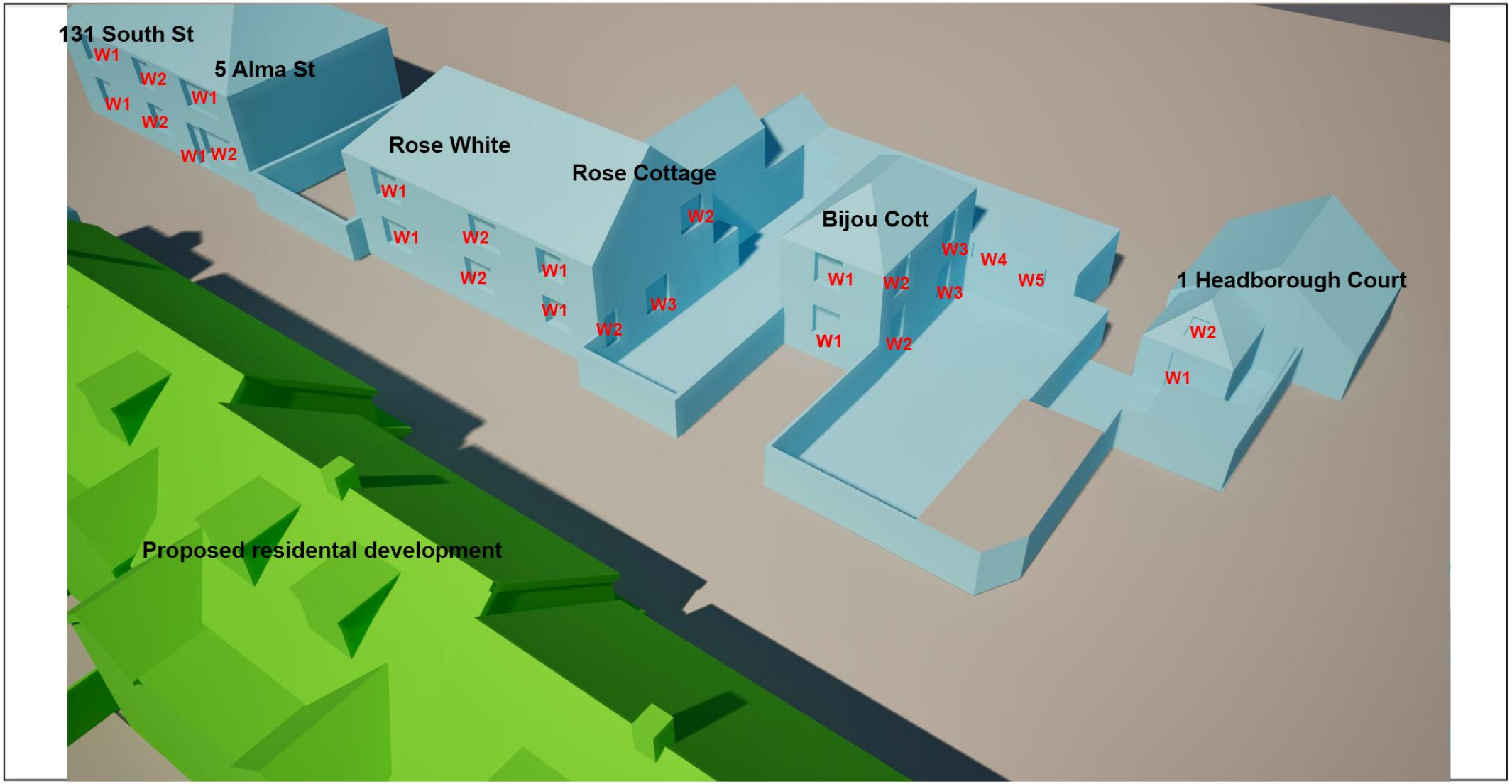
Scale - NTS

Project	Gochers Laundry Alma St
Client	South Coast Developements Ltd
Address	Alma Street Lancing
Drawn	ADC Architectural Services

Window map



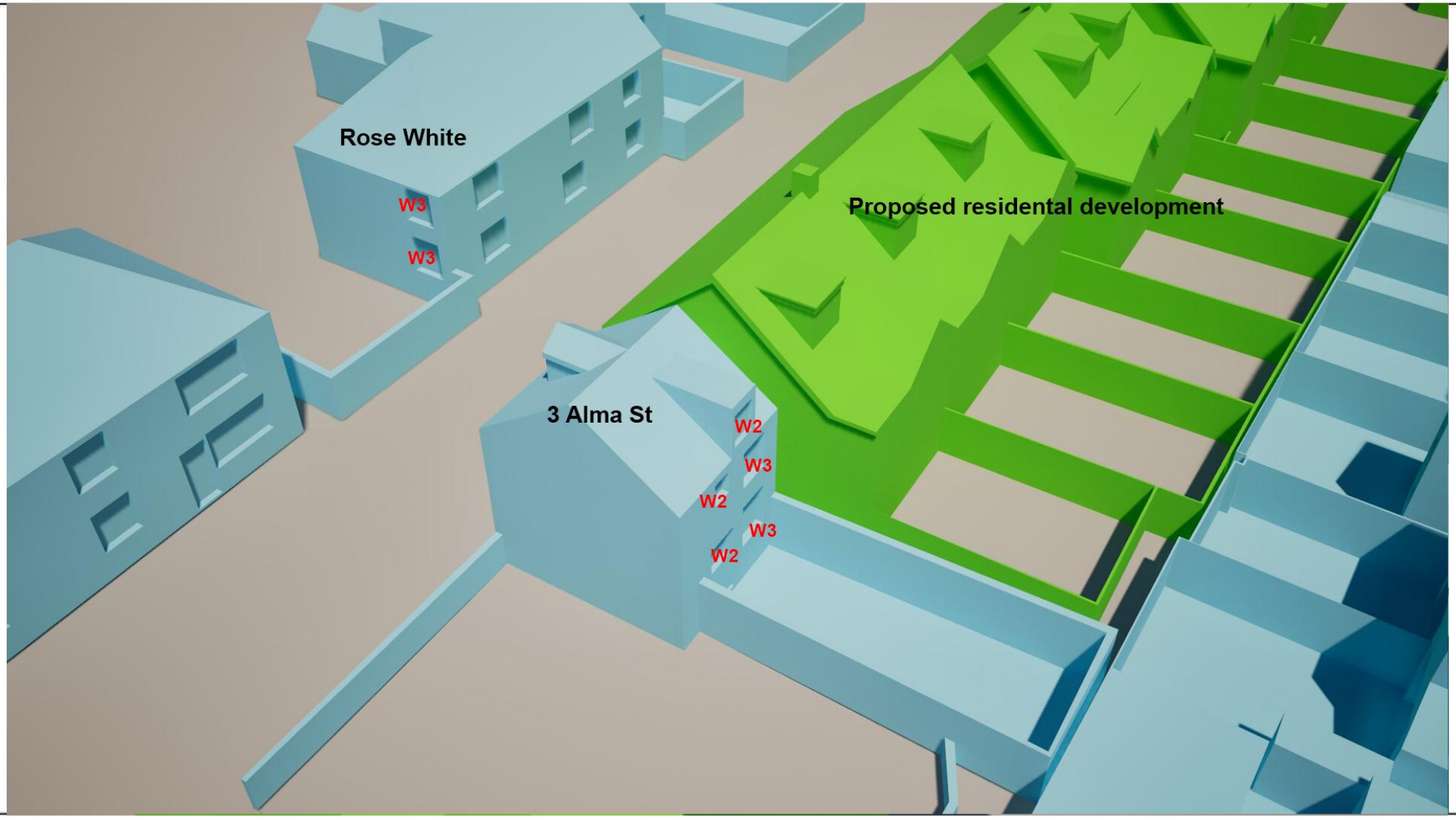
Key:

- Proposed Massing on Site
- Neighbouring Analysed Properties
- Surrounding Massing

Scale - NTS

Project	Gochers Laundry Alma St
Client	South Coast Developements Ltd
Address	Alma Street Lancing
Drawn	ADC Architectural Services

Window map



Key:

- Proposed Massing on Site
- Neighbouring Analysed Properties
- Surrounding Massing

Scale - NTS

Project	Gochers Laundry Alma St
Client	South Coast Developements Ltd
Address	Alma Street Lancing
Drawn	ADC Architectural Services

Appendix 3.

Technical Analysis

Vertical Sky Component (VSC) results

Building Name	Floor	Window	Window direction	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria?
1 Grace Cottage	Ground	W1	10°N	25.66	29.17	1.14	YES
1 Grace Cottage	Ground	W2	101°	24.39	25.32	1.04	YES
1 Grace Cottage	Ground	W3	101°	18.21	18.55	1.02	YES
1 Grace Cottage	Ground	W4	101°	13.94	14.07	1.01	YES
1 Grace Cottage	Ground	W5	10°N	16.97	17.27	1.02	YES
1 Grace Cottage	First	W1	10°N	34.38	33.40	0.97	YES
1 Grace Cottage	First	W2	101°	32.50	32.23	0.99	YES
1 Grace Cottage	First	W3	101°	23.68	23.33	0.99	YES
1 Grace Cottage	First	W4	10°N	36.14	34.73	0.96	YES
1 Headborough Court	Ground	W1	188°	28.18	27.36	0.97	YES
1 Headborough Court	Ground	W2	188° Inc	80.66	79.41	0.98	YES
1a East Street	Ground	W1	10°N	27.48	28.13	1.02	YES
1a East Street	First	W1	10°N	37.03	35.93	0.97	YES
1a East Street	First	W2	10°N	23.94	23.34	0.97	YES
1a East Street	Second	W1	10°N	39.55	39.33	0.99	YES
1b East Street	Ground	W1	10°N	29.18	29.81	1.02	YES
1b East Street	First	W1	10°N	36.99	36.14	0.98	YES
1b East Street	First	W2	10°N	24.73	24.81	1.00	YES
1b East Street	Second	W1	10°N	39.55	39.37	1.00	YES
2 Grace Cottage	Ground	W1	10°N	18.68	22.82	1.22	YES

Vertical Sky Component (VSC) results

Building Name	Floor	Window	Window direction	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria?
2 Grace Cottage	Ground	W2	280°N	19.28	19.55	1.01	YES
2 Grace Cottage	Ground	W3	280°N	13.54	13.68	1.01	YES
2 Grace Cottage	Ground	W4	10°N	17.52	18.03	1.03	YES
2 Grace Cottage	First	W1	10°N	35.18	34.03	0.97	YES
2 Grace Cottage	First	W2	10°N	36.09	34.78	0.96	YES
3 Alma Street	Ground	W1	8°N	32.46	32.42	1.00	YES
3 Alma Street	Ground	W2	188°	27.75	32.05	1.15	YES
3 Alma Street	Ground	W3	188°	22.58	29.16	1.29	YES
3 Alma Street	First	W1	8°N	35.15	35.16	1.00	YES
3 Alma Street	First	W2	188°	32.88	35.81	1.09	YES
3 Alma Street	First	W3	188°	26.82	34.53	1.29	YES
3 Alma Street	Second	W1	8°N	38.40	38.40	1.00	YES
3 Alma Street	Second	W2	188°	35.49	37.34	1.05	YES
3 Grace Cottage	Ground	W1	10°N	25.04	27.94	1.12	YES
3 Grace Cottage	Ground	W2	100°	20.22	20.56	1.02	YES
3 Grace Cottage	Ground	W3	100°	12.38	12.50	1.01	YES
3 Grace Cottage	Ground	W4	10°N	16.78	16.33	0.97	YES
3 Grace Cottage	First	W1	10°N	35.87	33.92	0.95	YES
3 Grace Cottage	First	W2	10°N	36.32	34.40	0.95	YES
5 Alma Street	Ground	W1	188°	32.96	32.92	1.00	YES

Vertical Sky Component (VSC) results

Building Name	Floor	Window	Window direction	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria?
5 Alma Street	Ground	W2	188°	32.77	32.67	1.00	YES
5 Alma Street	First	W1	188°	35.87	35.58	0.99	YES
69 Cecil Rd	Ground	W1	281°N	35.43	34.68	0.98	YES
69 Cecil Rd	Ground	W2	281°N	35.86	34.99	0.98	YES
71 Cecil Rd	Ground	W1	281°N	35.18	33.99	0.97	YES
71 Cecil Rd	Ground	W2	281°N	34.62	33.09	0.96	YES
73 Cecil Rd	Ground	W1	11°N	24.74	24.70	1.00	YES
73 Cecil Rd	Ground	W2	11°N	26.67	26.56	1.00	YES
73 Cecil Rd	Ground	W3	281°N	30.12	27.63	0.92	YES
73 Cecil Rd	Ground	W4	281°N	30.21	27.87	0.92	YES
73 Cecil Rd	Ground	W5	281°N	29.85	27.86	0.93	YES
73 Cecil Rd	Ground	W6	281°N	29.29	27.83	0.95	YES
73 Cecil Rd	Ground	W7	281°N	28.79	27.80	0.97	YES
73 Cecil Rd	Ground	W8	281°N	28.34	27.68	0.98	YES
73 Cecil Rd	Ground	W9	281°N	25.65	24.63	0.96	YES
73 Cecil Rd	Ground	W10	191°	28.59	28.59	1.00	YES
73 Cecil Rd	Ground	W11	191°	29.33	29.33	1.00	YES
73 Cecil Rd	Ground	W12	191°	29.54	29.66	1.00	YES
73 Cecil Rd	Ground	W13	281°N Inc	97.11	95.95	0.99	YES
73 Cecil Rd	Ground	W14	281°N Inc	96.91	95.71	0.99	YES

Vertical Sky Component (VSC) results

Building Name	Floor	Window	Window direction	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria?
73 Cecil Rd	Ground	W15	281°N Inc	96.71	95.49	0.99	YES
73 Cecil Rd	Ground	W16	281°N Inc	96.57	95.35	0.99	YES
73 Cecil Rd	Ground	W17	281°N Inc	96.53	95.35	0.99	YES
73 Cecil Rd	Ground	W18	281°N Inc	96.57	95.45	0.99	YES
73 Cecil Rd	Ground	W19	281°N Inc	96.66	95.62	0.99	YES
73 Cecil Rd	Ground	W20	191°	34.23	35.20	1.00	YES
73 Cecil Rd	Ground	W21	191°	35.15	35.20	1.00	YES
131 South Street	Ground	W1	188°	36.00	35.97	1.00	YES
131 South Street	Ground	W2	188°	34.68	34.62	1.00	YES
131 South Street	First	W1	188°	37.46	37.38	1.00	YES
131 South Street	First	W2	188°	36.73	36.59	1.00	YES
Bijou Cott	Ground	W1	186°	32.14	29.53	0.92	YES
Bijou Cott	Ground	W2	95°	36.83	36.42	0.99	YES
Bijou Cott	Ground	W3	95°	34.21	33.88	0.99	YES
Bijou Cott	Ground	W4	188°	22.11	21.14	0.96	YES
Bijou Cott	Ground	W5	188°	32.02	30.58	0.96	YES
Bijou Cott	First	W1	186°	36.30	33.72	0.93	YES
Bijou Cott	First	W2	95°	39.22	38.76	0.99	YES
Bijou Cott	First	W3	95°	39.22	38.90	0.99	YES
Box Cottage	Ground	W1	10°N	30.37	31.48	1.04	YES

Vertical Sky Component (VSC) results

Building Name	Floor	Window	Window direction	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria?
Box Cottage	Ground	W2	10°N	25.17	25.88	1.03	YES
Box Cottage	Ground	W3	10°N	33.67	32.68	0.97	YES
Box Cottage	First	W1	10°N	37.06	35.14	0.95	YES
Box Cottage	Second	W1	10°N	38.94	37.56	0.96	YES
Coastal Haven	Ground	W1	9°N	34.26	33.75	0.99	YES
Coastal Haven	Ground	W2	9°N	33.74	33.17	0.98	YES
Coastal Haven	Ground	W3	8°N	35.30	34.78	0.99	YES
Coastal Haven	Ground	W4	281°N	26.39	26.13	0.99	YES
Coastal Haven	Ground	W5	9°N Inc	88.32	88.03	1.00	YES
Coastal Haven	Ground	W6	9°N Inc	84.46	84.05	1.00	YES
Coastal Haven	Ground	W7	8°N Inc	84.00	83.47	0.99	YES
Coastal Haven	First	W1	9°N	38.89	38.33	0.99	YES
Coastal Haven	First	W2	9°N	39.06	38.32	0.98	YES
Coastal Haven	First	W3	9°N	39.11	38.15	0.98	YES
Coastal Haven	First	W4	281°N	29.89	29.31	0.98	YES
Coastal Haven	First	W5	281°N	27.06	26.50	0.98	YES
Coastal Haven	Second	W1	9°N Inc	83.56	83.25	1.00	YES
Colepen Cottage	Ground	W1	10°N	28.43	28.64	1.01	YES
Colepen Cottage	Ground	W2	10°N	27.21	27.20	1.00	YES
Colepen Cottage	First	W1	100°	26.30	25.94	0.99	YES

Vertical Sky Component (VSC) results

Building Name	Floor	Window	Window direction	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria?
Colepen Cottage	First	W2	10°N	31.25	30.91	0.99	YES
Colepen Cottage	Second	W1	10°N	39.41	39.14	0.99	YES
Ivy Cott	Ground	W1	10°N	27.46	27.46	1.00	YES
Ivy Cott	Ground	W2	10°N	31.13	31.13	1.00	YES
Ivy Cott	First	W1	10°N	32.96	32.96	1.00	YES
Ivy Cott	First	W2	10°N	37.35	37.29	1.00	YES
Ivy Cott	Second	W1	10°N	39.32	39.12	0.99	YES
Ivy Cott	Basement	W1	10°N	18.38	18.38	1.00	YES
Norris Cottage	Ground	W1	10°N	29.01	29.10	1.00	YES
Norris Cottage	Ground	W2	10°N	12.84	12.84	1.00	YES
Norris Cottage	First	W1	10°N	37.34	37.25	1.00	YES
Norris Cottage	First	W2	10°N	26.34	26.33	1.00	YES
Norris Cottage	Second	W1	10°N	39.16	38.84	0.99	YES
Rose Cottage	Ground	W1	188°	29.29	27.30	0.93	YES
Rose Cottage	Ground	W2	98°	33.57	32.86	0.98	YES
Rose Cottage	Ground	W3	98°	31.49	30.79	0.98	YES
Rose Cottage	First	W1	188°	35.44	31.87	0.90	YES
Rose Cottage	First	W2	98°	35.16	34.52	0.98	YES
Rose White	Ground	W1	188°	28.25	27.64	0.98	YES
Rose White	Ground	W2	188°	28.70	27.29	0.95	YES

Vertical Sky Component (VSC) results

Building Name	Floor	Window	Window direction	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria?
Rose White	Ground	W3	278°N	32.09	32.10	1.00	YES
Rose White	First	W1	188°	34.27	32.43	0.95	YES
Rose White	First	W2	188°	35.11	31.96	0.91	YES
Rose White	First	W3	278°N	35.83	35.83	1.00	YES
Sea Walk	Ground	W1	11°N	29.24	30.51	1.04	YES
Sea Walk	Ground	W2	11°N	23.68	25.63	1.08	YES
Sea Walk	First	W1	11°N	36.25	34.41	0.95	YES
Sea Walk	First	W2	11°N	35.73	34.52	0.97	YES
Seacott	Ground	W1	10°N	26.98	26.24	0.97	YES
Seacott	Ground	W2	10°N	33.25	32.59	0.98	YES
Seacott	First	W1	10°N	25.75	24.04	0.93	YES
Seacott	Second	W1	10°N	29.76	28.59	0.96	YES
Seaview Cottage	Ground	W1	10°N	32.89	32.02	0.97	YES
Seaview Cottage	Ground	W2	11°N	31.82	31.44	0.99	YES
Seaview Cottage	First	W1	10°N	38.43	36.64	0.95	YES
Seaview Cottage	First	W2	100°	25.95	25.95	1.00	YES
Seaview Cottage	First	W3	10°N	23.05	22.66	0.98	YES
Seaview Cottage	Second	W1	10°N	39.29	37.91	0.96	YES
Seaview Cottage	Second	W2	10°N	26.39	26.13	0.99	YES
Seaview Cottage	Third	W1	8°N	39.18	39.18	1.00	YES

Annual Probable Sunlight Hours (APSH) results

Building Name	Floor	Window	Orientation	Annual Ex	Annual Pr	Pr/Ex	PASS	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria?
1 Grace Cottage	Ground	W1	10°N			*North	*North			*North	*North
1 Grace Cottage	Ground	W2	101°	33.00	33.00	1.00	YES	0.00	0.00	1.00	YES
1 Grace Cottage	Ground	W3	101°	8.00	8.00	1.00	YES	0.00	0.00	1.00	YES
1 Grace Cottage	Ground	W4	101°	1.00	1.00	1.00	YES	0.00	0.00	1.00	YES
1 Grace Cottage	Ground	W5	10°N			*North	*North			*North	*North
1 Grace Cottage	First	W1	10°N			*North	*North			*North	*North
1 Grace Cottage	First	W2	101°	45.00	45.00	1.00	YES	6.00	6.00	1.00	YES
1 Grace Cottage	First	W3	101°	18.00	18.00	1.00	YES	0.00	0.00	1.00	YES
1 Grace Cottage	First	W4	10°N			*North	*North			*North	*North
1 Headborough Court	Ground	W1	188°	74.00	72.00	0.97	YES	19.00	17.00	0.89	YES
1 Headborough Court	Ground	W2	188° Inc	92.00	90.00	0.98	YES	28.00	26.00	0.93	YES
1a East Street	Ground	W1	10°N			*North	*North			*North	*North
1a East Street	First	W1	10°N			*North	*North			*North	*North
1a East Street	First	W2	10°N			*North	*North			*North	*North
1a East Street	Second	W1	10°N			*North	*North			*North	*North
1b East Street	Ground	W1	10°N			*North	*North			*North	*North
1b East Street	First	W1	10°N			*North	*North			*North	*North
1b East Street	First	W2	10°N			*North	*North			*North	*North
1b East Street	Second	W1	10°N			*North	*North			*North	*North
2 Grace Cottage	Ground	W1	10°N			*North	*North			*North	*North

- The BRE guidance states regarding the APSH test "any windows facing with 90 degrees due north do not need to be analysed.

Annual Probable Sunlight Hours (APSH) results

Building Name	Floor	Window	Orientation	Annual Ex	Annual Pr	Pr/Ex	PASS	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria?
2 Grace Cottage	Ground	W2	280°N			*North	*North			*North	*North
2 Grace Cottage	Ground	W3	280°N			*North	*North			*North	*North
2 Grace Cottage	Ground	W4	10°N			*North	*North			*North	*North
2 Grace Cottage	First	W1	10°N			*North	*North			*North	*North
2 Grace Cottage	First	W2	10°N			*North	*North			*North	*North
3 Alma Street	Ground	W1	8°N			*North	*North			*North	*North
3 Alma Street	Ground	W2	188°	58.00	74.00	1.28	YES	19.00	24.00	1.26	YES
3 Alma Street	Ground	W3	188°	48.00	64.00	1.33	YES	15.00	21.00	1.40	YES
3 Alma Street	First	W1	8°N			*North	*North			*North	*North
3 Alma Street	First	W2	188°	79.00	85.00	1.08	YES	23.00	28.00	1.22	YES
3 Alma Street	First	W3	188°	56.00	81.00	1.45	YES	17.00	26.00	1.53	YES
3 Alma Street	Second	W1	8°N			*North	*North			*North	*North
3 Alma Street	Second	W2	188°	87.00	88.00	1.01	YES	28.00	30.00	1.07	YES
3 Grace Cottage	Ground	W1	10°N			*North	*North			*North	*North
3 Grace Cottage	Ground	W2	100°	12.00	12.00	1.00	YES	0.00	0.00	1.00	YES
3 Grace Cottage	Ground	W3	100°	0.00	0.00	1.00	YES	0.00	0.00	1.00	YES
3 Grace Cottage	Ground	W4	10°N			*North	*North			*North	*North
3 Grace Cottage	First	W1	10°N			*North	*North			*North	*North
3 Grace Cottage	First	W2	10°N			*North	*North			*North	*North
5 Alma Street	Ground	W1	188°	83.00	83.00	1.00	YES	24.00	24.00	1.00	YES

- The BRE guidance states regarding the APSH test "any windows facing with 90 degrees due north do not need to be analysed.

Annual Probable Sunlight Hours (APSH) results

Building Name	Floor	Window	Orientation	Annual Ex	Annual Pr	Pr/Ex	PASS	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria?
5 Alma Street	Ground	W2	188°	83.00	82.00	0.99	YES	24.00	23.00	0.96	YES
5 Alma Street	First	W1	188°	88.00	87.00	0.99	YES	29.00	28.00	0.97	YES
69 Cecil Rd	Ground	W1	281°N			*North	*North			*North	*North
69 Cecil Rd	Ground	W2	281°N			*North	*North			*North	*North
71 Cecil Rd	Ground	W1	281°N			*North	*North			*North	*North
71 Cecil Rd	Ground	W2	281°N			*North	*North			*North	*North
73 Cecil Rd	Ground	W1	11°N			*North	*North			*North	*North
73 Cecil Rd	Ground	W2	11°N			*North	*North			*North	*North
73 Cecil Rd	Ground	W3	281°N			*North	*North			*North	*North
73 Cecil Rd	Ground	W4	281°N			*North	*North			*North	*North
73 Cecil Rd	Ground	W5	281°N			*North	*North			*North	*North
73 Cecil Rd	Ground	W6	281°N			*North	*North			*North	*North
73 Cecil Rd	Ground	W7	281°N			*North	*North			*North	*North
73 Cecil Rd	Ground	W8	281°N			*North	*North			*North	*North
73 Cecil Rd	Ground	W9	281°N			*North	*North			*North	*North
73 Cecil Rd	Ground	W10	191°	69.00	69.00	1.00	YES	20.00	20.00	1.00	YES
73 Cecil Rd	Ground	W11	191°	68.00	68.00	1.00	YES	20.00	20.00	1.00	YES
73 Cecil Rd	Ground	W12	191°	61.00	60.00	0.98	YES	19.00	19.00	1.00	YES
73 Cecil Rd	Ground	W13	281°N Inc			*North	*North			*North	*North
73 Cecil Rd	Ground	W14	281°N Inc			*North	*North			*North	*North

- The BRE guidance states regarding the APSH test "any windows facing with 90 degrees due north do not need to be analysed.

Annual Probable Sunlight Hours (APSH) results

Building Name	Floor	Window	Orientation	Annual Ex	Annual Pr	Pr/Ex	PASS	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria?
73 Cecil Rd	Ground	W15	281°N Inc			*North	*North			*North	*North
73 Cecil Rd	Ground	W16	281°N Inc			*North	*North			*North	*North
73 Cecil Rd	Ground	W17	281°N Inc			*North	*North			*North	*North
73 Cecil Rd	Ground	W18	281°N Inc			*North	*North			*North	*North
73 Cecil Rd	Ground	W19	281°N Inc			*North	*North			*North	*North
73 Cecil Rd	Ground	W20	191°	80.00	80.00	1.00	YES	25.00	25.00	1.00	YES
73 Cecil Rd	Ground	W21	191°	83.00	83.00	1.00	YES	27.00	27.00	1.00	YES
131 South Street	Ground	W1	188°	87.00	87.00	1.00	YES	28.00	28.00	1.00	YES
131 South Street	Ground	W2	188°	85.00	85.00	1.00	YES	26.00	26.00	1.00	YES
131 South Street	First	W1	188°	88.00	88.00	1.00	YES	29.00	29.00	1.00	YES
131 South Street	First	W2	188°	88.00	88.00	1.00	YES	29.00	29.00	1.00	YES
Bijou Cott	Ground	W1	186°	76.00	72.00	0.95	YES	26.00	22.00	0.85	YES
Bijou Cott	Ground	W2	95°	50.00	49.00	0.98	YES	14.00	13.00	0.93	YES
Bijou Cott	Ground	W3	95°	51.00	51.00	1.00	YES	15.00	15.00	1.00	YES
Bijou Cott	Ground	W4	188°	53.00	53.00	1.00	YES	18.00	18.00	1.00	YES
Bijou Cott	Ground	W5	188°	72.00	72.00	1.00	YES	23.00	23.00	1.00	YES
Bijou Cott	First	W1	186°	81.00	80.00	0.99	YES	27.00	26.00	0.96	YES
Bijou Cott	First	W2	95°	52.00	52.00	1.00	YES	15.00	15.00	1.00	YES
Bijou Cott	First	W3	95°	52.00	52.00	1.00	YES	15.00	15.00	1.00	YES
Box Cottage	Ground	W1	10°N			*North	*North			*North	*North

- The BRE guidance states regarding the APSH test "any windows facing with 90 degrees due north do not need to be analysed.

Annual Probable Sunlight Hours (APSH) results

Building Name	Floor	Window	Orientation	Annual Ex	Annual Pr	Pr/Ex	PASS	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria?
Box Cottage	Ground	W2	10°N			*North	*North			*North	*North
Box Cottage	Ground	W3	10°N			*North	*North			*North	*North
Box Cottage	First	W1	10°N			*North	*North			*North	*North
Box Cottage	Second	W1	10°N			*North	*North			*North	*North
Coastal Haven	Ground	W1	9°N			*North	*North			*North	*North
Coastal Haven	Ground	W2	9°N			*North	*North			*North	*North
Coastal Haven	Ground	W3	8°N			*North	*North			*North	*North
Coastal Haven	Ground	W4	281°N			*North	*North			*North	*North
Coastal Haven	Ground	W5	9°N Inc			*North	*North			*North	*North
Coastal Haven	Ground	W6	9°N Inc			*North	*North			*North	*North
Coastal Haven	Ground	W7	8°N Inc			*North	*North			*North	*North
Coastal Haven	First	W1	9°N			*North	*North			*North	*North
Coastal Haven	First	W2	9°N			*North	*North			*North	*North
Coastal Haven	First	W3	9°N			*North	*North			*North	*North
Coastal Haven	First	W4	281°N			*North	*North			*North	*North
Coastal Haven	First	W5	281°N			*North	*North			*North	*North
Coastal Haven	Second	W1	9°N Inc			*North	*North			*North	*North
Colepen Cottage	Ground	W1	10°N			*North	*North			*North	*North
Colepen Cottage	Ground	W2	10°N			*North	*North			*North	*North
Colepen Cottage	First	W1	100°	28.00	27.00	0.96	YES	0.00	0.00	1.00	YES

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Annual Probable Sunlight Hours (APSH) results

Building Name	Floor	Window	Orientation	Annual Ex	Annual Pr	Pr/Ex	PASS	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria?
Colepen Cottage	First	W2	10°N			*North	*North			*North	*North
Colepen Cottage	Second	W1	10°N			*North	*North			*North	*North
Ivy Cott	Ground	W1	10°N			*North	*North			*North	*North
Ivy Cott	Ground	W2	10°N			*North	*North			*North	*North
Ivy Cott	First	W1	10°N			*North	*North			*North	*North
Ivy Cott	First	W2	10°N			*North	*North			*North	*North
Ivy Cott	Second	W1	10°N			*North	*North			*North	*North
Ivy Cott	Basement	W1	10°N			*North	*North			*North	*North
Norris Cottage	Ground	W1	10°N			*North	*North			*North	*North
Norris Cottage	Ground	W2	10°N			*North	*North			*North	*North
Norris Cottage	First	W1	10°N			*North	*North			*North	*North
Norris Cottage	First	W2	10°N			*North	*North			*North	*North
Norris Cottage	Second	W1	10°N			*North	*North			*North	*North
Rose Cottage	Ground	W1	188°	75.00	73.00	0.97	YES	16.00	14.00	0.88	YES
Rose Cottage	Ground	W2	98°	49.00	45.00	0.92	YES	13.00	9.00	0.69	YES
Rose Cottage	Ground	W3	98°	48.00	44.00	0.92	YES	16.00	12.00	0.75	YES
Rose Cottage	First	W1	188°	86.00	82.00	0.95	YES	27.00	23.00	0.85	YES
Rose Cottage	First	W2	98°	50.00	50.00	1.00	YES	16.00	16.00	1.00	YES
Rose White	Ground	W1	188°	76.00	74.00	0.97	YES	17.00	15.00	0.88	YES
Rose White	Ground	W2	188°	77.00	74.00	0.96	YES	18.00	15.00	0.83	YES

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Annual Probable Sunlight Hours (APSH) results

Building Name	Floor	Window	Orientation	Annual Ex	Annual Pr	Pr/Ex	PASS	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria?
Rose White	Ground	W3	278°N			*North	*North			*North	*North
Rose White	First	W1	188°	87.00	82.00	0.94	YES	28.00	23.00	0.82	YES
Rose White	First	W2	188°	86.00	83.00	0.97	YES	27.00	24.00	0.89	YES
Rose White	First	W3	278°N			*North	*North			*North	*North
Sea Walk	Ground	W1	11°N			*North	*North			*North	*North
Sea Walk	Ground	W2	11°N			*North	*North			*North	*North
Sea Walk	First	W1	11°N			*North	*North			*North	*North
Sea Walk	First	W2	11°N			*North	*North			*North	*North
Seacott	Ground	W1	10°N			*North	*North			*North	*North
Seacott	Ground	W2	10°N			*North	*North			*North	*North
Seacott	First	W1	10°N			*North	*North			*North	*North
Seacott	Second	W1	10°N			*North	*North			*North	*North
Seaview Cottage	Ground	W1	10°N			*North	*North			*North	*North
Seaview Cottage	Ground	W2	11°N			*North	*North			*North	*North
Seaview Cottage	First	W1	10°N			*North	*North			*North	*North
Seaview Cottage	First	W2	100°	21.00	21.00	1.00	YES	1.00	1.00	1.00	YES
Seaview Cottage	First	W3	10°N			*North	*North			*North	*North
Seaview Cottage	Second	W1	10°N			*North	*North			*North	*North
Seaview Cottage	Second	W2	10°N			*North	*North			*North	*North
Seaview Cottage	Third	W1	8°N			*North	*North			*North	*North

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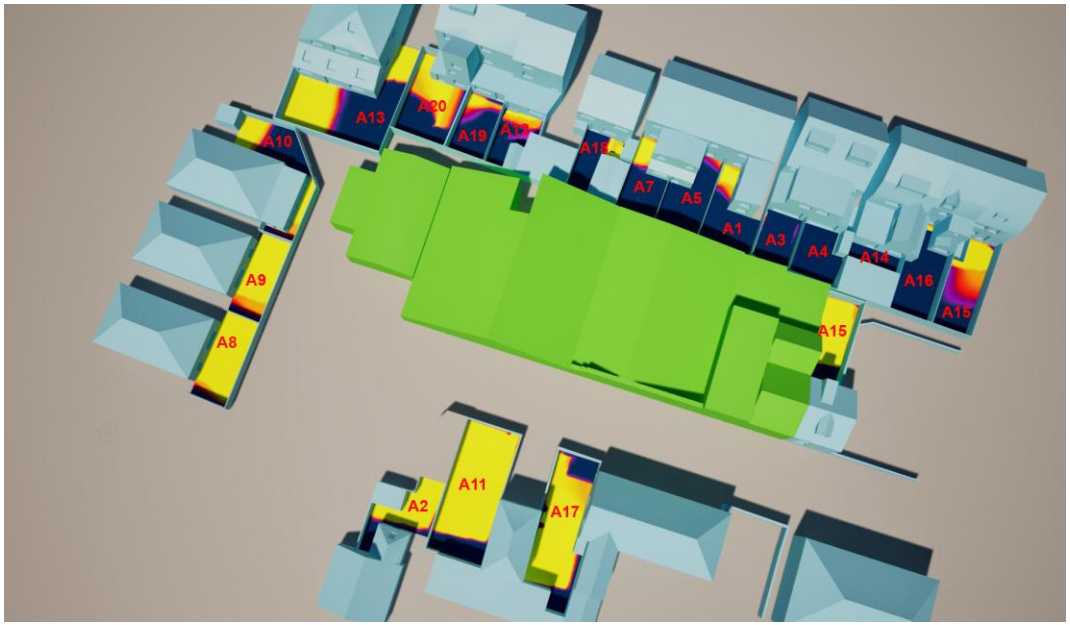
Amenity, Sun On Ground (SOG) results

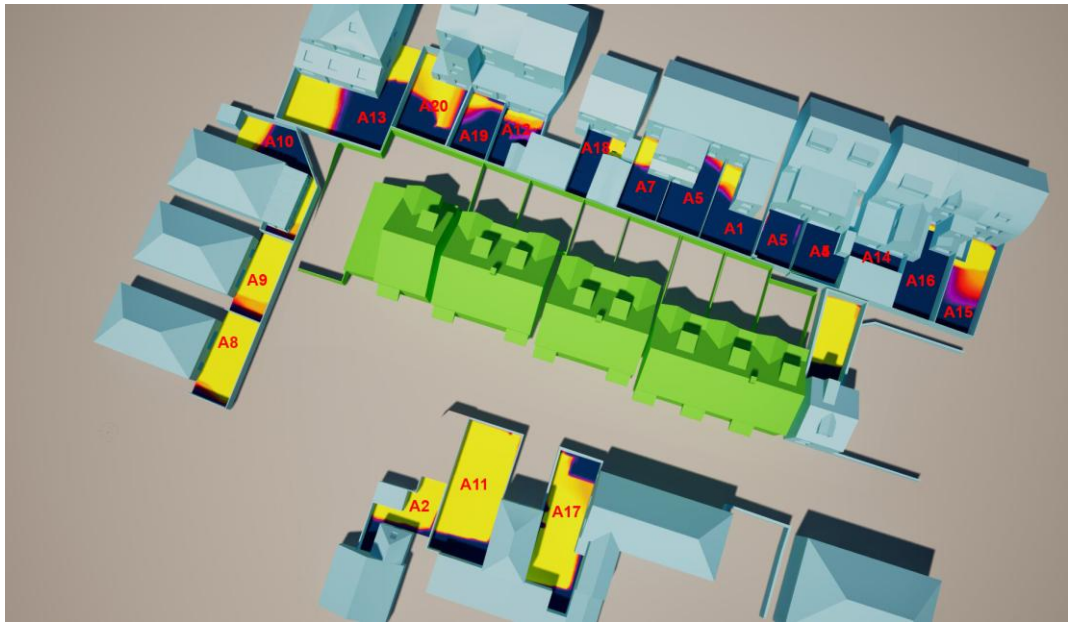
Building Name	Floor Name	Amenity Name	Amenity Area	Lit Area Ex	Lit Area Pr	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
1 Grace Cottage	Ground	A1	38.19	8.57	8.57	22%	22%	1.00	YES
1 Headborough Court	Ground	A2	14.15	11.98	11.98	42%	42%	1.00	YES
1a East Street	Ground	A3	26.28	0.00	0.00	0%	0%	1.00	YES
1b East Street	Ground	A4	32.10	0.37	0.37	1%	1%	1.00	YES
2 Grace Cottage	Ground	A5	36.45	2.09	2.09	6%	6%	1.00	YES
3 Alma Street	Ground	A6	38.27	27.19	27.42	71%	72%	1.01	YES
3 Grace Cottage	Ground	A7	31.08	7.45	7.45	24%	24%	1.00	YES
69 Cecil Rd	Ground	A8	41.19	35.90	35.90	87%	87%	1.00	YES
71 Cecil Rd	Ground	A9	37.50	29.72	29.70	79%	79%	1.00	YES
73 Cecil Rd	Ground	A10	44.42	19.17	19.17	43%	43%	1.00	YES
Bijou Cott	Ground	A11	79.77	66.27	66.27	83%	83%	1.00	YES
Box Cottage	Ground	A12	24.24	0.84	0.84	3%	3%	1.00	YES
Coastal Haven	Ground	A13	94.54	43.68	43.68	46%	46%	1.00	YES
Colepen Cottage	Ground	A14	12.92	0.00	0.00	0%	0%	1.00	YES
Ivy Cott	Ground	A15	41.84	12.13	12.13	29%	29%	1.00	YES
Norris Cottage	Ground	A16	38.49	8.01	8.01	21%	21%	1.00	YES
Rose Cottage	Ground	A17	65.85	37.48	37.48	57%	57%	1.00	YES
Sea Walk	Ground	A18	25.17	4.05	4.05	16%	16%	1.00	YES
Seacott	Ground	A19	31.82	2.34	2.34	7%	7%	1.00	YES
Seaview Cottage	Ground	A20	51.36	14.48	14.48	28%	28%	1.00	YES

Amenity, Sun On Ground (SOG) results

Existing amenity space sunlight map (March 21st)



Proposed amenity space sunlight map (March 21st)



Sunlight
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End of Report

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