

Neighbouring Daylight, Sunlight & Shadow Assessment
of
Land at Longford Park Road and Canal Lane, Bodicote
on behalf of
Mercian Developments

BEHAN
CHARTERED SURVEYORS

Revision Reference: *Final*
Reference No: *20223749*
Date of Publication: *4 November 2022*

Neighbouring Daylight, Sunlight & Shadow Assessment

Of

Land at Longford Park Road and Canal Lane, Bodicote

on behalf of

Mercian Developments

Revision Reference: Final
Reference No. 20223749
Date of Publication: 4 November 2022

Behan Partnership Ltd
Suite 2
Phoenix House
St Albans
AL1 5FL
Phone: 01727 800075
www.behanltd.co.uk

Contents

1. INTRODUCTION..... 3

2. RESULTS – PROPOSED DEVELOPMENT11

3. CONCLUSION17

Appendices

Appendix 1- Neighbouring Test

Drawings 20223749/Rel01/01 to 03	(Existing Site Layout plan/3d view)
Drawings 20223749/Rel01/04 to 06	(Proposed Site Layout plan/3d view)
Drawings 20223749/Rel01/07 to 10	(Sample Waldrams)
Drawings 20223749/Rel01/11 to 13	(Window Maps)
Drawings 20223749/Rel01/14 to 18	(Daylight Distribution Contour plots)
Drawings 20223749/Rel01/19 & 20	(Shadow on Ground Plot)
Drawings 20223749/Rel01/21 & 25	(Transient Shadow Studies)
Tables; VSC, Sunlight DD Shadow on ground amenity	



.....
Prepared by & Authorised by
Mark Behan BSc (Hons) MRICS

Date: 4 November 2022

1. INTRODUCTION

- 1.1 As part of the redevelopment review process, we have carried out an analysis for impact of the development of a new 128-bed care home at Canal Lane, Bodicote to confirm the scheme impact in relation to the BRE minimum standards for daylighting and shadow on the neighbouring residential properties.
- 1.2 The proposed development is to provide a 128 bed care home and 14 residential properties.
- 1.3 From the information that is available on the portal, 3d context model, site visit and photographs, we have constructed a 3D model of the existing and proposed site.
- 1.4 A site plan, 3D Views of the scheme modelling (see drawings REL01/01 to 06 incl) and detailed results tables are given at Appendix 1.

Policy Guidelines

- 1.5 The site is located within Cherwell District Council. The report has regard to the National Planning Policy Framework and the Development Plan, but in the absence of any specific requirements the assessment for daylight and sunlight has been carried out in accordance with current standards and best practice guidance.

1.6 Planning Policy Context

[Cherwell Local Plan 2011-2031](#)

National Planning Policy Framework (NPPF) (2021)

- The replacement NPPF was published on 24th July 2018 and updated in February 2019 before the most recent revision in July 2021. Paragraph 2 of the NPPF states that it is a material consideration in planning decisions and Appendix 1 states that the policies in the Framework should be taken into account in dealing with applications from the day of its publication. It is recognised that plans may also need to be revised to reflect policy changes which the replacement Framework has made and that this should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.

Daylight and Sunlight Calculation Methodology

1.7 The Daylight & Sunlight assessments have been undertaken by reference to the Building Research Establishment (BRE) Guidelines "Site Layout Planning for Daylight & Sunlight. A Guide to Good Practice BR 209 2022 Edition.

1.8 The BRE Report advises that daylight and sunlight levels should be assessed for the main habitable rooms of neighbouring residential properties. Habitable rooms in residential properties are defined as kitchens, living rooms and dining rooms. Bedrooms are less important as they are mainly occupied at night time. The Report also makes reference to other property types, which may be regarded as "sensitive receptors" such as schools, hospitals, hotels and hostels, small workshops and most offices.

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

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

1.10 Where a property is considered to have a reasonable expectation of daylight or sunlight the following methodology and target criteria to assess the impacts has been initially used.

Daylight

1.11 The BRE Guide states that:-

"If, for any part of the new development, the angle from the centre of the lowest affected window to the head of the new development is more than 25°, then a more detailed check is needed to find the loss of skylight to the existing buildings."

- 1.12 The BRE Guidelines propose several methods for calculating daylight. The 2 main methods predominantly used are those involving the measurement of the total amount of skylight available:-
- Vertical sky component (VSC)
 - Daylight Distribution (DD) or No-Sky Line
- i. The VSC calculation is a general test of potential for daylight to a building, measuring the light available on the outside plane of windows.
- ii. The second method, Daylight Distribution (DD), divides those areas of the working plane (850mm above floor level) which can receive direct skylight, from those which cannot. A room may be adversely affected if, following the development, the area of the working plane that can receive direct skylight is less than 0.8 times its former value.

Sunlighting

- 1.13 The amount of direct sunlight a window can enjoy is dependent on its orientation and the extent of any external obstructions. For example a window that faces directly north, no matter what external obstructions are present, will not be able to receive good levels of sunlight throughout the year. However, a window that faces directly south with no obstructions will enjoy very high levels of sunlight throughout the year. As the potential to receive sunlight is dependent on a window's orientation, the BRE guidelines state:

"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun."

- 1.14 To consider any sunlight effect to the surrounding properties the BRE guidelines suggest calculating the Annual Probable Sunlight Hours (APSH) at the centre of each window on the outside face of the window wall. The BRE guidelines suggest that:

"If this window point can receive more than one quarter of APSH (see section 3.1), including at least 5% of APSH in the winter months between 21st September and 21st March, then the room should still receive enough sunlight."

- 1.15 If the above criteria is not met, the BRE guidelines suggest calculating the APSH at the window in the existing situation, i.e. before redevelopment. If the reduction of APSH between the existing and proposed situations is less than 0.8 times its former value for either the total APSH or in the winter months; and greater than 4% for the total APSH, then the occupants of the adjoining building are likely to notice the reduction in sunlight.

Overshadowing

- 1.16 The methodology for the assessment of overshadowing is set out in the Daylight & Sunlight assessments have been undertaken by reference to the Building Research Establishment (BRE) Guidelines "Site Layout Planning for Daylight & Sunlight. A Guide to Good Practice BR 209 2022 Edition. The BRE Guidelines acknowledges that:

"Good Site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development."

- 1.17 The BRE guidelines suggest that the availability of sunlight should be checked for all open spaces where it is required. This would normally include:

- Gardens; usually the main back garden of a house;
- Parks and playing fields;
- Children's playgrounds
- Outdoor swimming pools and paddling pools;
- Sitting out areas such as those between non-domestic buildings and in public squares;
- Focal points for views such as a group of monuments or fountains.

- 1.18 The 2022 BRE Guidelines suggests that the Spring Equinox (21st March) is a good date for assessment as the sun is at its midpoint in the sky. Using specialist software, the path of the sun is tracked which maps obstructions and compares them to the known sun paths to determine where the sun would reach the ground and where it would not.

- 1.19 The BRE suggests that for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving two hours of sunlight on the 21st March.

- 1.20 The 2022 BRE Guidelines then go on to suggest that if, as a result of new development, an existing garden or amenity area (external receptor) does not meet the guidance, or the area which can receive some sun on the 21st March is less than 0.8 times its former value then the loss of sunlight is likely to be noticeable.

- 1.21 At the time of the assessment a site visit was made to record existing and neighbouring building mass as well as adopting photographs/plotting window apertures, context model to ensure accuracy as far as possible. Therefore it has been possible to identify the residential elements to be assessed for daylight levels and these are summarised at Appendix 1 based on best assumptions.

- 1.22 The daylight assessment has been undertaken using VSC & Daylight Distribution (DD) methods as appropriate. All residential windows have been considered for each of these methods.

- 1.23 All other properties surrounding the site are considered too remote from the development and therefore are excluded from the assessment.

Daylight and Sunlight

- 1.24 The BRE Guidance is summarised in the below table and this has been used as the basis for the criteria used in the assessment of daylight and sunlight impacts.

Test:	Building Research Establishment (BRE) Criteria:
Daylight	<p>A window may be adversely affected if the vertical sky component (VSC) measured at the centre of the window is less than 27% and less than 0.8 times its former value.</p> <p>Daylight distribution (DD); a room may be adversely affected if; following the development, the area of the working plane that can receive direct skylight is less than 0.8 times its former value.</p>
Sunlight	<p>A window may be adversely affected if a point at the centre of the window receives in the year less than 25% of the annual probable sunlight hours including at least 5% of the annual probable sunlight hours during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period.</p>

- 1.25 A room within a neighbouring residential property is considered to suffer a materially adverse impact if, as a result of development proposals, the room fails to meet the minimum BRE standard for any of the three assessments. It should be noted that VSC results which can only be viewed as "...a general test of potential for daylight." The BRE Guide intends this assessment to be used as a tool to aid window positioning during the building design process. When testing neighbouring properties it should, be accompanied by an assessment of internal daylight distribution by calculation of the Daylight Distribution (DD). It is noted that the DD form of assessment is an accurate indication of the distribution of light within a room and takes the room and window dimensions into account.

Baseline Conditions

- 1.26 An analysis of the impact of the existing buildings (the baseline conditions) against which to compare any potential impact arising from the development has been undertaken based on the architect's information, 3d model, photographic evidence from a site inspection. The detailed results of this analysis are presented in the tables appended at Appendix 1.
- 1.27 Note, Appendix F of the BRE guidance, gives the example of a mews in a historic city centre where a VSC of 18% could be used as a target.

In addition, the Greater London Authority 'Representation hearing report D&P/3067/03 - Appendix 1, 18 November 2013, Daylight and sunlight assessment tests', states the following:

It should, nevertheless, be noted that the 27% VSC target value is derived from a low density suburban housing model. The independent daylight and sunlight review states that in an inner city urban environment, VSC values in excess of 20% should be considered as reasonably good, and that VSC in the mid-teens should be acceptable. However, where the VSC value falls below 10% (so as to be in single figures), the availability of direct light from the sky will be poor.

*With respect to the reduction factor, it should also be noted that whilst BRE guidelines state that a 20% reduction is the threshold for a materially noticeable change, the independent daylight and sunlight review sets out that given the underdeveloped nature of the site relative to its context, **this percentage reduction should be increased to 30%, with an upper threshold of 40%.***

Application of BRE Guidelines and other Local Authorities

- 1.28 As the BRE Guidelines are a national document, that offers advice on site layout to maintain good levels of natural daylighting and sunlighting to new developments and existing buildings, it is a framework that is applicable to a variety of built environments, such as suburban context and low-rise market towns. It is not directly applicable to dense city environments or areas where significant urban regeneration is required. As such, it is widely accepted that the numerical targets suggested by the BRE Guidelines are predicated upon suburban environments as opposed to dense city locations or opportunity areas. In this instance, the aspirations for new jobs, shops and homes required by Medway Council would therefore clearly be undermined if the design had to adhere to the base line recommendations set out in BRE. This point is fully supported by national policy (National Planning Policy Framework - NPPF).

The BRE notes; *"it is purely advisory, and a numerical target value may be varied to meet the needs of the land and its location"*, which further explains that its guidance may inhibit the regeneration of these opportunity areas. It continues; *"in historic city centres or in an area with modern high-rise buildings, a high degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings"*. The BRE provides methodology in Appendix F to cater for these anomalies and section F1 of Appendix F states, *"sections 2.1, 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used based on the special requirements of the proposed development location. Such alternative targets may be generated from the layout that is mentioned of the existing development, or there may be derived from considering the internal layout and daylighting needs of the proposed development itself."*

Although the London Plan and Housing SPG do not form part of the Cherwell Development Plan, the documents are adopted and can form a material planning consideration within Cherwell.

In conjunction with the above, the NPPF states, *"Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach to applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site."*

In consideration of the above, it is clear that in areas such as this, the simple application of the base standard BRE methodology is not suitable and appropriate alternative target values must be set in line with Policy and the BRE. While the BRE Appendix F methodology may well be applicable in isolated cases, it should be considered in combination with the most recent guidance on daylight and sunlight which is found in the Mayor of London SPG.

For the reasons above, in addition to the BRE targets, Behan Partnership have also made reference in other reports/schemes to an [Alternative Target Value of 18% VSC, 50% NSL and 15% APSH](#) within the reporting tables/results and the standalone conclusions alongside the BRE Base methodology. This flexible and more holistic approach to the strict national numerical standards is required and this is clearly expressed by both the Mayor of London and planning inspectors. Overall, when the results are assessed against the BRE, acknowledging the site context and flexibility allowed for by policy, the results are considered to be acceptable. These principles equally apply to development proposals in Cherwell.

This opinion is reflected within the Mayor of London's Housing SPG where it is stated that "these BRE Guidelines should be applied sensitivity to high density development, especially in opportunity areas, town centres, large sites and assessable locations, where BRE advice suggests considering the use of alternative targets." This principle remains relevant to Cherwell.

2. Results – Proposed Development

- 2.1 Frequently, numerical guidance within the BRE (Building Research Establishment) Report 'Site Layout Planning for Daylight and Sunlight: Guide to Best Practice' is applied as if 'one size fits all' even though the guidelines themselves call for it to be "applied sensitively to higher density development, especially in (among others) opportunity areas, town centres, large sites and accessible locations."
- 2.2 We have undertaken extensive research using historic information provided by the architect in conjunction with information obtained from the site photography. This report should be read having regard to local circumstances, and that this assessment (and the modelling it is based upon) has been based on this extensive local research.

Daylight VSC

- 2.3 The VSC calculation is a general test of potential for daylight to a building, measuring the light available on the outside plane of windows. This is the initial test to establish if there is a potential reduction to light within a room or adverse impact. As can be seen, of the 105no windows tested, 105no pass, no failures are experienced outside the target figures set out in the BRE. The table on opposite on page 12 confirms the results and all windows achieve the standards set out in the BRE (whether single or multiple windows serving a room).
- 2.4 100% pass the VSC assessment based on 27% and 0.8 former value targets.
- 2.5 An assessment has also been made of the rooms. Of the 172no rooms tested, 100% pass. As can be seen on the tables and drawings 20223749/Rel01/11 to 18, adequate amount of skylight will continue to meet all windows, and a good supply of diffuse daylight will be maintained.

VSC Windows

Property	Number of Windows Tested	Windows that meet BRE Guidelines		VSC Windows		
		No.	%	No. of Windows Experiencing Adverse Impacts		
				20-29.99% loss (minor adverse losses)	30-39.99% loss (moderate adverse losses)	>40% loss (substantial losses)
12 Linnet Road	4	4	100%	0	0	0
14 Linnet Road	4	4	100%	0	0	0
16 Linnet Road	2	2	100%	0	0	0
18 Linnet Road	2	2	100%	0	0	0
20 Linnet Road	2	2	100%	0	0	0
22 Linnet Road	2	2	100%	0	0	0
24 Linnet Road	3	3	100%	0	0	0
26 Linnet Road	3	3	100%	0	0	0
28 Linnet Road	3	3	100%	0	0	0
30 Linnet Road	3	3	100%	0	0	0
32 Linnet Road	3	3	100%	0	0	0
34 Linnet Road	3	3	100%	0	0	0
36 Linnet Road	3	3	100%	0	0	0
38 Linnet Road	3	3	100%	0	0	0
44 Linnet Road	3	3	100%	0	0	0
46 Linnet Road	3	3	100%	0	0	0
48 Linnet Road	3	3	100%	0	0	0
1-17 Robins Way	21	21	100%	0	0	0
19 Robins Way	2	2	100%	0	0	0
21 Robins Way	2	2	100%	0	0	0
23 Robins Way	3	3	100%	0	0	0
25 Robins Way	2	2	100%	0	0	0
27 Robins Way	2	2	100%	0	0	0
51 Longford Park Road	7	7	100%	0	0	0
53 Longford Park Road	7	7	100%	0	0	0
55 Longford Park Road	5	5	100%	0	0	0
57 Longford Park Road	5	5	100%	0	0	0
Total	105	105	100%	0	0	0

2.6 Therefore in the context of this residential environment, the VSC result confirms that the BRE guidelines are met. Adequate amount of skylight will continue to meet all windows and rooms and a good supply of diffuse daylight will be maintained.

Daylight Distribution

2.7 The results of the daylight distribution (DD) analysis on the relevant residential rooms are presented in the result table at Appendix 1. Please see drawings 20223730/Rel01/07 to 13.

Property	Number of Rooms Tested	Rooms that meet BRE Guidelines		DD Rooms		
		No.	%	No. of Rooms Experiencing Adverse Impacts		
				20-29.99% loss (minor adverse losses)	30-39.99% loss (moderate adverse losses)	>40% loss (substantial losses)
12 Linnet Road	2	2	100%	0	0	0
14 Linnet Road	2	2	100%	0	0	0
16 Linnet Road	2	2	100%	0	0	0
18 Linnet Road	2	2	100%	0	0	0
20 Linnet Road	2	2	100%	0	0	0
22 Linnet Road	2	2	100%	0	0	0
24 Linnet Road	3	3	100%	0	0	0
26 Linnet Road	3	3	100%	0	0	0
28 Linnet Road	3	3	100%	0	0	0
30 Linnet Road	3	3	100%	0	0	0
32 Linnet Road	2	2	100%	0	0	0
34 Linnet Road	2	2	100%	0	0	0
36 Linnet Road	2	2	100%	0	0	0
38 Linnet Road	2	2	100%	0	0	0
44 Linnet Road	2	2	100%	0	0	0
46 Linnet Road	2	2	100%	0	0	0
48 Linnet Road	2	2	100%	0	0	0
1-17 Robins Way	9	9	100%	0	0	0
19 Robins Way	2	2	100%	0	0	0
21 Robins Way	2	2	100%	0	0	0
23 Robins Way	2	2	100%	0	0	0
25 Robins Way	2	2	100%	0	0	0
27 Robins Way	2	2	100%	0	0	0
51 Longford Park Road	4	4	100%	0	0	0
53 Longford Park Road	4	4	100%	0	0	0
55 Longford Park Road	4	4	100%	0	0	0
57 Longford Park Road	4	4	100%	0	0	0
Total	73	73	100%	0	0	0

2.8 It can be seen from the results on DD table that 73no rooms were tested, 100% pass. When one views the contour plans, one can see that there are very minor reductions of light and only 6no rooms experience any change at all. Of these, most have only a 1% reduction which is not noticeable. All are well within the permissible standards and will continue to experience the adequate lighting.

2.9 Therefore in the context of the residential environment, the DD result confirms that the BRE guidelines are met.

Sunlight APSH & Winter Sunlight

- 2.10 Due to the orientation, many windows face in a due north direction and are not required to be tested. 37no windows have been assessed. Target values for annual sunlight are 25% and winter is 5%.
- 2.11 Of the 37no receptor windows, all pass the annual sunlight test when they previously enjoyed excellent light. The target value is 25 and the majority of the windows enjoyed well in excess of this guideline level of sunlight.
- 2.12 In relation to winter sunlight; 100% pass and fully meet the standard for windows with the proposed scheme implemented.

Windows

Property	Number of Windows Tested	Annual			Winter			Both		
		Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts
		No.	%		No.	%		No.	%	
44 Linnet Road	3	3	100%	0	3	100%	0	3	100%	0
46 Linnet Road	3	3	100%	0	3	100%	0	3	100%	0
48 Linnet Road	3	3	100%	0	3	100%	0	3	100%	0
1-17 Robins Way	6	6	100%	0	6	100%	0	6	100%	0
51 Longford Park Road	7	7	100%	0	7	100%	0	7	100%	0
53 Longford Park Road	7	7	100%	0	7	100%	0	7	100%	0
55 Longford Park Road	4	4	100%	0	4	100%	0	4	100%	0
57 Longford Park Road	4	4	100%	0	4	100%	0	4	100%	0
Total	37	37	100%	0	37	100%	0	37	100%	0

Rooms

Property	Number of Rooms Tested	Annual			Winter			Both		
		Rooms that meet BRE Guidelines		No. of Rooms Experiencing Adverse Impacts	Rooms that meet BRE Guidelines		No. of Rooms Experiencing Adverse Impacts	Rooms that meet BRE Guidelines		No. of Rooms Experiencing Adverse Impacts
		No.	%		No.	%		No.	%	
44 Linnet Road	2	2	100%	0	2	100%	0	2	100%	0
46 Linnet Road	2	2	100%	0	2	100%	0	2	100%	0
48 Linnet Road	2	2	100%	0	2	100%	0	2	100%	0
1-17 Robins Way	6	6	100%	0	6	100%	0	6	100%	0
51 Longford Park Road	4	4	100%	0	4	100%	0	4	100%	0
53 Longford Park Road	4	4	100%	0	4	100%	0	4	100%	0
55 Longford Park Road	4	4	100%	0	4	100%	0	4	100%	0
57 Longford Park Road	4	4	100%	0	4	100%	0	4	100%	0
Total	28	28	100%	0	28	100%	0	28	100%	0

- 2.13 Of the 28no receptor rooms, all pass the annual sunlight test when they previously experienced excellent light.

2.14 In relation to winter sunlight; 100% pass and fully meet the standard for rooms with the proposed scheme implemented.

2.15 Therefore the overall sunlight results are fully compliant with the BRE guidelines.

Shadow / Sun on Ground

2.16 The result is confirmed on the table and confirms that the amenity spaces were tested and do fully meet with the BRE guidelines, refer to drawings 20223749/Rel01/19 & 20.

2.17 The amenity spaces all exceed the 0.80 former value (achieving unchanged, 100% of the former values).

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria	
12 Linnet Road							
Ground	A1	Area m2	59.03	27.91	27.91	1.00	YES
		Percentage		47%	47%		
14 Linnet Road							
Ground	A1	Area m2	101.56	73.23	73.23	1.00	YES
		Percentage		72%	72%		
16 Linnet Road							
Ground	A1	Area m2	43.67	15.59	15.59	1.00	YES
		Percentage		36%	36%		
18 Linnet Road							
Ground	A1	Area m2	43.04	15.95	15.95	1.00	YES
		Percentage		37%	37%		
20 Linnet Road							
Ground	A1	Area m2	48.55	21.31	21.31	1.00	YES
		Percentage		44%	44%		
22 Linnet Road							
Ground	A1	Area m2	40.07	18.90	18.77	0.99	YES
		Percentage		47%	47%		
24 Linnet Road							
Ground	A1	Area m2	67.77	44.23	44.23	1.00	YES
		Percentage		65%	65%		

26 Linnet Road							
Ground	A1	Area m2	65.92	34.31	34.31	1.00	YES
		Percentage		52%	52%		
28 Linnet Road							
Ground	A1	Area m2	74.30	52.12	52.06	1.00	YES
		Percentage		70%	70%		
30 Linnet Road							
Ground	A1	Area m2	82.24	52.74	52.74	1.00	YES
		Percentage		64%	64%		
32 Linnet Road							
Ground	A1	Area m2	48.60	25.99	25.99	1.00	YES
		Percentage		53%	53%		
34 Linnet Road							
Ground	A1	Area m2	48.02	23.30	23.30	1.00	YES
		Percentage		49%	49%		
36 Linnet Road							
Ground	A1	Area m2	51.89	26.43	26.43	1.00	YES
		Percentage		51%	51%		
38 Linnet Road							
Ground	A1	Area m2	61.60	35.76	35.76	1.00	YES
		Percentage		58%	58%		
44 Linnet Road							
Ground	A1	Area m2	48.25	22.40	22.40	1.00	YES
		Percentage		46%	46%		
46 Linnet Road							
Ground	A1	Area m2	42.73	22.12	22.12	1.00	YES
		Percentage		52%	52%		
48 Linnet Road							
Ground	A1	Area m2	35.00	23.79	23.79	1.00	YES
		Percentage		68%	68%		
19 Robins Way							
Ground	A1	Area m2	51.06	23.86	23.86	1.00	YES
		Percentage		47%	47%		
21 Robins Way							
Ground	A1	Area m2	39.91	13.68	13.68	1.00	YES
		Percentage		34%	34%		
23 Robins Way							
Ground	A1	Area m2	39.22	12.97	12.97	1.00	YES
		Percentage		33%	33%		
59 Longford Park Road							
Ground	A1	Area m2	134.71	117.56	117.56	1.00	YES
		Percentage		87%	87%		

3. Conclusion

- 3.1 The site is situated in Cherwell District Council.
- 3.2 To assess the development's potential impact on daylight and sunlight and sun on ground of the important amenity area on the neighbouring property a baseline assessment was undertaken using the Vertical Sky Component (VSC) and Daylight Distribution (DD) methods for daylight analysis and sunlight using the Waldram diagram template drawings provided by the 2022 Building Research Establishment.
- 3.3 In summary we conclude the following:-

VSC

- 3.4 100% PASS

DD

- 3.5 100% PASS

Sunlight

- 3.6 100% PASS annual windows and 100% PASS rooms
100% PASS winter windows and 100% PASS rooms

Sun on Ground

- 3.7 100% PASS

- 3.8 The neighbouring properties relevant for daylight assessment demonstrate they ALL comply with the VSC and DD criteria for windows and rooms and should therefore be considered acceptable..
- 3.9 In terms of sunlight, all of the apertures relevant for assessment satisfy the APSH criteria within the BRE Guidelines.

Summary

- 3.10 To assess the development's potential impact on daylight and sunlight on the neighbouring properties a baseline assessment was undertaken using the VSC, DD, methods for daylight analysis using the Waldram diagram template drawings; the sunlight analysis was undertaken by measuring annual probable sunlight hours (APSH) for the main windows of rooms which face within 90° of due south provided by the Building Research Establishment.
- 3.11 The primary VSC assessment indicates that the vast majority of all neighbouring windows and rooms will remain adequately lit as a result of the development proposals and will comply with the BRE criteria. This is further supported by the DD assessment achieving almost full compliance with the BRE guidelines.
- 3.12 The annual sunlight analysis indicates that all the neighbouring habitable windows will remain adequately lit as a result of the development proposals and will comply with the BRE criteria for both APSH and winter assessments and are considered to be well lit and in keeping the intentions of the BRE Guidelines.
- 3.13 The development should therefore be considered to meet the requirements of Cherwell Local Plan 2011-2031.



Mark Behan BSc (Hons) MRICS

Chartered Surveyor, Rights of Light Consultant & Party Wall Surveyor



T: [01727 800075](tel:01727800075) | M: [07949 017369](tel:07949017369) | DD: [01727 890940](tel:01727890940) | E: mark@behanltd.co.uk | www.behanltd.co.uk

APPENDIX 1

Drawings 20223749/Rel01/01 to 03	(Existing Site Layout plan/3d view)
Drawings 20223749/Rel01/04 to 06	(Proposed Site Layout plan/3d view)
Drawings 20223749/Rel01/07 to 10	(Sample Walddrams)
Drawings 20223749/Rel01/11 to 13	(Window Maps)
Drawings 20223749/Rel01/14 to 18	(Daylight Distribution Contour plots)
Drawings 20223749/Rel01/19 & 20	(Shadow on Ground Plot)
Drawings 20223749/Rel01/21 & 25	(Transient Shadow Studies)
Tables; VSC, Sunlight	
DD	
Shadow on ground amenity	



LEGEND

BEHAN PARTNERSHIP Ltd
 Promap
 Digital Site Plan.
 JPP
 Topographical site survey
 Drawing No @ 25354Y/01
 Dated 4th August 2022.
 KWL Architects
 Proposed Scheme drawings
 Received Oct 2022.
 Neighbouring properties
 Various online research.
 Site Photography.

No.	Revision/Issue	Date



Behan Partnership Ltd
 Chartered Surveyors
 Party Wall & Rights to Light
 Experts
 Suite 2, Phoenix House
 St Albans, Hertfordshire AL1 5FL
 01727 800075
 mark@behanltd.co.uk

Project Name and Address
 CARE HOME DEVELOPMENTS
 LONGFORD PARK ROAD
 BODICOTE, OX15 4AD

Drawing Description
 SITE LAYOUT PLAN
 EXISTING

Project Reference 20223749	Drawing Sheet No REL01/01
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd
 Promap
 Digital Site Plan.
 JPP
 Topographical site survey
 Drawing No @ 25354Y/01
 Dated 4th August 2022.
 KWL Architects
 Proposed Scheme drawings
 Received Oct 2022.
 Neighbouring properties
 Various online research.
 Site Photography.

No.	Revision/Issue	Date

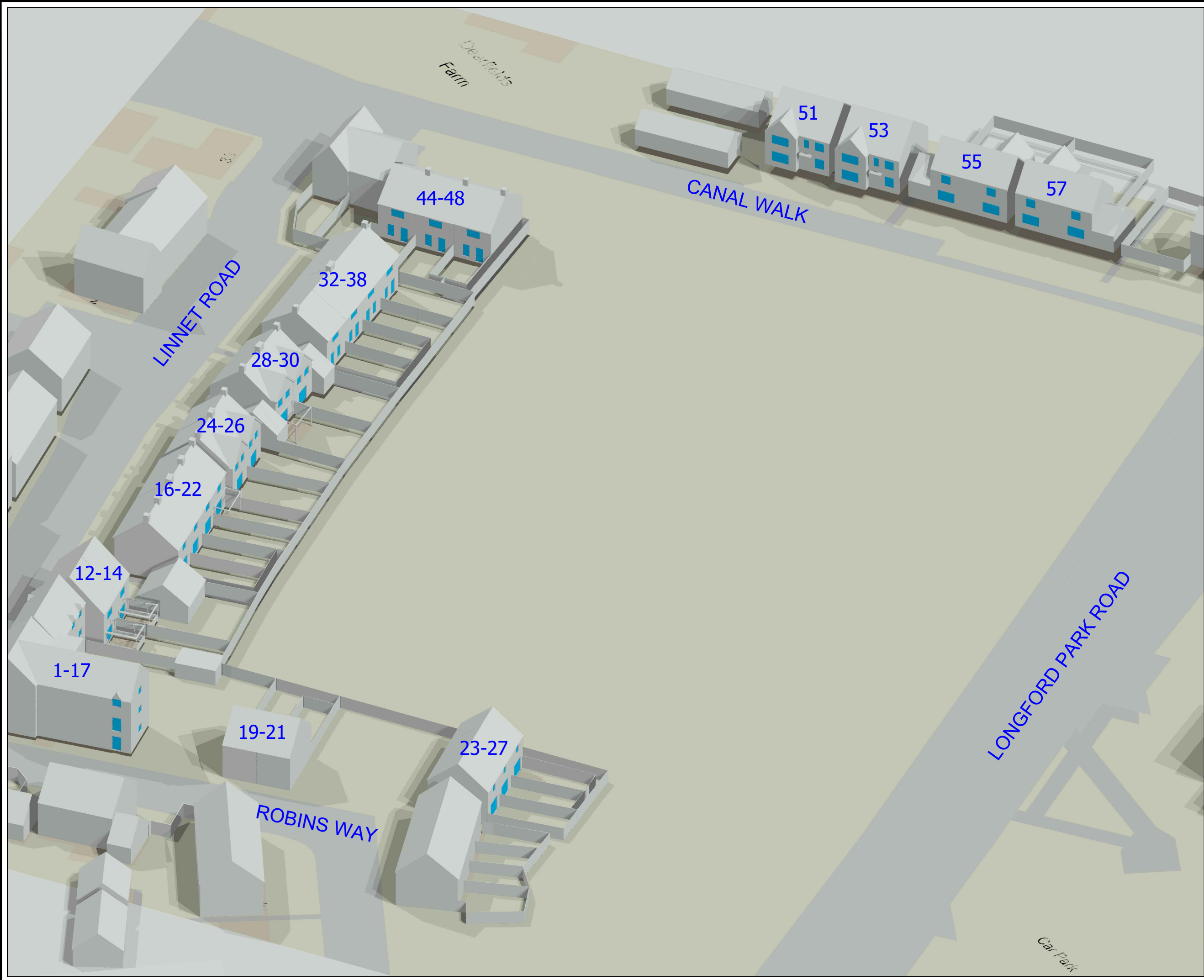


Behan Partnership Ltd
 Chartered Surveyors
 Party Wall & Rights to Light
 Experts
 Suite 2, Phoenix House
 St Albans, Hertfordshire AL1 5FL
 01727 800075
 mark@behanltd.co.uk

Project Name and Address
 CARE HOME DEVELOPMENTS
 LONGFORD PARK ROAD
 BODICOTE, OX15 4AD

Drawing Description
 3D MODEL AERIAL VIEW
 EXISTING

Project Reference 20223749	Drawing Sheet No REL01/02
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd
 Promap
 Digital Site Plan.
 JPP
 Topographical site survey
 Drawing No @ 25354Y/01
 Dated 4th August 2022.
 KWL Architects
 Proposed Scheme drawings
 Received Oct 2022.
 Neighbouring properties
 Various online research.
 Site Photography.

No.	Revision/Issue	Date



Behan Partnership Ltd
 Chartered Surveyors
 Party Wall & Rights to Light
 Experts
 Suite 2, Phoenix House
 St Albans, Hertfordshire AL1 5FL
 01727 800075
 mark@behanltd.co.uk

Project Name and Address
 CARE HOME DEVELOPMENTS
 LONGFORD PARK ROAD
 BODICOTE, OX15 4AD

Drawing Description
 3D MODEL AERIAL VIEW
 EXISTING

Project Reference 20223749	Drawing Sheet No REL01/03
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd
 Promap
 Digital Site Plan.
 JPP
 Topographical site survey
 Drawing No @ 25354Y/01
 Dated 4th August 2022.
 KWL Architects
 Proposed Scheme drawings
 Received Oct 2022.
 Neighbouring properties
 Various online research.
 Site Photography.

No.	Revision/Issue	Date

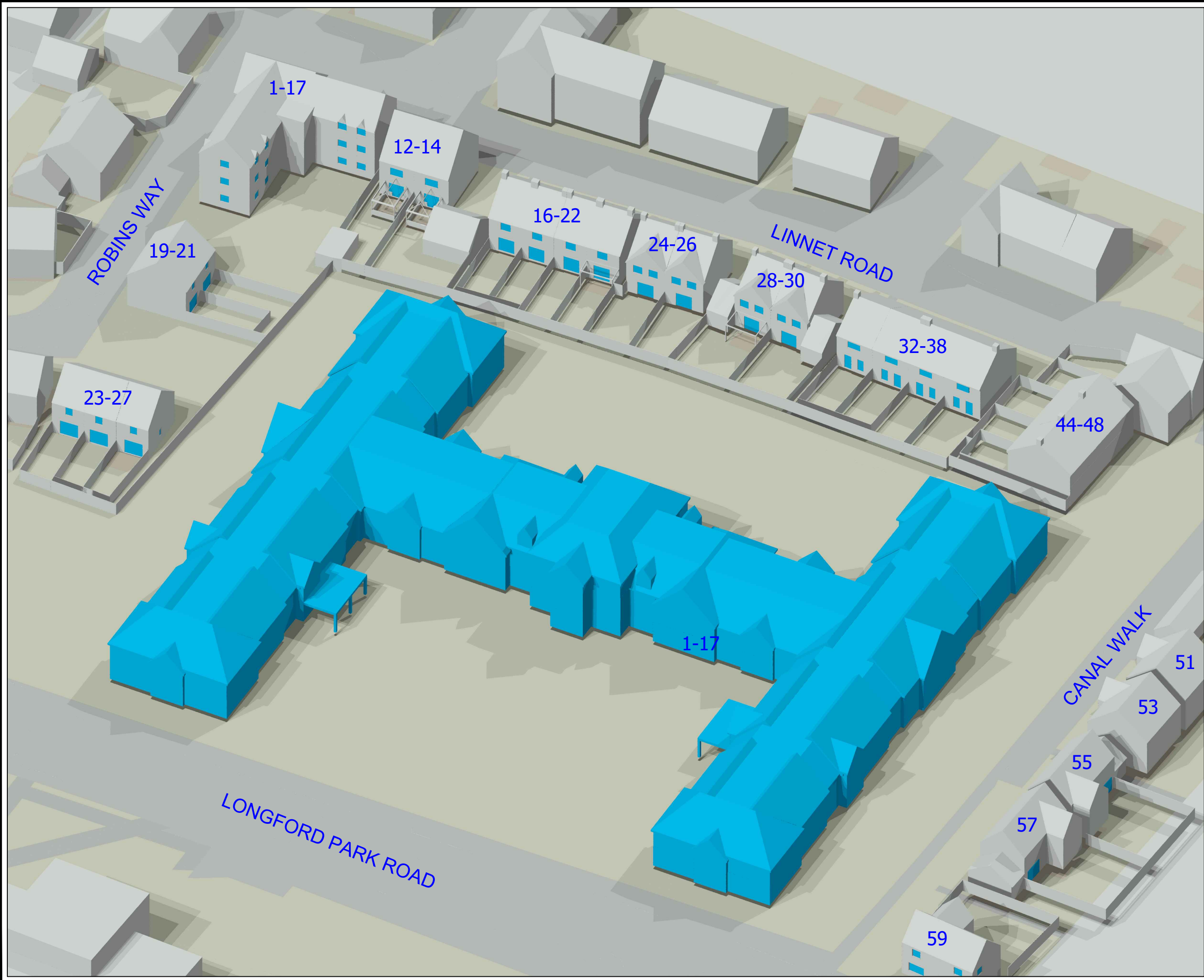


Behan Partnership Ltd
 Chartered Surveyors
 Party Wall & Rights to Light
 Experts
 Suite 2, Phoenix House
 St Albans, Hertfordshire AL1 5FL
 01727 800075
 mark@behanltd.co.uk

Project Name and Address
 CARE HOME DEVELOPMENTS
 LONGFORD PARK ROAD
 BODICOTE, OX15 4AD

Drawing Description
 SITE LAYOUT PLAN
 PROPOSED SCHEME
 OCTOBER 2022

Project Reference 20223749	Drawing Sheet No REL01/04
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd
 Promap
 Digital Site Plan.
 JPP
 Topographical site survey
 Drawing No @ 25354Y/01
 Dated 4th August 2022.
 KWL Architects
 Proposed Scheme drawings
 Received Oct 2022.
 Neighbouring properties
 Various online research.
 Site Photography.

No.	Revision/Issue	Date



Behan Partnership Ltd
 Chartered Surveyors
 Party Wall & Rights to Light
 Experts
 Suite 2, Phoenix House
 St Albans, Hertfordshire AL1 5FL
 01727 800075
 mark@behanltd.co.uk

Project Name and Address
 CARE HOME DEVELOPMENTS
 LONGFORD PARK ROAD
 BODICOTE, OX15 4AD

Drawing Description
 3D MODEL AERIAL VIEW
 PROPOSED

Project Reference 20223749	Drawing Sheet No REL01/05
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd
 Promap
 Digital Site Plan.
 JPP
 Topographical site survey
 Drawing No @ 25354Y/01
 Dated 4th August 2022.
 KWL Architects
 Proposed Scheme drawings
 Received Oct 2022.
 Neighbouring properties
 Various online research.
 Site Photography.

No.	Revision/Issue	Date



Behan Partnership Ltd
 Chartered Surveyors
 Party Wall & Rights to Light
 Experts
 Suite 2, Phoenix House
 St Albans, Hertfordshire AL1 5FL
 01727 800075
 mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

Drawing Description
3D MODEL AERIAL VIEW
PROPOSED

Project Reference 20223749	Drawing Sheet No REL01/06
Date OCT 2022	
Scale NTS	

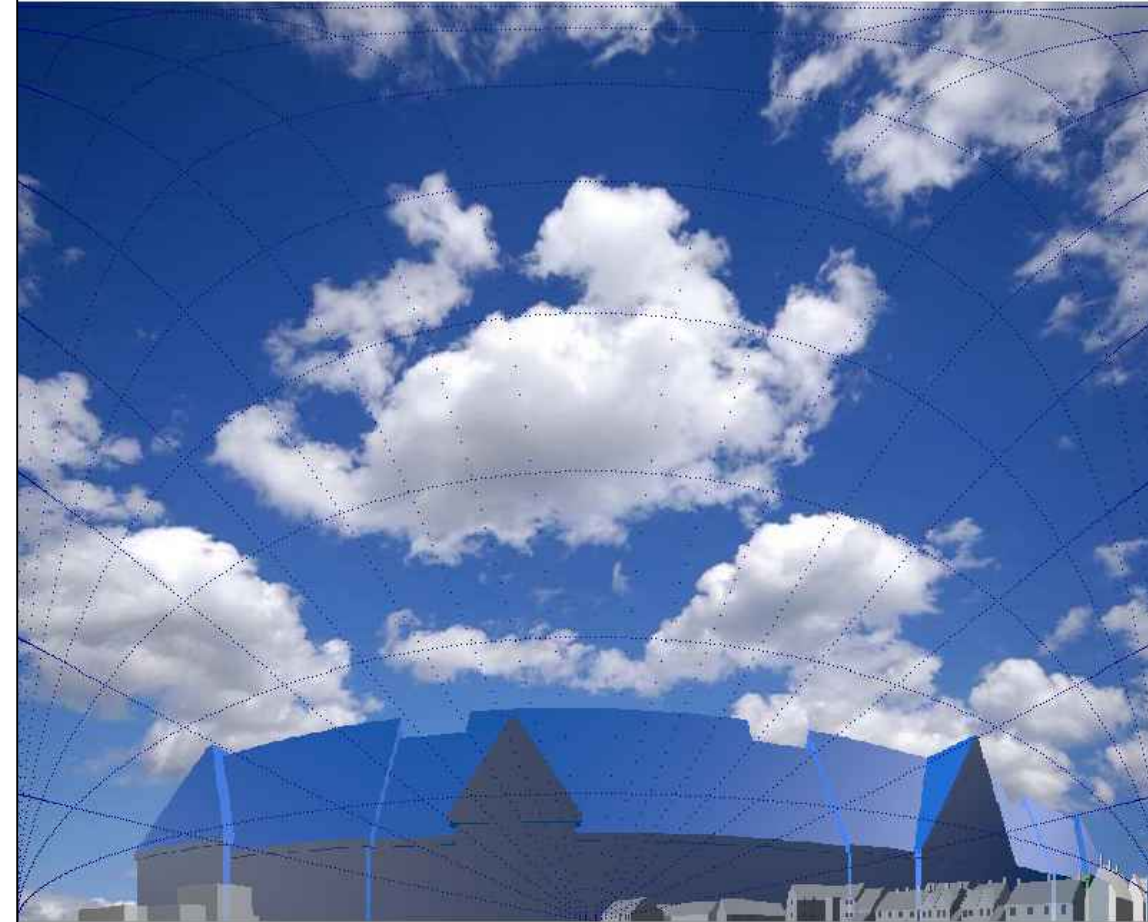
Drawing Ref: 20223749-M01
Window Ref: 51 Longford Park Road_Ground_W3

VSC Existing: 36.3
Proposed: 30.91



Drawing Ref: 20223749-M01
Window Ref: 57 Longford Park Road_Ground_W1

VSC Existing: 38.78
Proposed: 33.04



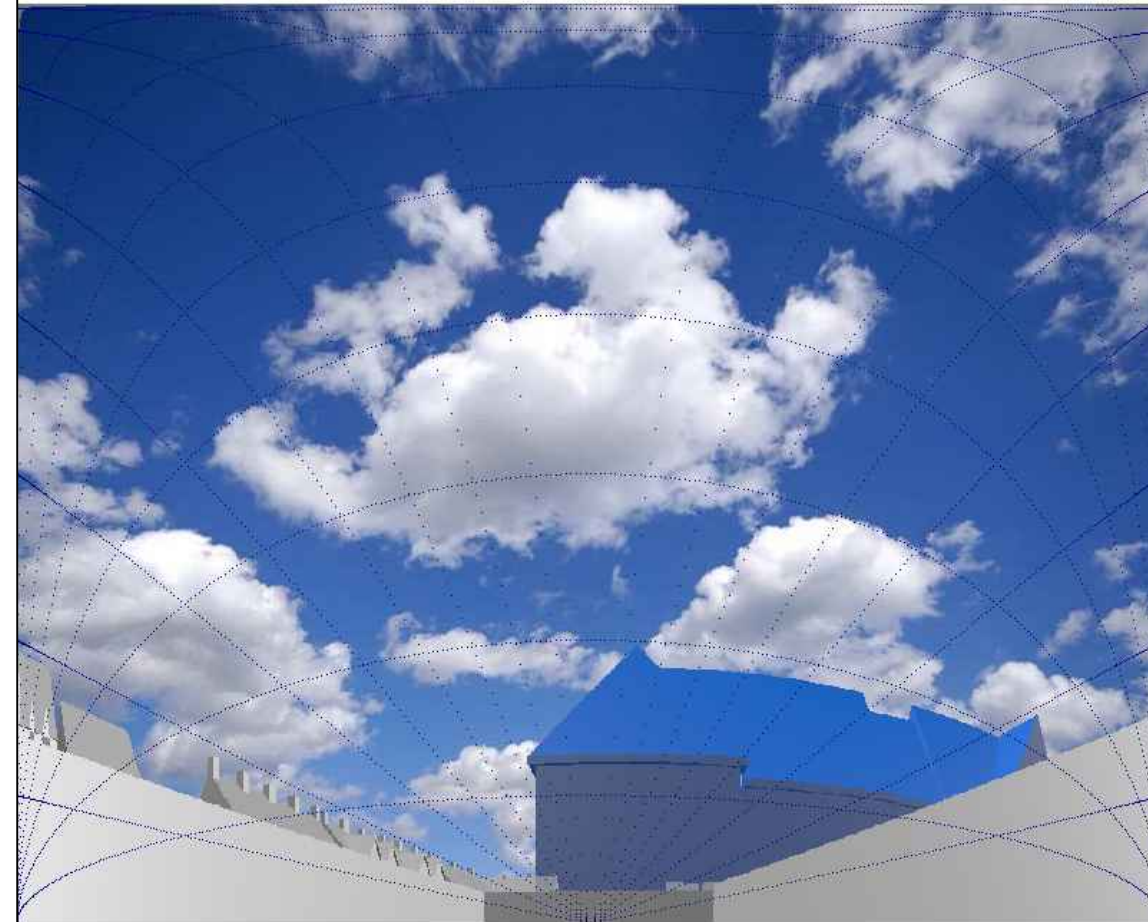
Drawing Ref: 20223749-M01
Window Ref: 1-17 Robins Way_Ground_W3

VSC Existing: 33.03
Proposed: 31.24



Drawing Ref: 20223749-M01
Window Ref: 19 Robins Way_Ground_W1

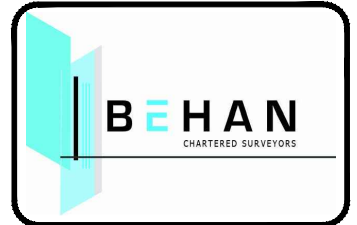
VSC Existing: 34.65
Proposed: 31.76



LEGEND

BEHAN PARTNERSHIP Ltd
Promap
Digital Site Plan.
JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.
KWL Architects
Proposed Scheme drawings
Received Oct 2022.
Neighbouring properties
Various online research.
Site Photography.

No.	Revision/Issue	Date



Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

Drawing Description
VERTICAL SKY COMPONENT
DAYLIGHT WALDRAM
DIAGRAMS

Project Reference 20223749	Drawing Sheet No REL01/07
Date OCT 2022	
Scale NTS	

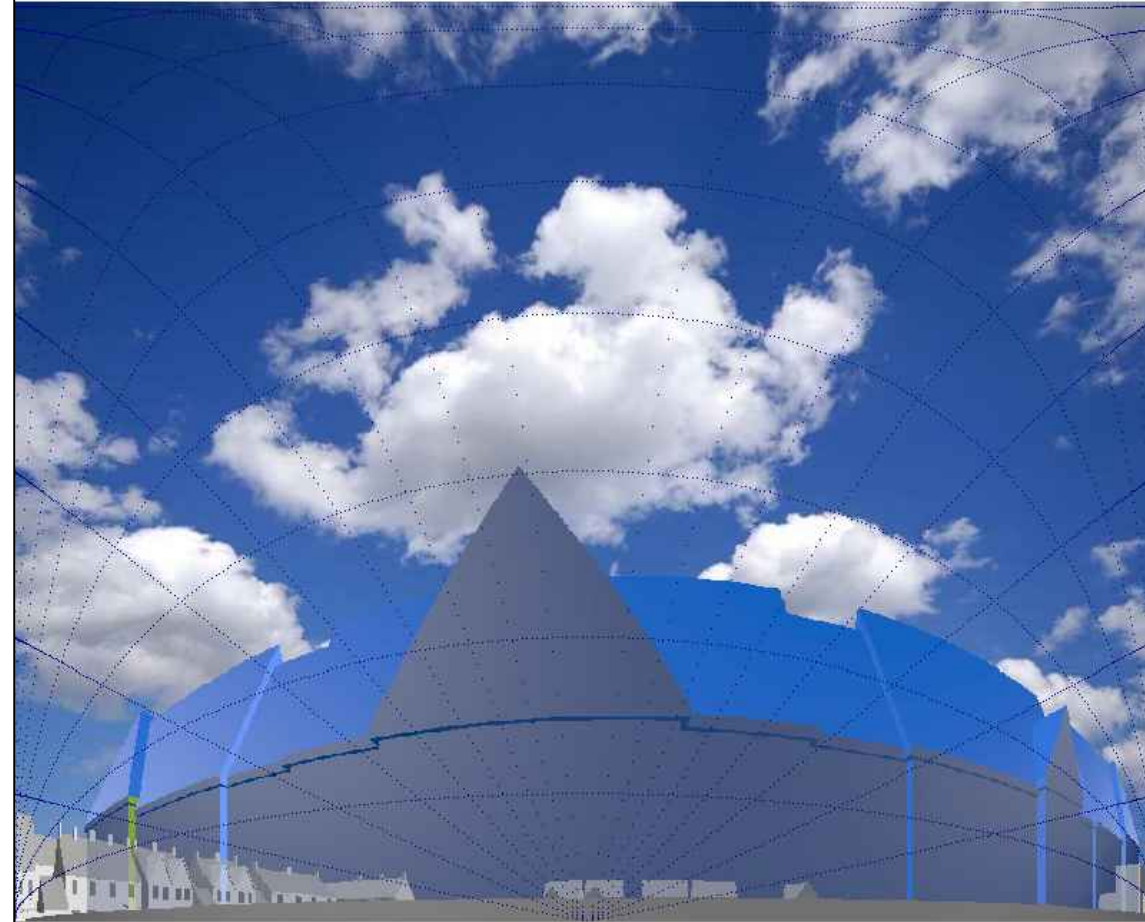
Drawing Ref: 20223749-M01
Window Ref: 21 Robins Way_Ground_W1

VSC Existing: 34.98
Proposed: 31.24



Drawing Ref: 20223749-M01
Window Ref: 23 Robins Way_Ground_W2

VSC Existing: 37.88
Proposed: 27.87



Drawing Ref: 20223749-M01
Window Ref: 16 Linnet Road_Ground_W1

VSC Existing: 33.06
Proposed: 29.05



Drawing Ref: 20223749-M01
Window Ref: 36 Linnet Road_Ground_W2

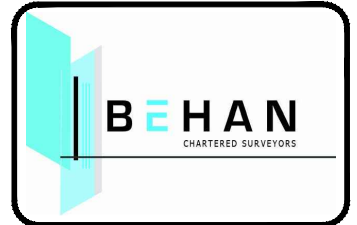
VSC Existing: 36.26
Proposed: 32.64



LEGEND

BEHAN PARTNERSHIP Ltd
Promap
Digital Site Plan.
JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.
KWL Architects
Proposed Scheme drawings
Received Oct 2022.
Neighbouring properties
Various online research.
Site Photography.

No.	Revision/Issue	Date

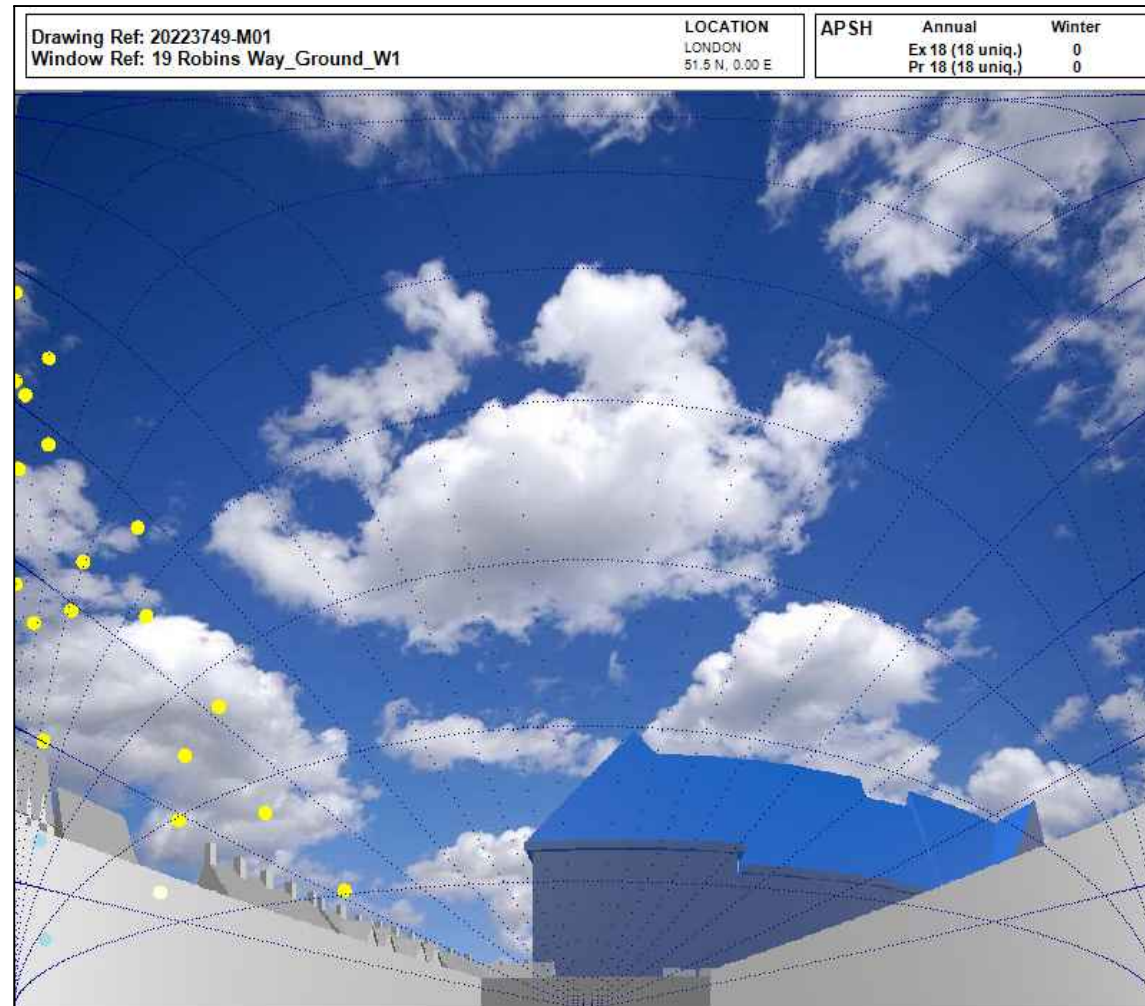
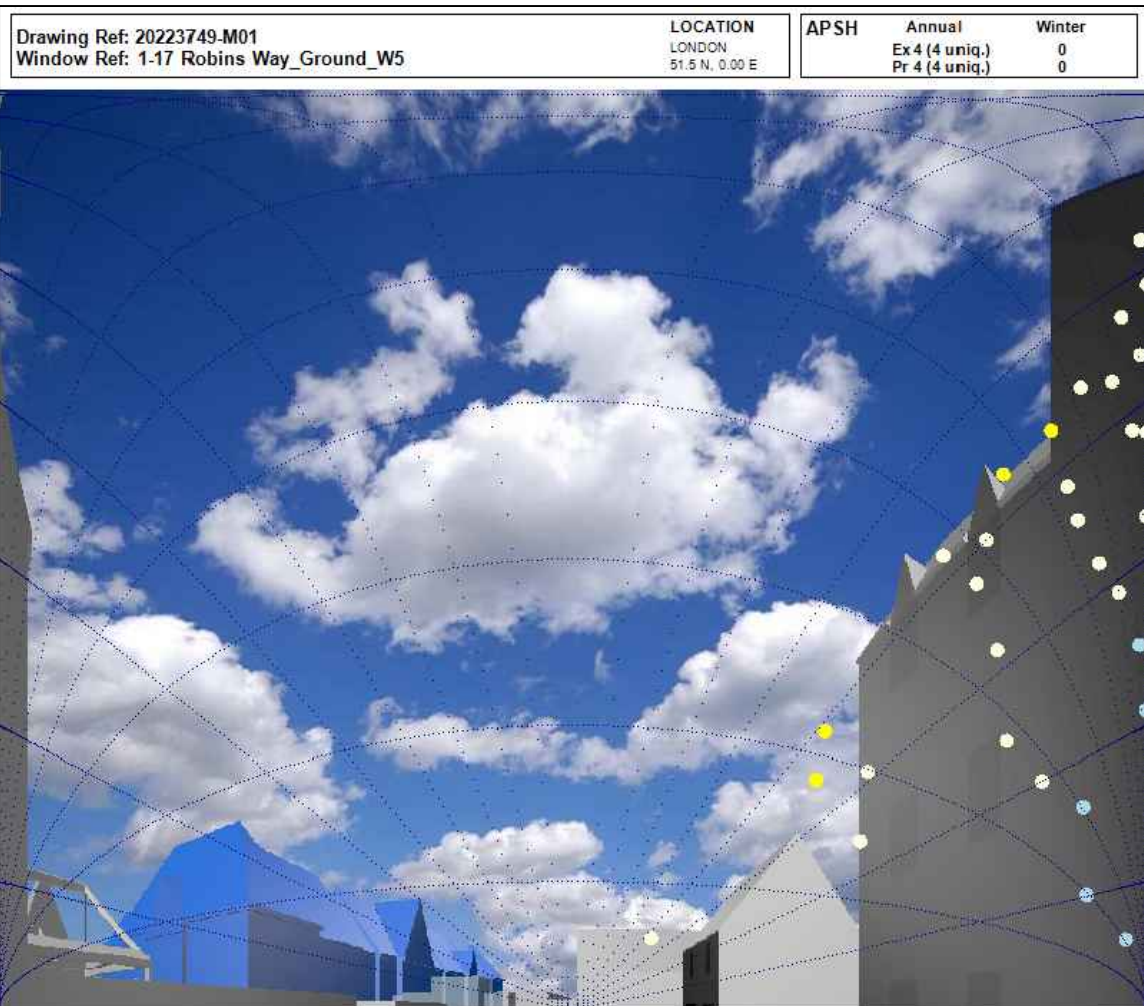
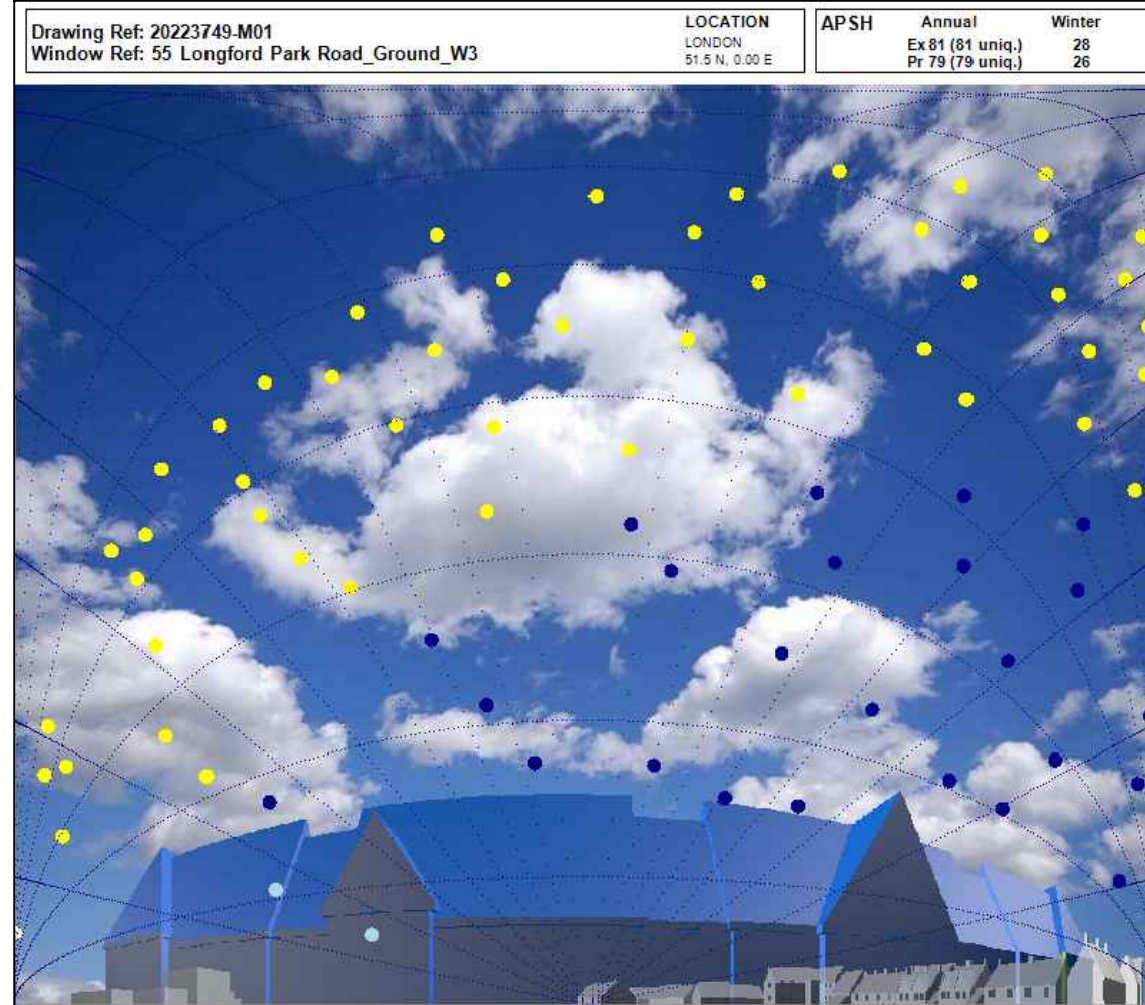
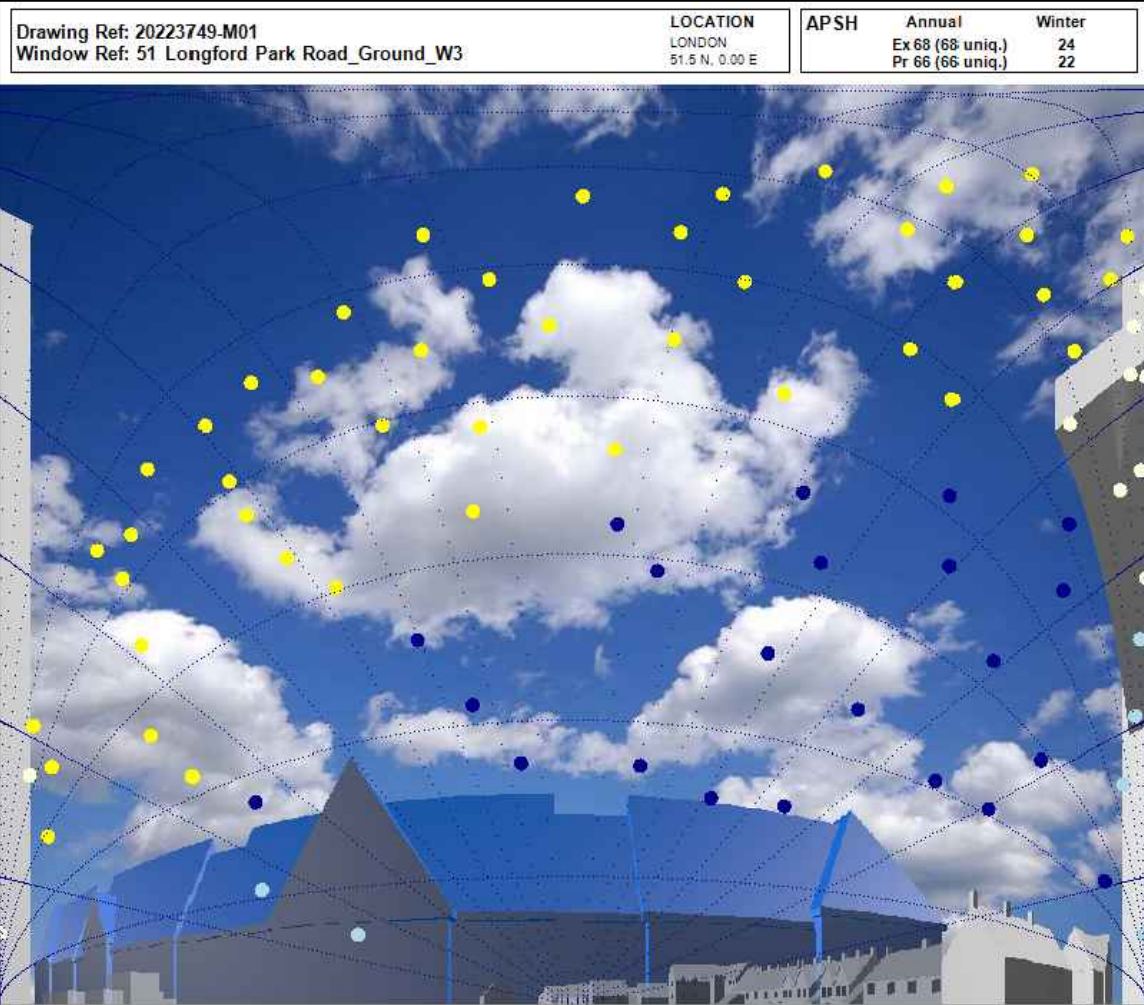


Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

Drawing Description
VERTICAL SKY COMPONENT
DAYLIGHT WALDRAM
DIAGRAMS

Project Reference 20223749	Drawing Sheet No REL01/08
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd

Promap
Digital Site Plan.

JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.

KWL Architects
Proposed Scheme drawings
Received Oct 2022.

Neighbouring properties
Various online research.

Site Photography.

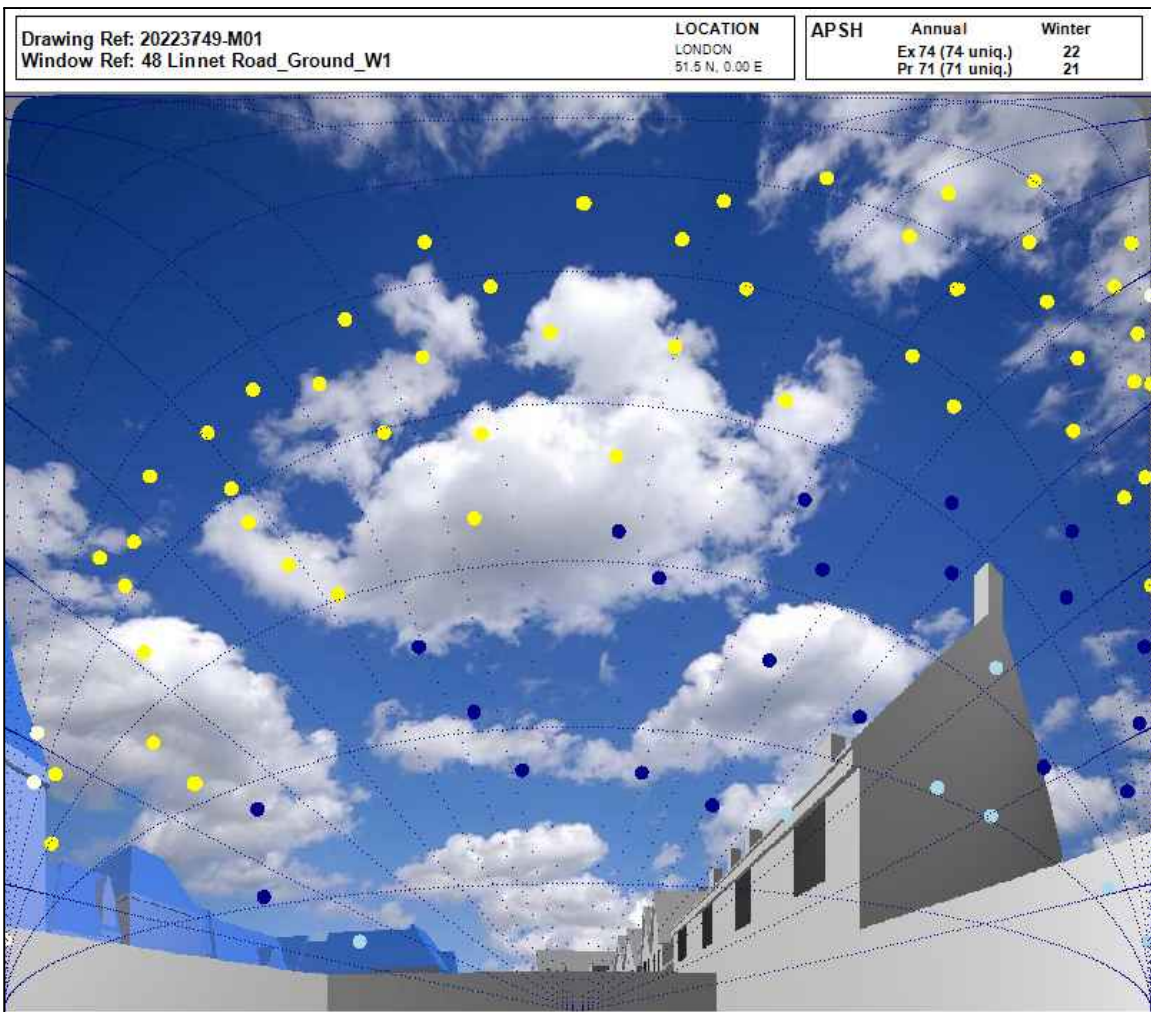
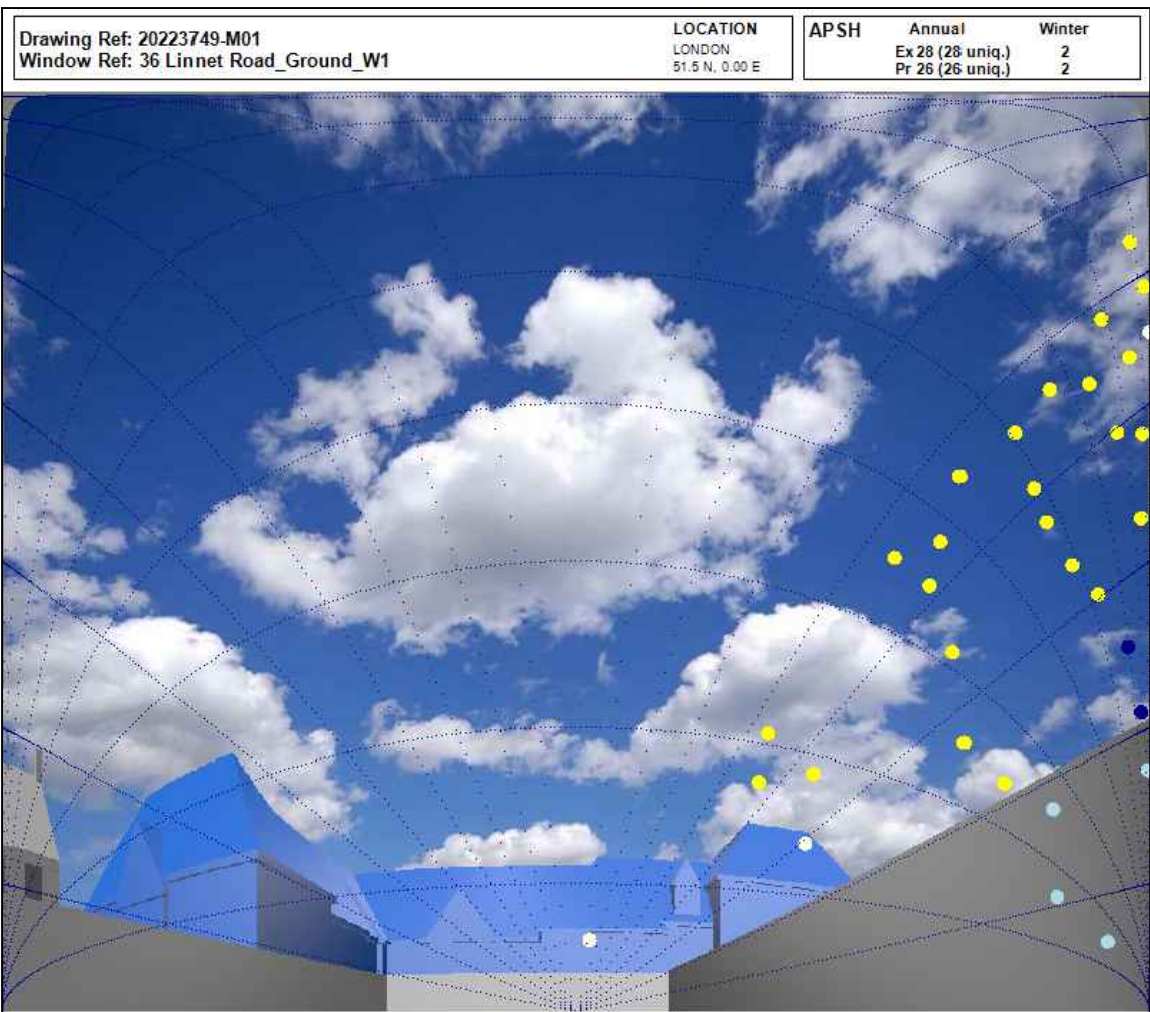
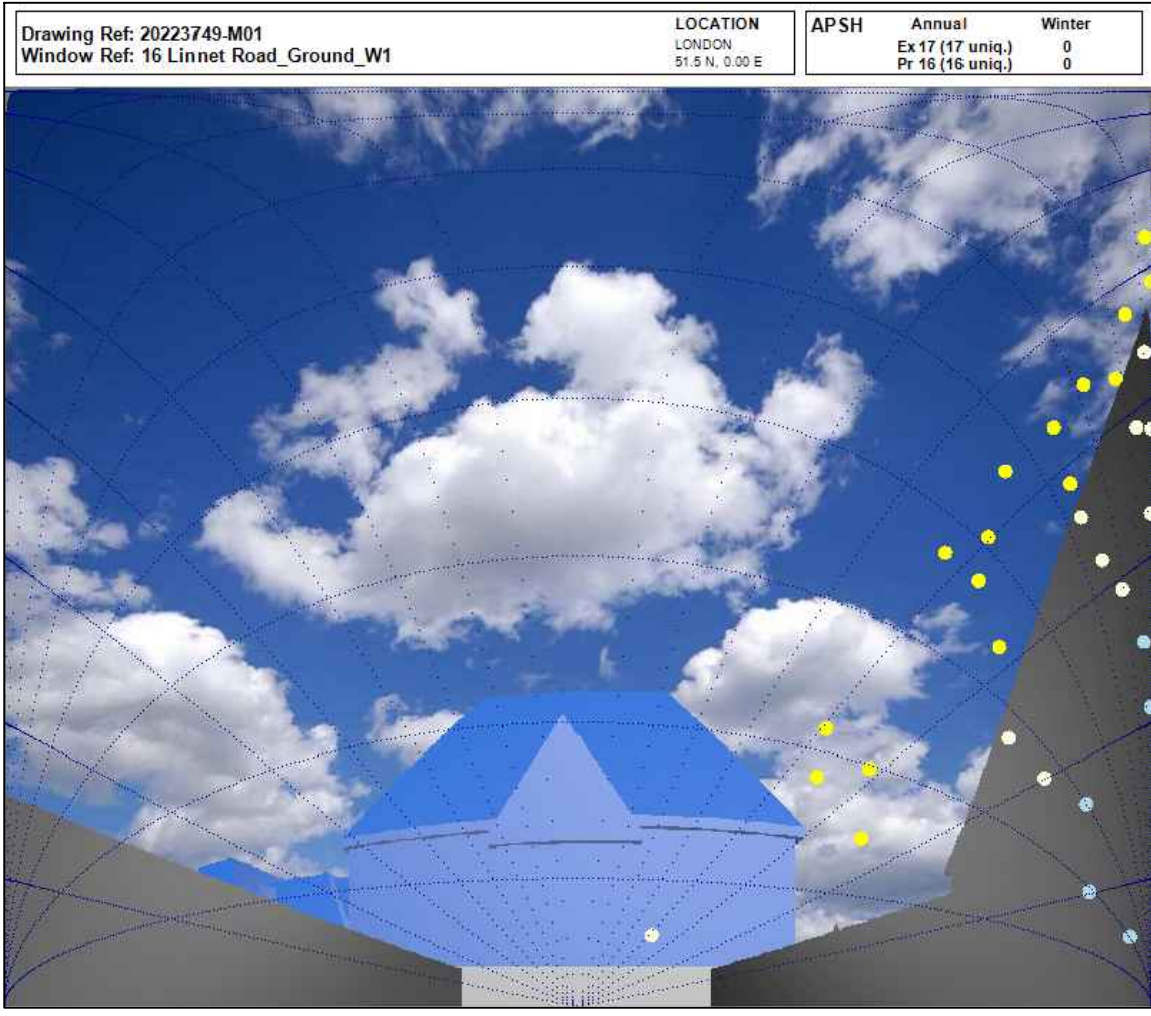
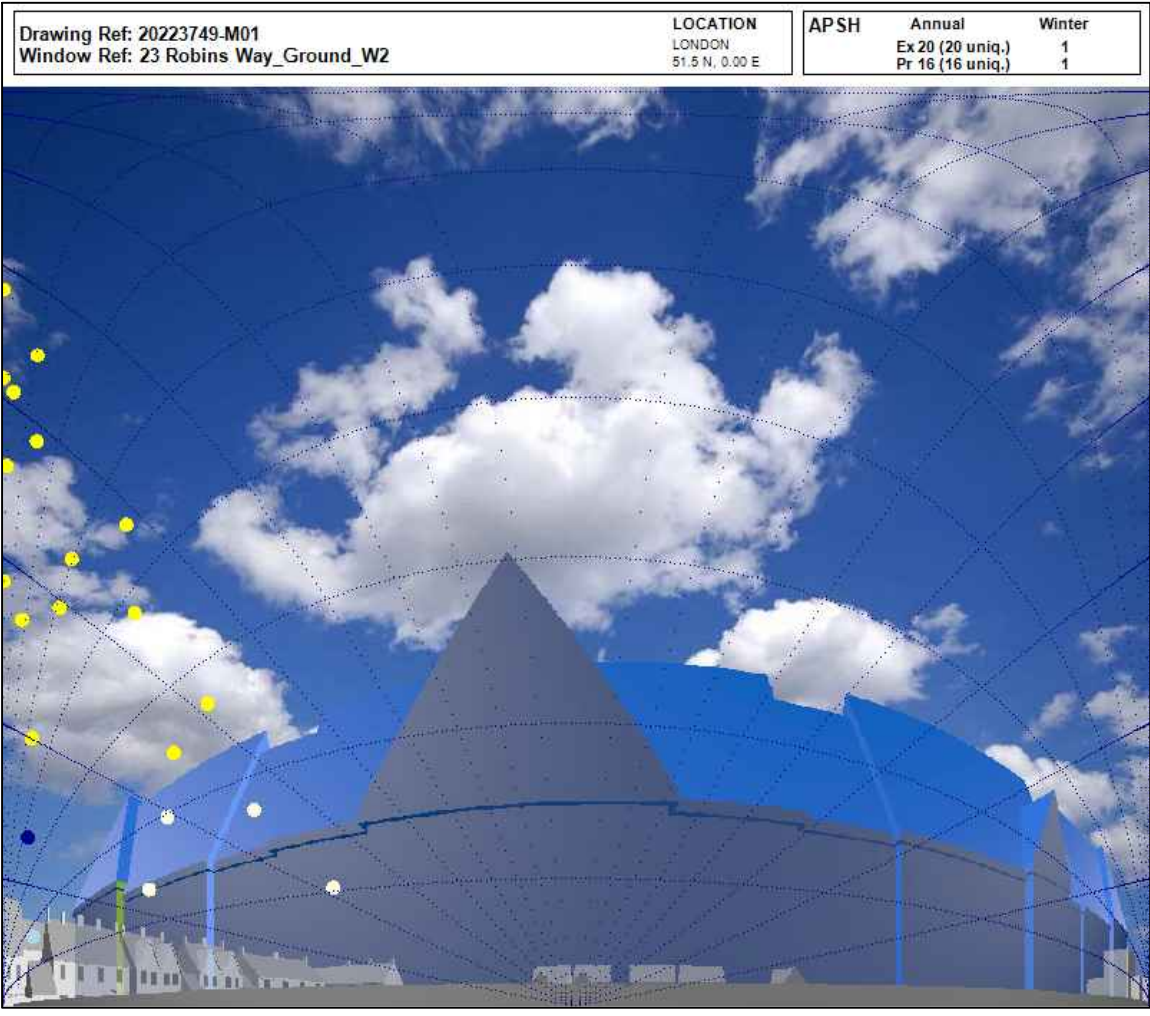
No.	Revision/Issue	Date

Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

Drawing Description
ANNUAL PROBABLE SUNLIGHT
WALDRAM DIAGRAMS

Project Reference 20223749	Drawing Sheet No REL01/09
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd

Promap
Digital Site Plan.

JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.

KWL Architects
Proposed Scheme drawings
Received Oct 2022.

Neighbouring properties
Various online research.

Site Photography.

No.	Revision/Issue	Date

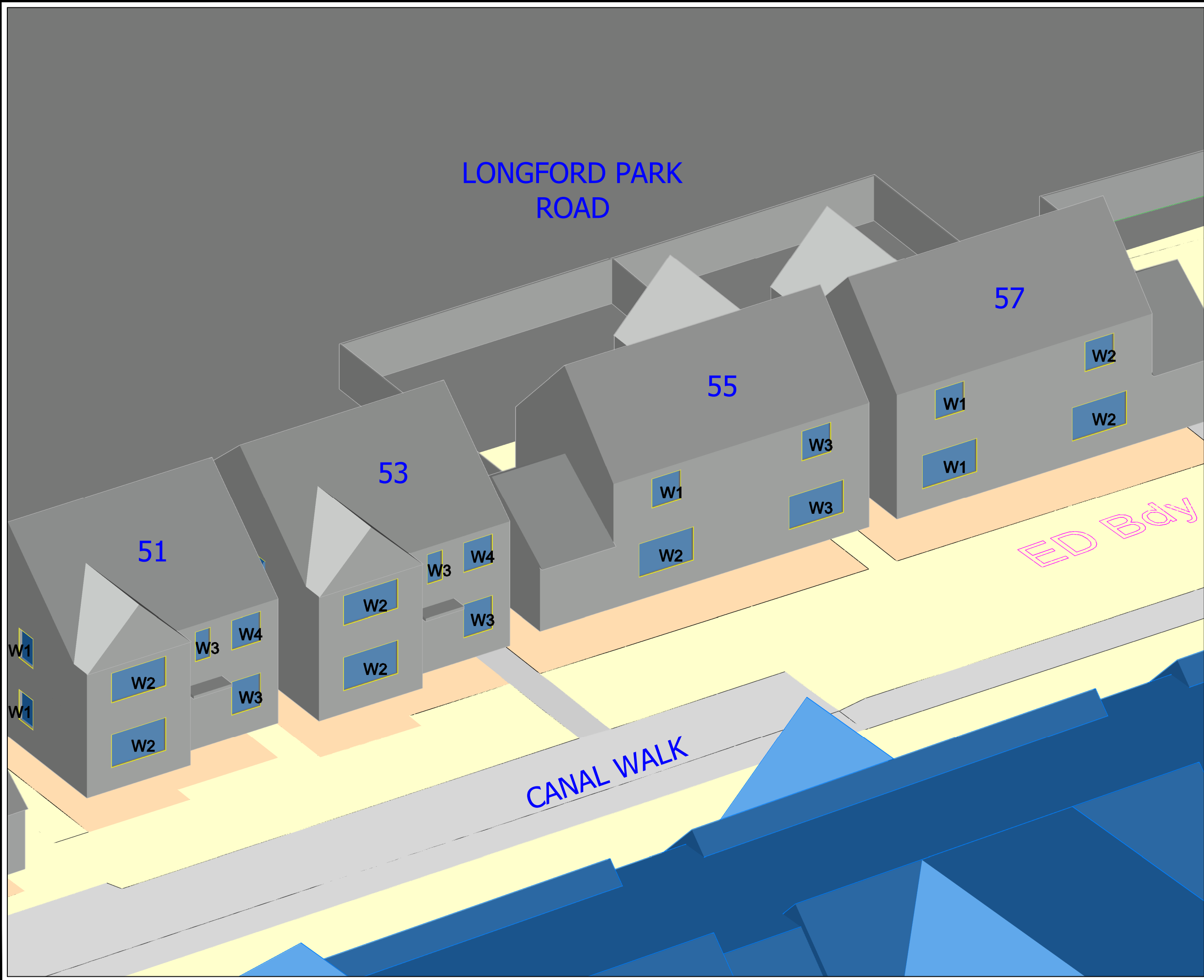
BEHAN
CHARTERED SURVEYORS

Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

Drawing Description
ANNUAL PROBABLE SUNLIGHT
WALDRAM DIAGRAMS

Project Reference 20223749	Drawing Sheet No REL01/10
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd
 Promap
 Digital Site Plan.
 JPP
 Topographical site survey
 Drawing No @ 25354Y/01
 Dated 4th August 2022.
 KWL Architects
 Proposed Scheme drawings
 Received Oct 2022.
 Neighbouring properties
 Various online research.
 Site Photography.

No.	Revision/Issue	Date

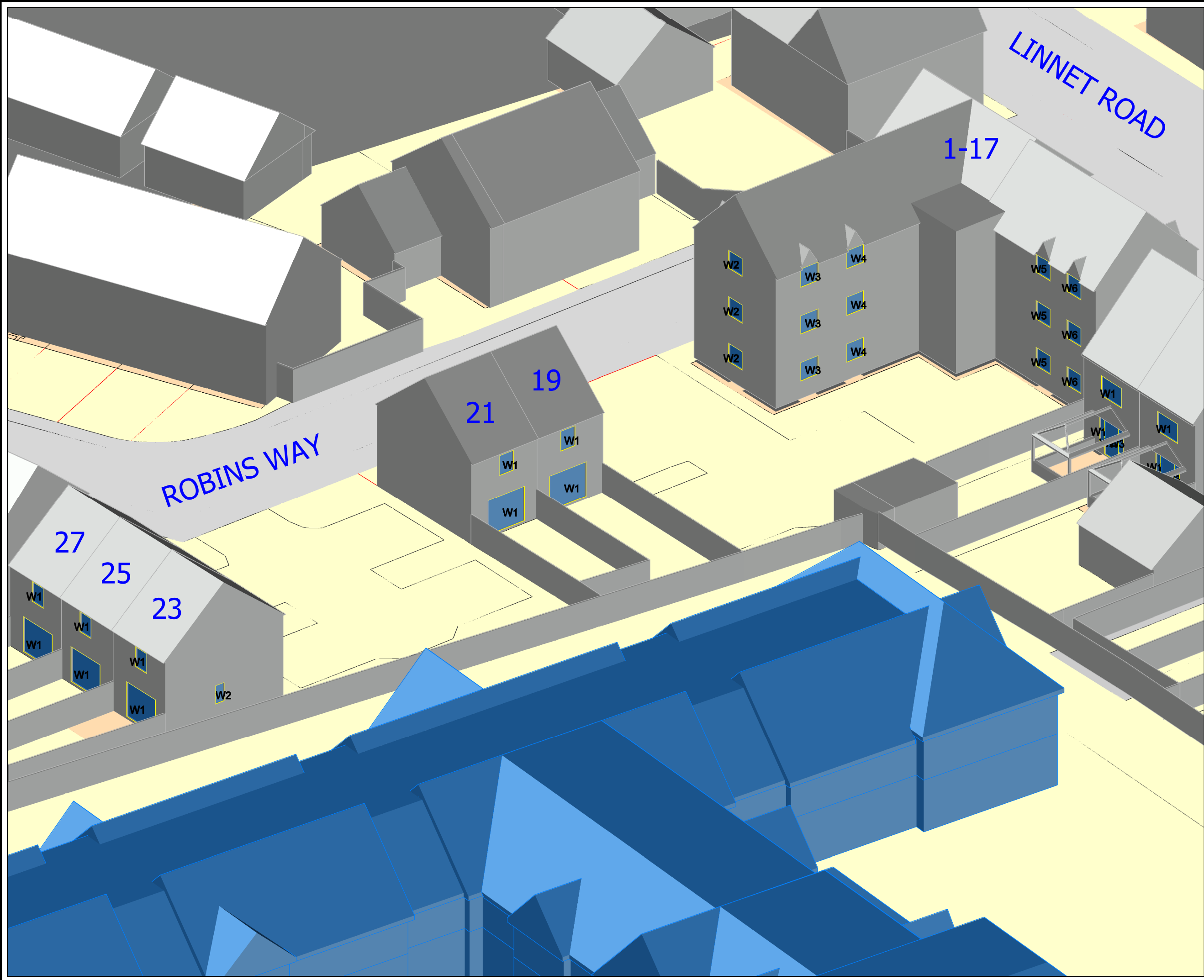


Behan Partnership Ltd
 Chartered Surveyors
 Party Wall & Rights to Light
 Experts
 Suite 2, Phoenix House
 St Albans, Hertfordshire AL1 5FL
 01727 800075
 mark@behanltd.co.uk

Project Name and Address
 CARE HOME DEVELOPMENTS
 LONGFORD PARK ROAD
 BODICOTE, OX15 4AD

Drawing Description
 3D MODEL AERIAL VIEW
 WINDOW MAP

Project Reference 20223749	Drawing Sheet No REL01/11
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd
 Promap
 Digital Site Plan.
 JPP
 Topographical site survey
 Drawing No @ 25354Y/01
 Dated 4th August 2022.
 KWL Architects
 Proposed Scheme drawings
 Received Oct 2022.
 Neighbouring properties
 Various online research.
 Site Photography.

No.	Revision/Issue	Date

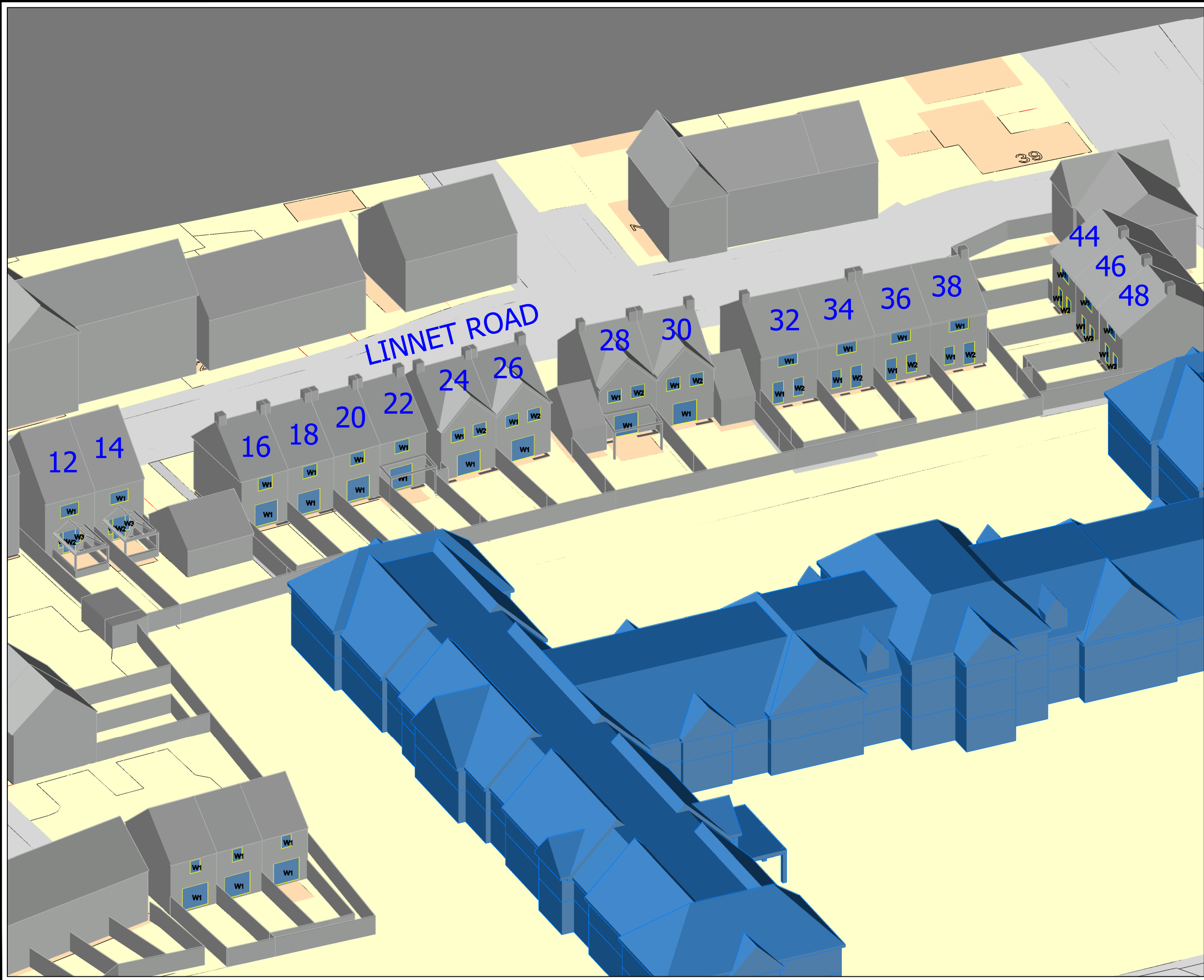


Behan Partnership Ltd
 Chartered Surveyors
 Party Wall & Rights to Light
 Experts
 Suite 2, Phoenix House
 St Albans, Hertfordshire AL1 5FL
 01727 800075
 mark@behanltd.co.uk

Project Name and Address
 CARE HOME DEVELOPMENTS
 LONGFORD PARK ROAD
 BODICOTE, OX15 4AD

Drawing Description
 3D MODEL AERIAL VIEW
 WINDOW MAP

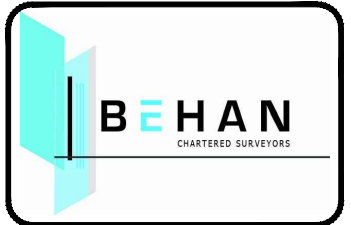
Project Reference 20223749	Drawing Sheet No REL01/12
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd
 Promap
 Digital Site Plan.
 JPP
 Topographical site survey
 Drawing No @ 25354Y/01
 Dated 4th August 2022.
 KWL Architects
 Proposed Scheme drawings
 Received Oct 2022.
 Neighbouring properties
 Various online research.
 Site Photography.

No.	Revision/Issue	Date



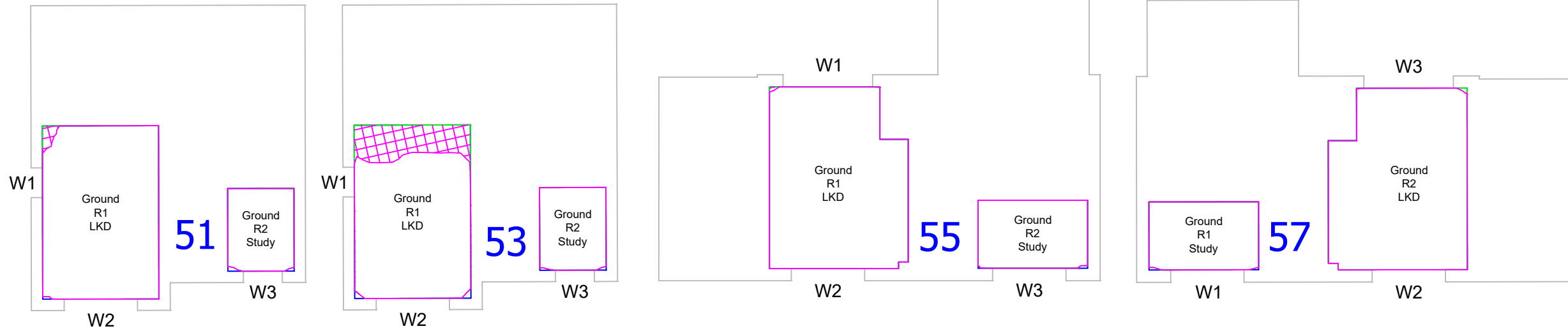
Behan Partnership Ltd
 Chartered Surveyors
 Party Wall & Rights to Light
 Experts
 Suite 2, Phoenix House
 St Albans, Hertfordshire AL1 5FL
 01727 800075
 mark@behanltd.co.uk

Project Name and Address
 CARE HOME DEVELOPMENTS
 LONGFORD PARK ROAD
 BODICOTE, OX15 4AD

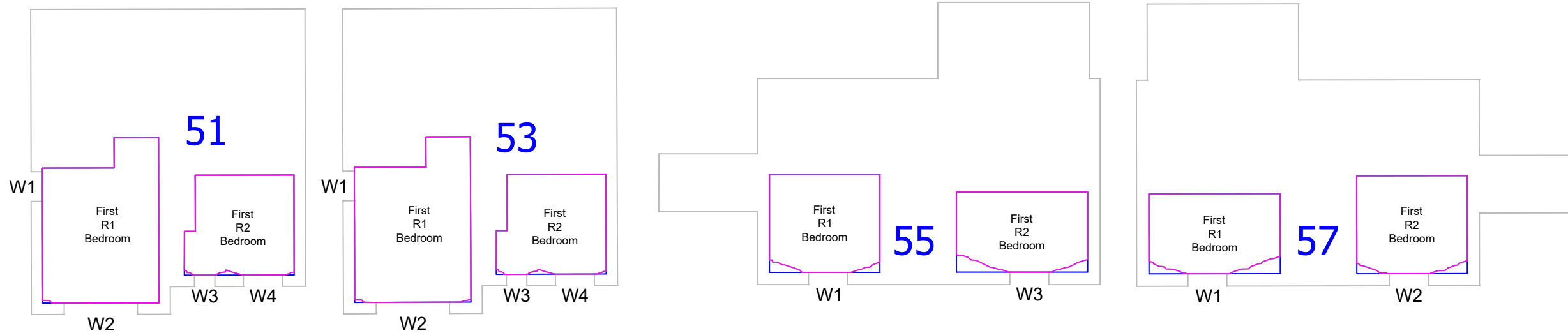
Drawing Description
 3D MODEL AERIAL VIEW
 WINDOW MAP

Project Reference 20223749	Drawing Sheet No REL01/13
Date OCT 2022	
Scale NTS	

LONGFORD PARK ROAD



LONGFORD PARK ROAD



LEGEND

BEHAN PARTNERSHIP Ltd

Promap
Digital Site Plan.

JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.

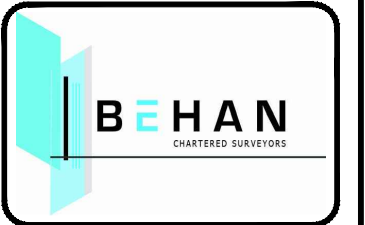
KWL Architects
Proposed Scheme drawings
Received Oct 2022.

Neighbouring properties
Various online research.

Site Photography.

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

No.	Revision/Issue	Date

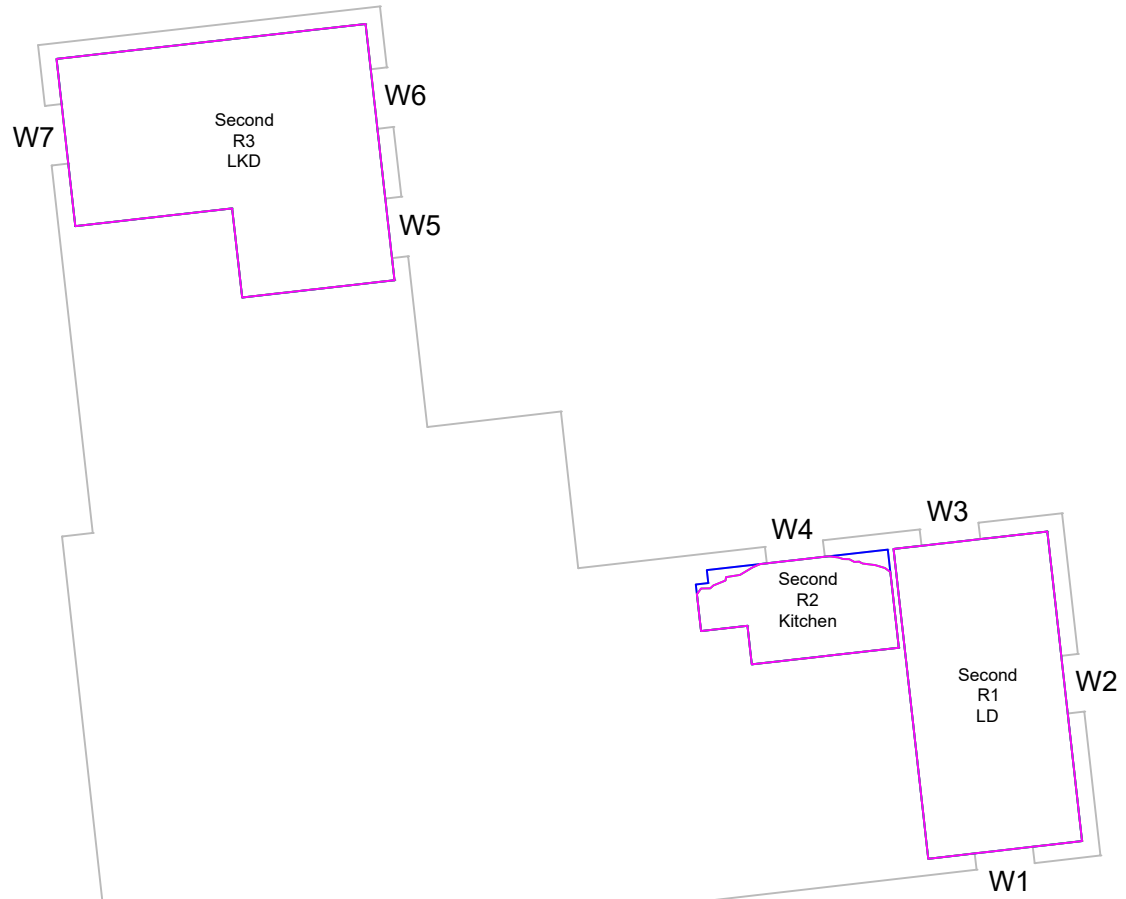
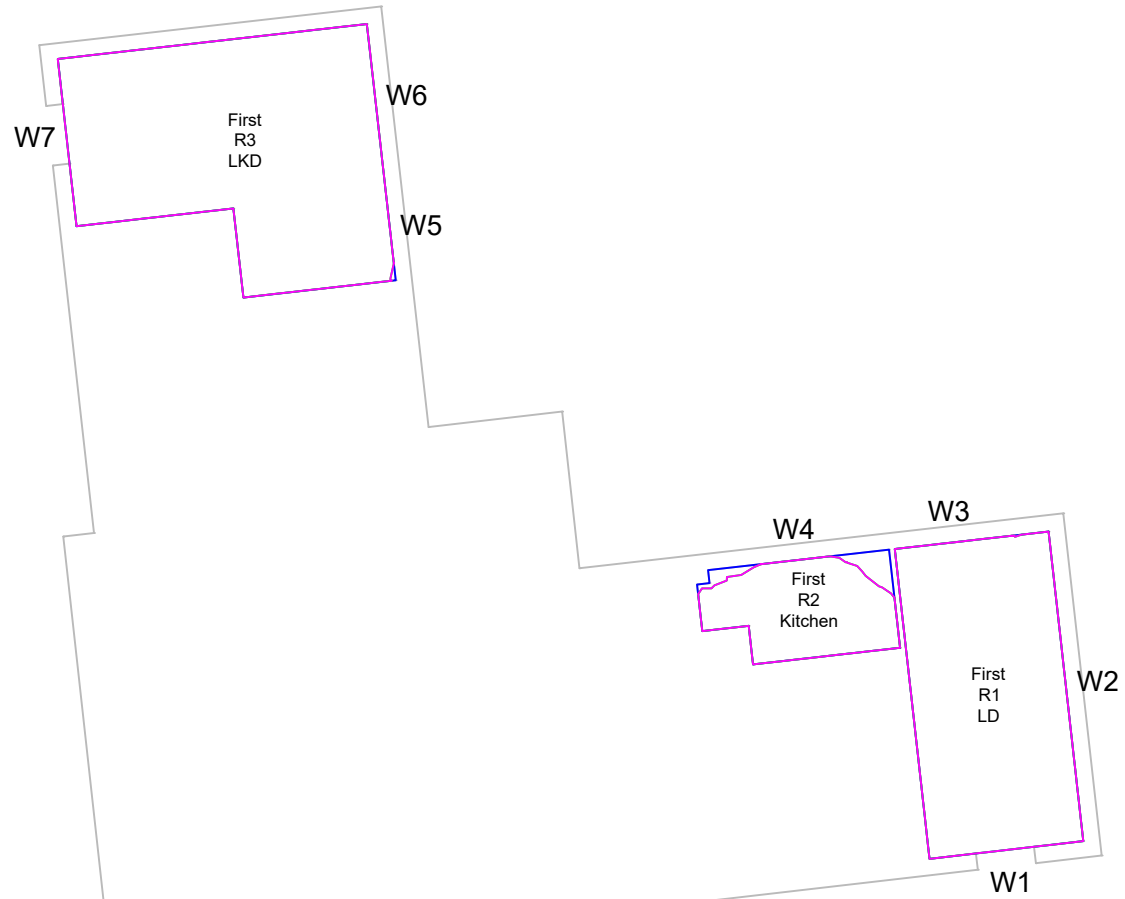
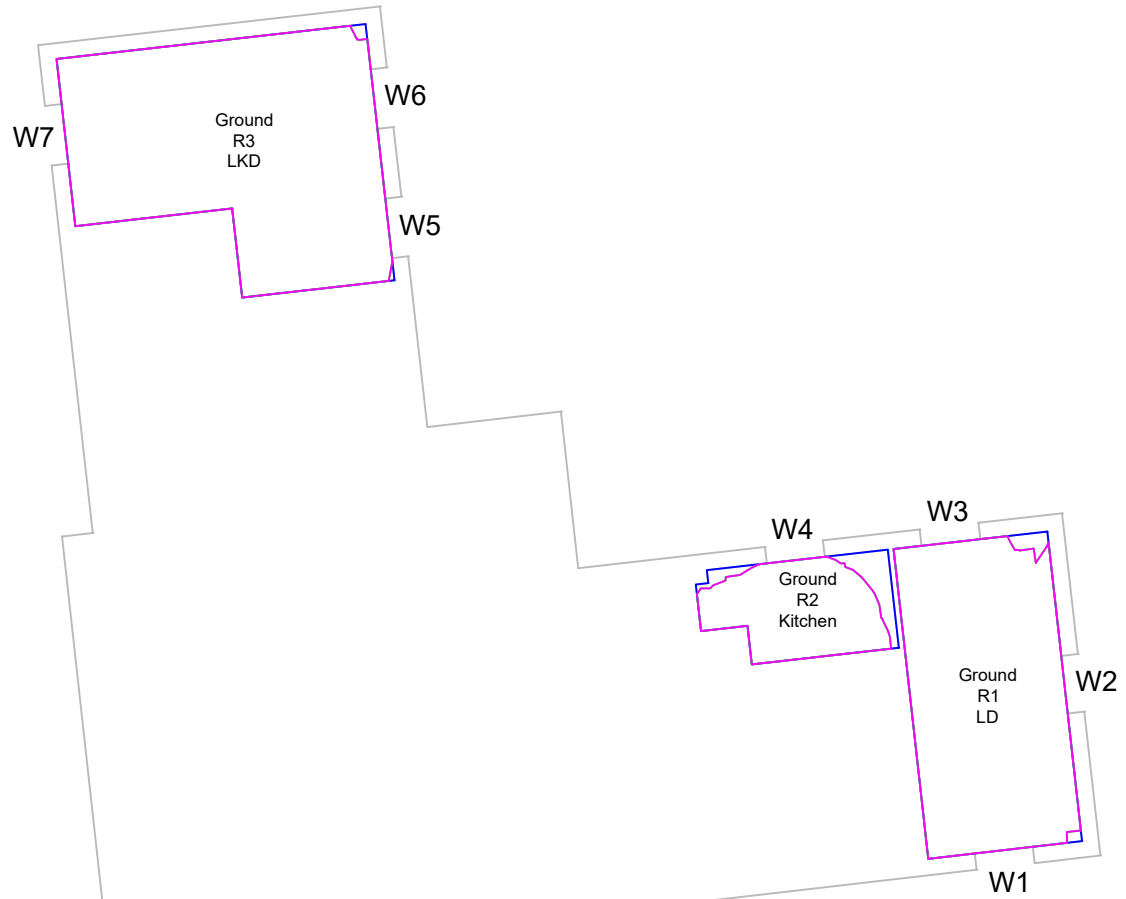


Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

Drawing Description
DAYLIGHT DISTRIBUTION
CONTOUR PLOT
51-57 LONGFORD PARK ROAD

Project Reference 20223749	Drawing Sheet No REL01/14
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd

Promap
Digital Site Plan.

JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.

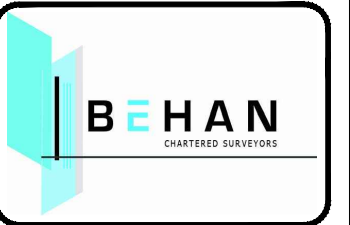
KWL Architects
Proposed Scheme drawings
Received Oct 2022.

Neighbouring properties
Various online research.

Site Photography.

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

No.	Revision/Issue	Date

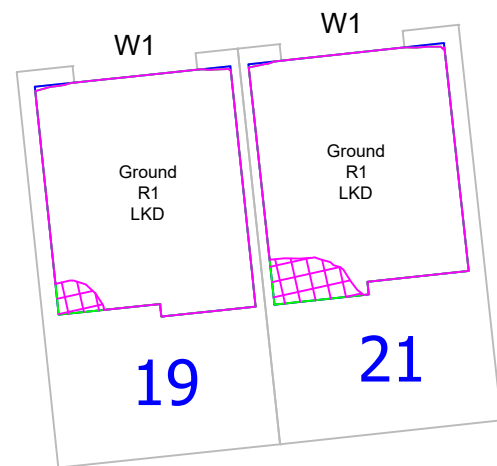


Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

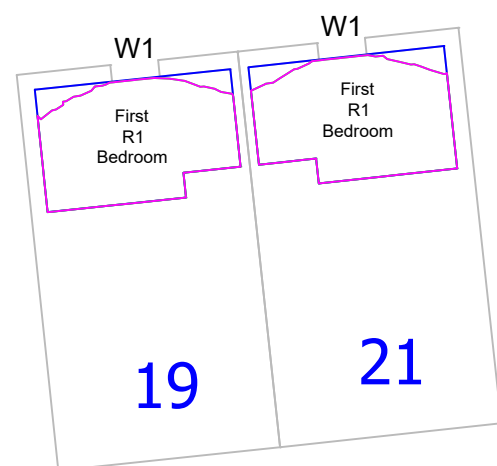
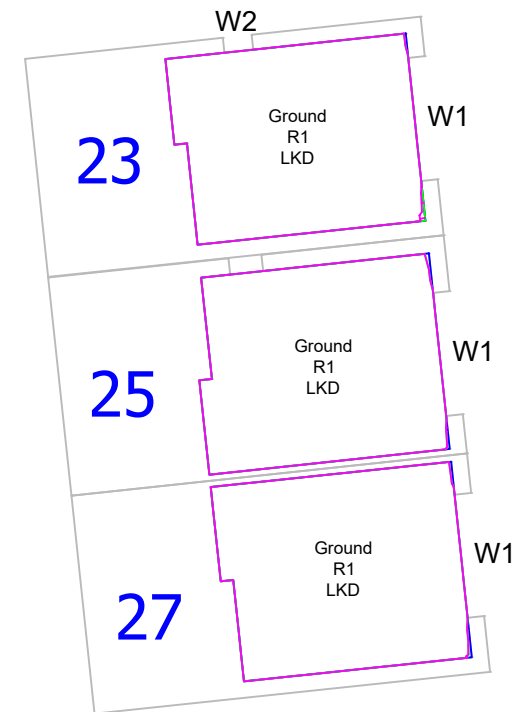
Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

Drawing Description
DAYLIGHT DISTRIBUTION
CONTOUR PLOT
1-17 ROBINS WAY

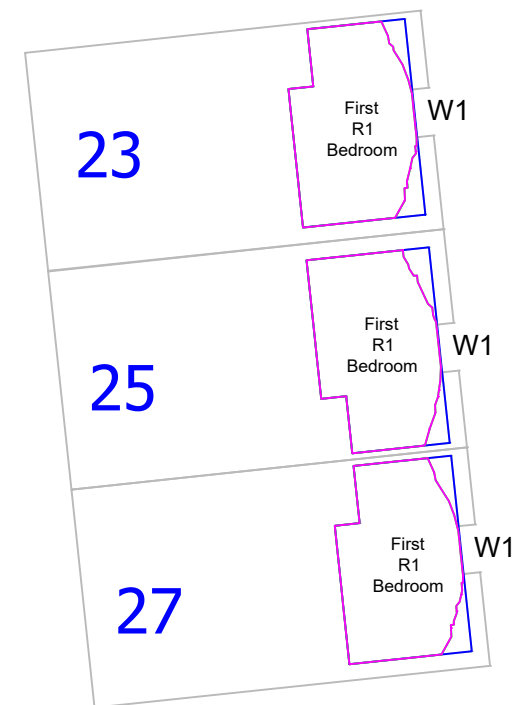
Project Reference 20223749	Drawing Sheet No REL01/15
Date OCT 2022	
Scale NTS	



ROBINS WAY



ROBINS WAY



LEGEND

BEHAN PARTNERSHIP Ltd

Promap
Digital Site Plan.

JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.

KWL Architects
Proposed Scheme drawings
Received Oct 2022.

Neighbouring properties
Various online research.

Site Photography.

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

No.	Revision/Issue	Date



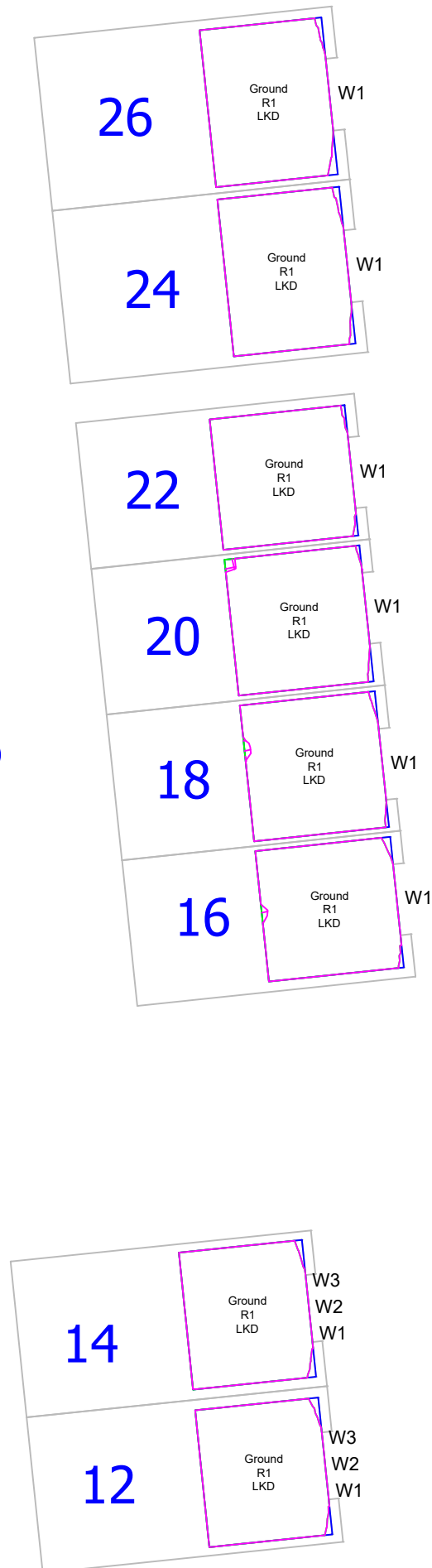
Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

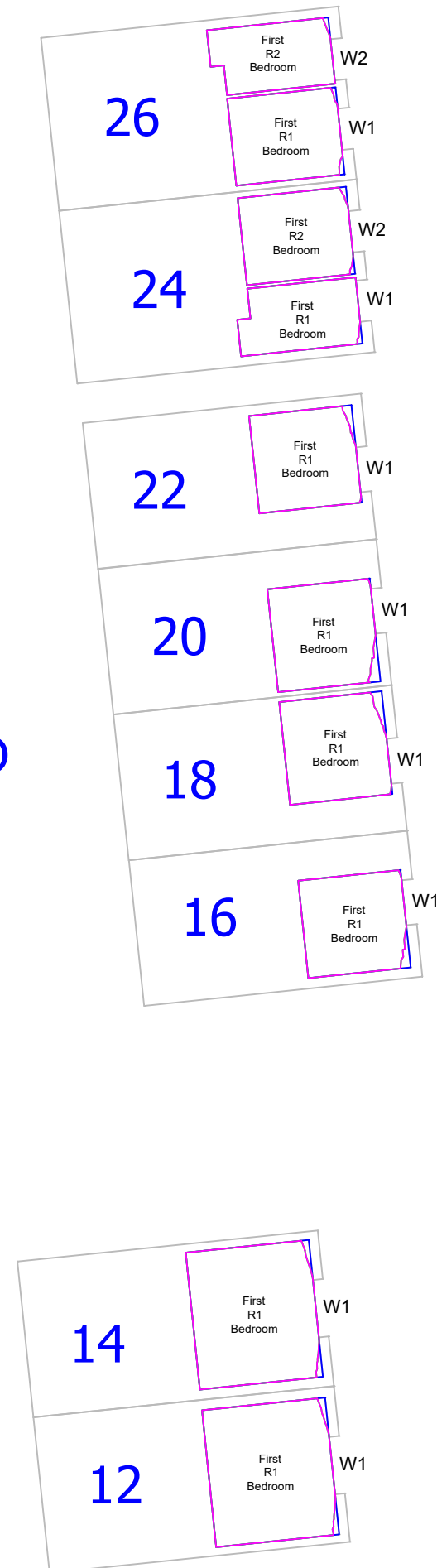
Drawing Description
DAYLIGHT DISTRIBUTION
CONTOUR PLOT
19-27 ROBINS WAY

Project Reference 20223749	Drawing Sheet No REL01/16
Date OCT 2022	
Scale NTS	

LINNET ROAD



LINNET ROAD



LEGEND

BEHAN PARTNERSHIP Ltd

Promap
Digital Site Plan.

JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.

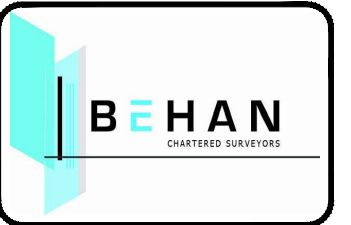
KWL Architects
Proposed Scheme drawings
Received Oct 2022.

Neighbouring properties
Various online research.

Site Photography.

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

No.	Revision/Issue	Date



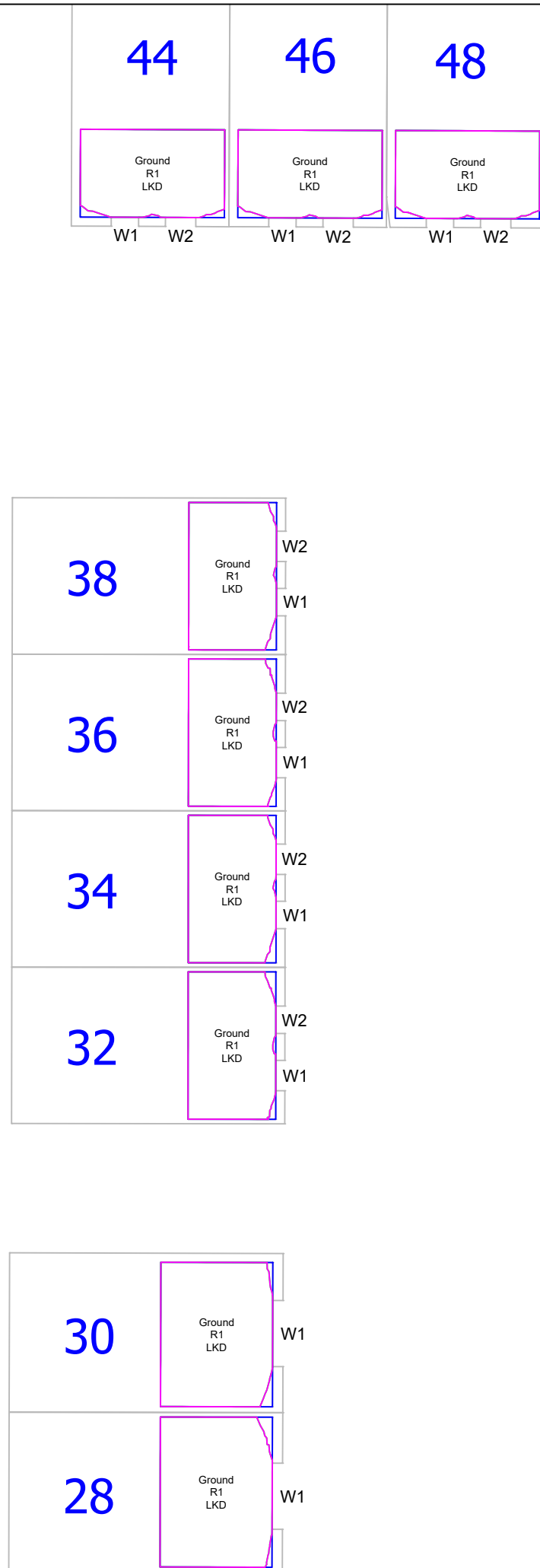
Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

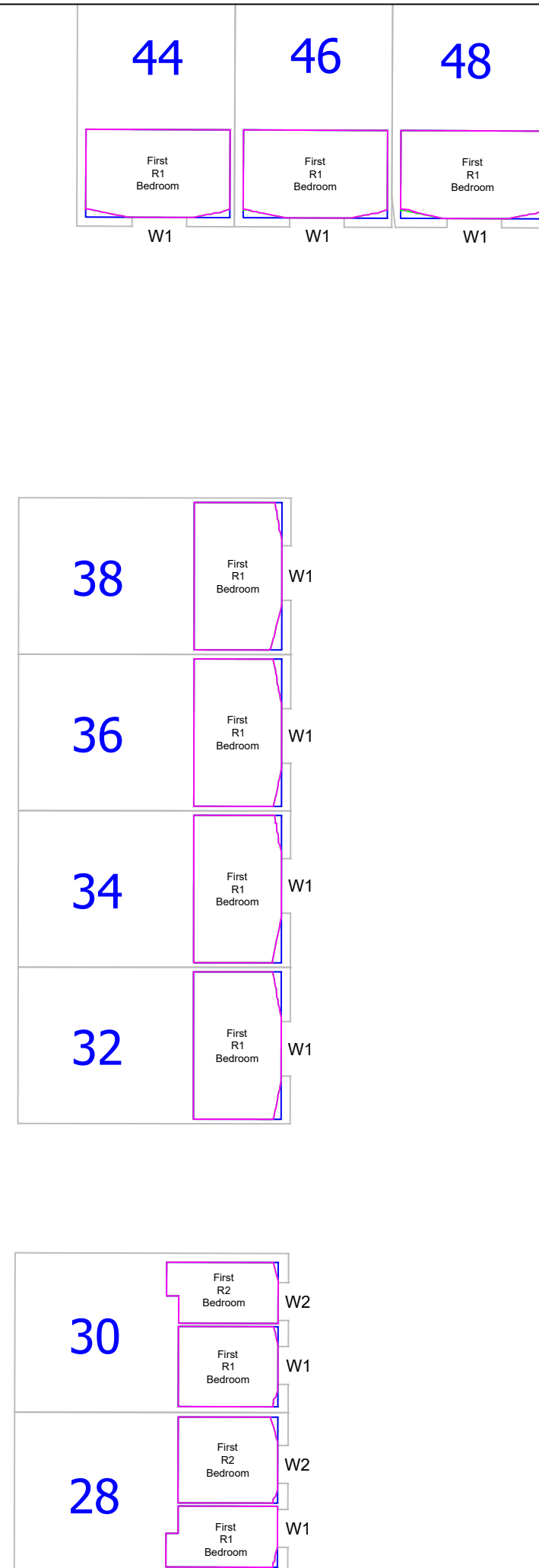
Drawing Description
DAYLIGHT DISTRIBUTION
CONTOUR PLOT
12-26 LINNET ROAD

Project Reference 20223749	Drawing Sheet No REL01/17
Date OCT 2022	
Scale NTS	

LINNET ROAD



LINNET ROAD



LEGEND

BEHAN PARTNERSHIP Ltd

Promap
Digital Site Plan.

JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.

KWL Architects
Proposed Scheme drawings
Received Oct 2022.

Neighbouring properties
Various online research.

Site Photography.

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

No.	Revision/Issue	Date

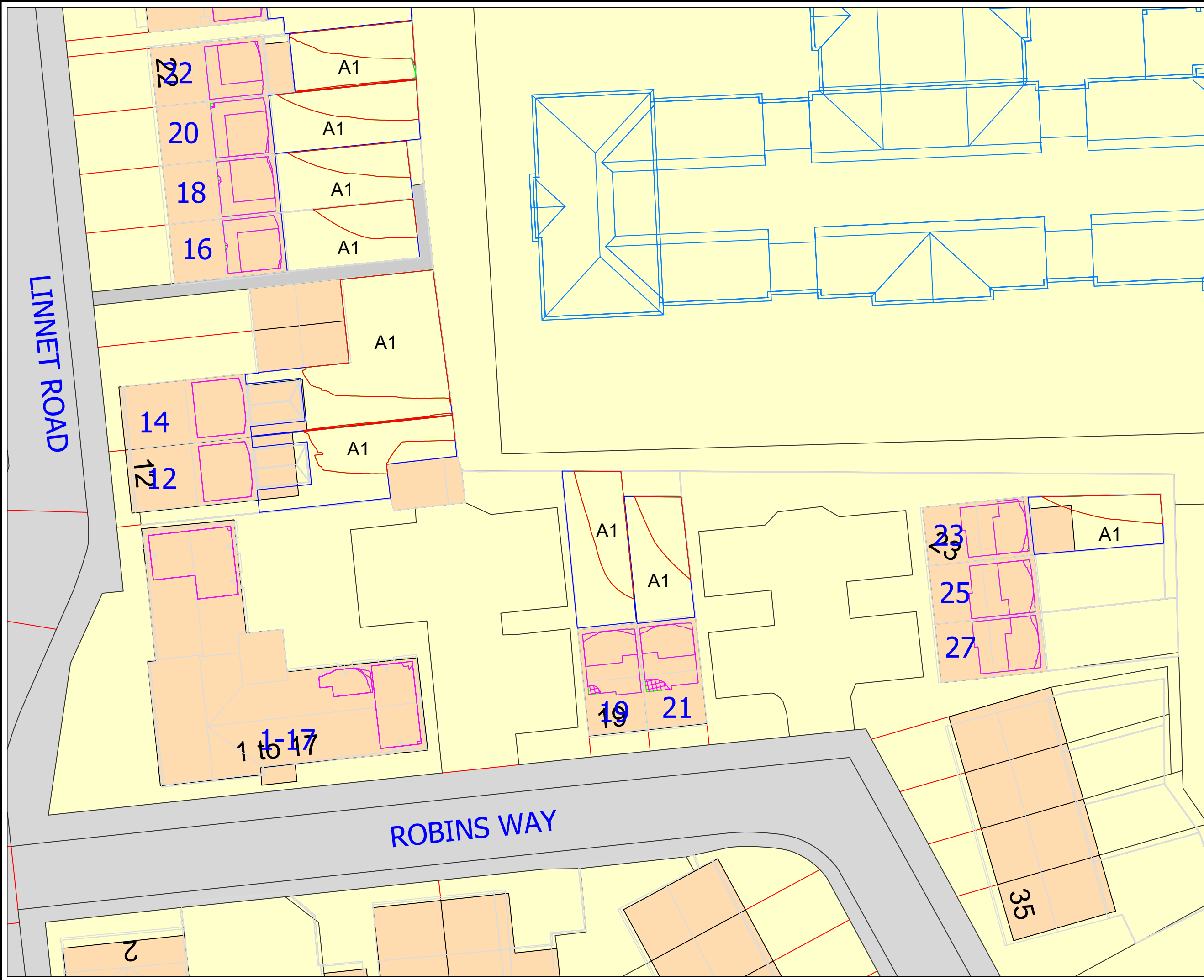


Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

Drawing Description
DAYLIGHT DISTRIBUTION
CONTOUR PLOT
28-48 LINNET ROAD

Project Reference 20223749	Drawing Sheet No REL01/18
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd
 Promap
 Digital Site Plan.
 JPP
 Topographical site survey
 Drawing No @ 25354Y/01
 Dated 4th August 2022.
 KWL Architects
 Proposed Scheme drawings
 Received Oct 2022.
 Neighbouring properties
 Various online research.
 Site Photography.

- Amenity Area
- Existing Amenity Area
- Proposed Amenity Area
- Area of Loss/Gain

No.	Revision/Issue	Date

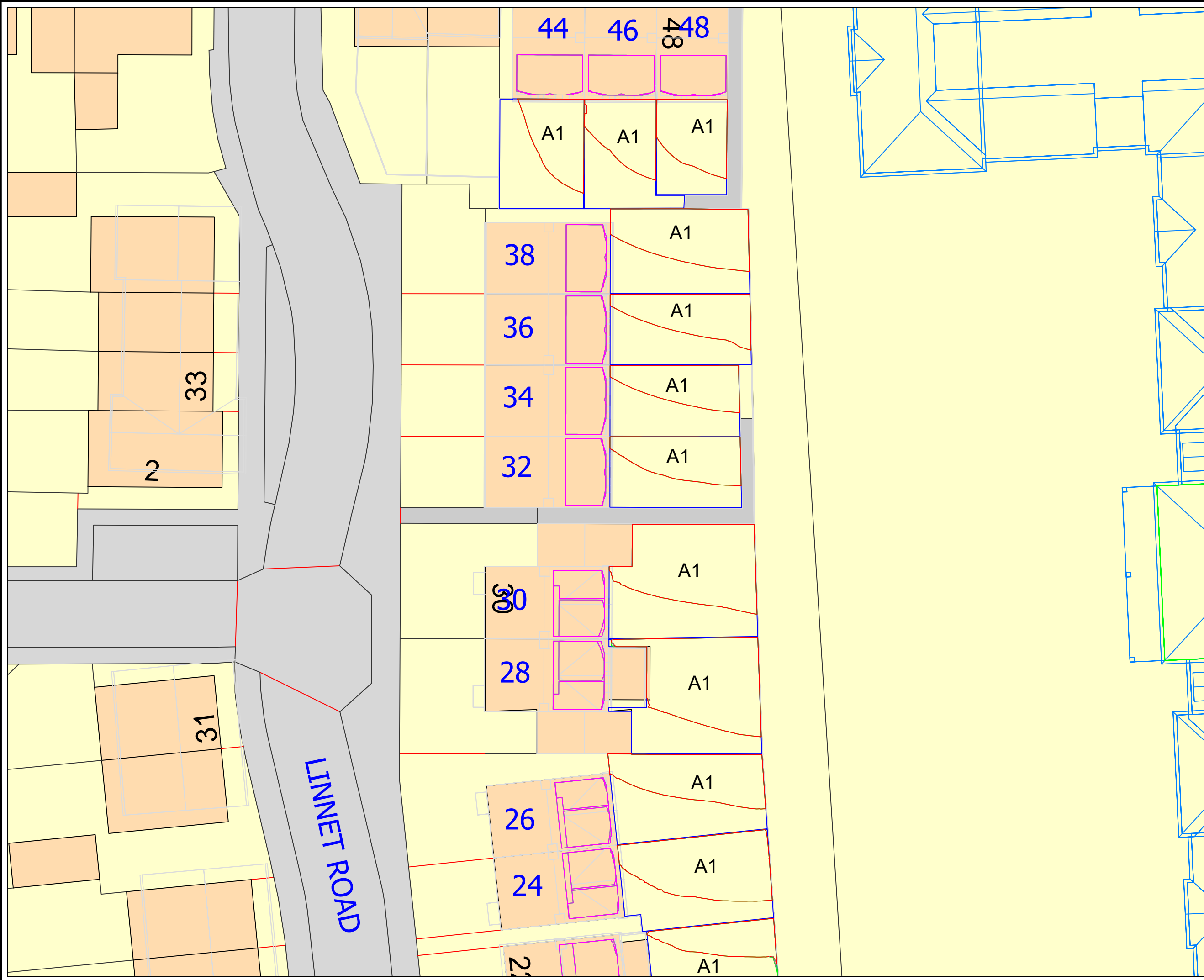


Behan Partnership Ltd
 Chartered Surveyors
 Party Wall & Rights to Light
 Experts
 Suite 2, Phoenix House
 St Albans, Hertfordshire AL1 5FL
 01727 800075
 mark@behanltd.co.uk

Project Name and Address
 CARE HOME DEVELOPMENTS
 LONGFORD PARK ROAD
 BODICOTE, OX15 4AD

Drawing Description
 SUN ON GROUND
 SHADOW ANALYSIS
 21ST MARCH

Project Reference 20223749	Drawing Sheet No REL01/19
Date OCT 2022	
Scale NTS	



LEGEND

BEHAN PARTNERSHIP Ltd
 Promap
 Digital Site Plan.

JPP
 Topographical site survey
 Drawing No @ 25354Y/01
 Dated 4th August 2022.

KWL Architects
 Proposed Scheme drawings
 Received Oct 2022.

Neighbouring properties
 Various online research.

Site Photography.

- Amenity Area
- Existing Amenity Area
- Proposed Amenity Area
- Area of Loss/Gain

No.	Revision/Issue	Date

BEHAN
CHARTERED SURVEYORS

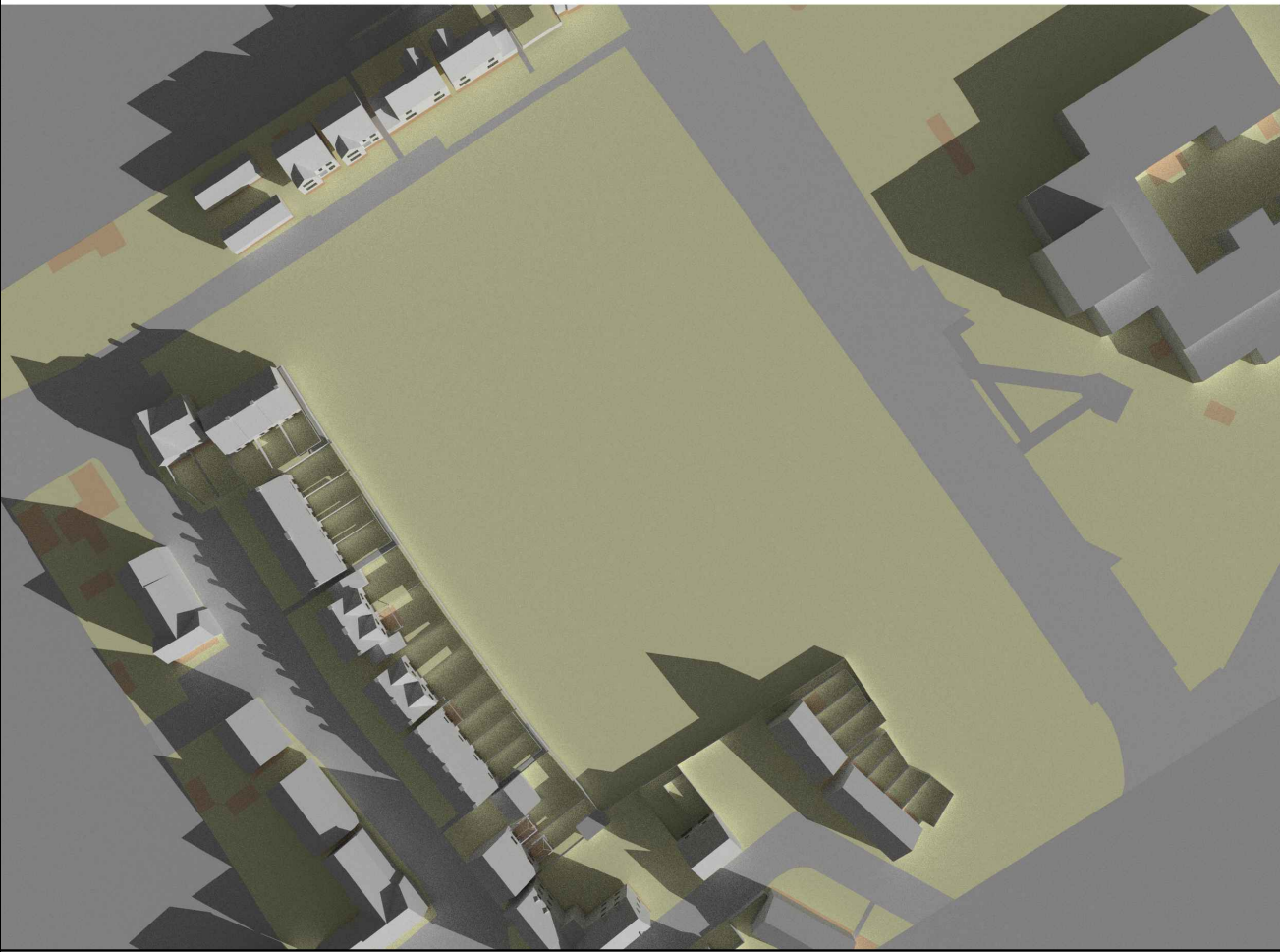
Behan Partnership Ltd
 Chartered Surveyors
 Party Wall & Rights to Light
 Experts
 Suite 2, Phoenix House
 St Albans, Hertfordshire AL1 5FL
 01727 800075
 mark@behanltd.co.uk

Project Name and Address
 CARE HOME DEVELOPMENTS
 LONGFORD PARK ROAD
 BODICOTE, OX15 4AD

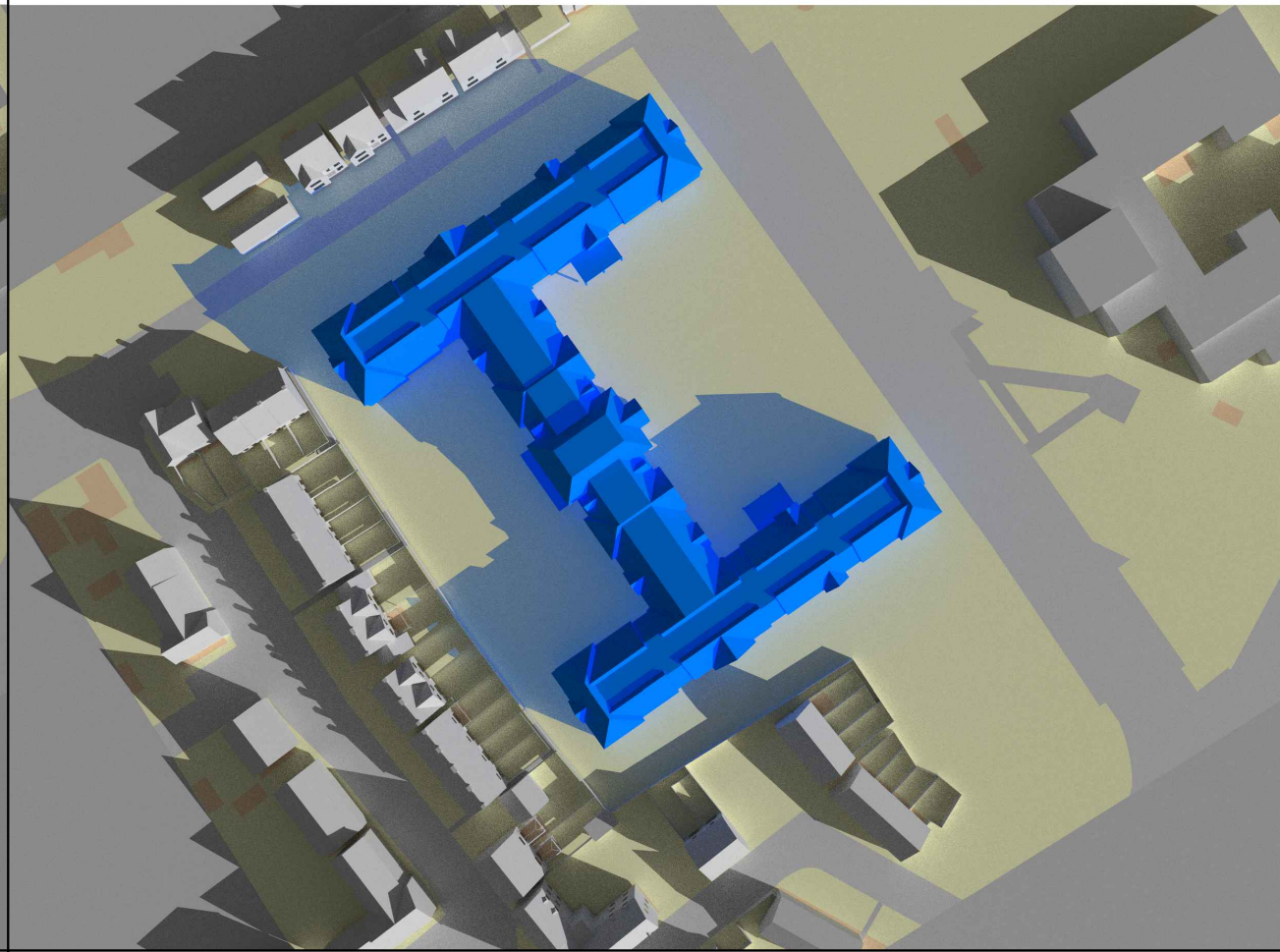
Drawing Description
 SUN ON GROUND
 SHADOW ANALYSIS
 21ST MARCH

<small>Project Reference</small> 20223749	<small>Drawing Sheet No</small> REL01/20
<small>Date</small> OCT 2022	
<small>Scale</small> NTS	

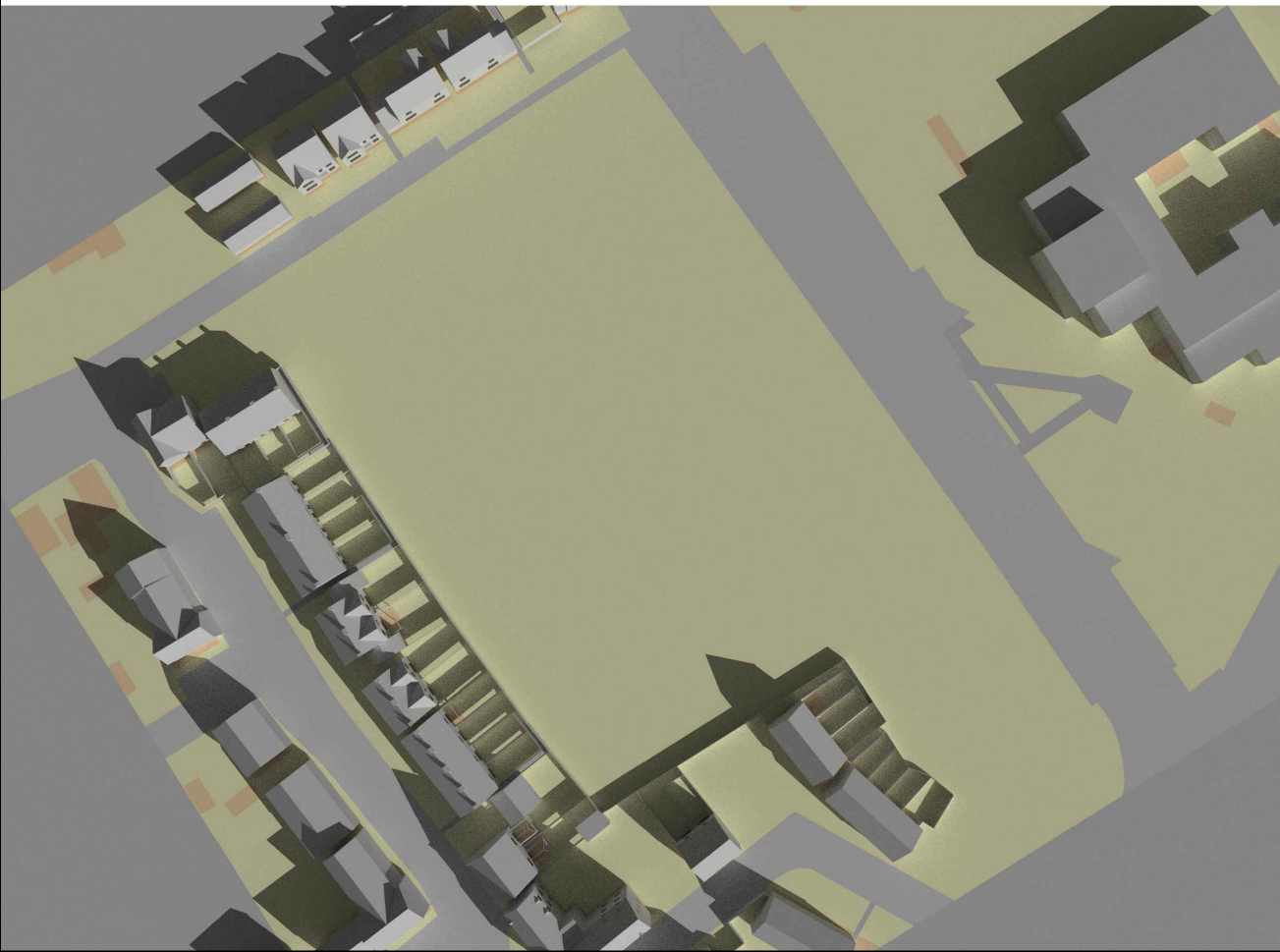
20223749-M01
Mar-21 08.00 AM



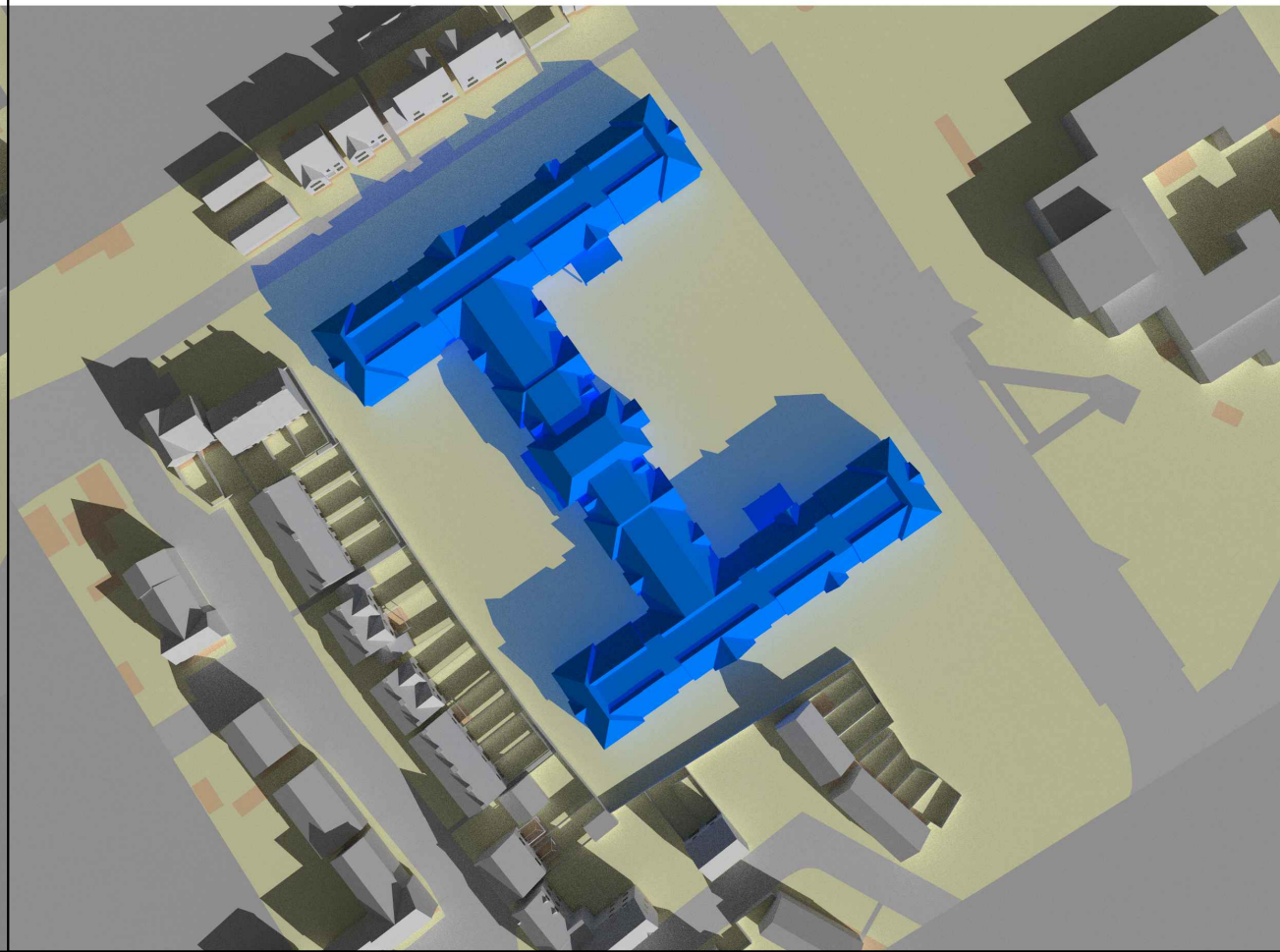
20223749-M01
Mar-21 08.00 AM



20223749-M01
Mar-21 09.00 AM



20223749-M01
Mar-21 09.00 AM



LEGEND

BEHAN PARTNERSHIP Ltd

Promap
Digital Site Plan.

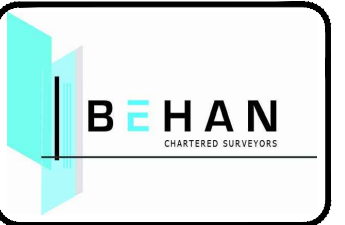
JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.

KWL Architects
Proposed Scheme drawings
Received Oct 2022.

Neighbouring properties
Various online research.

Site Photography.

No.	Revision/Issue	Date



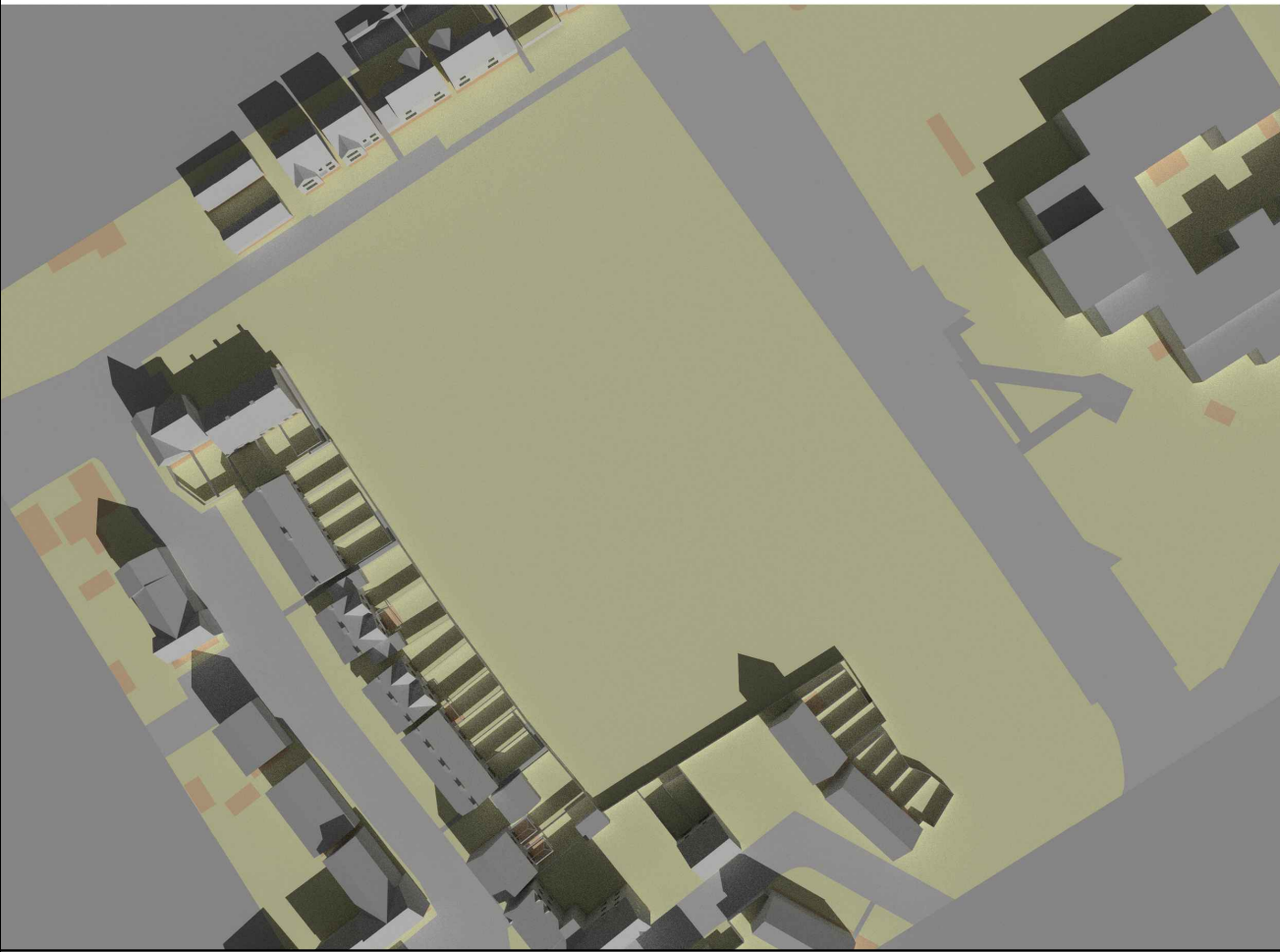
Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

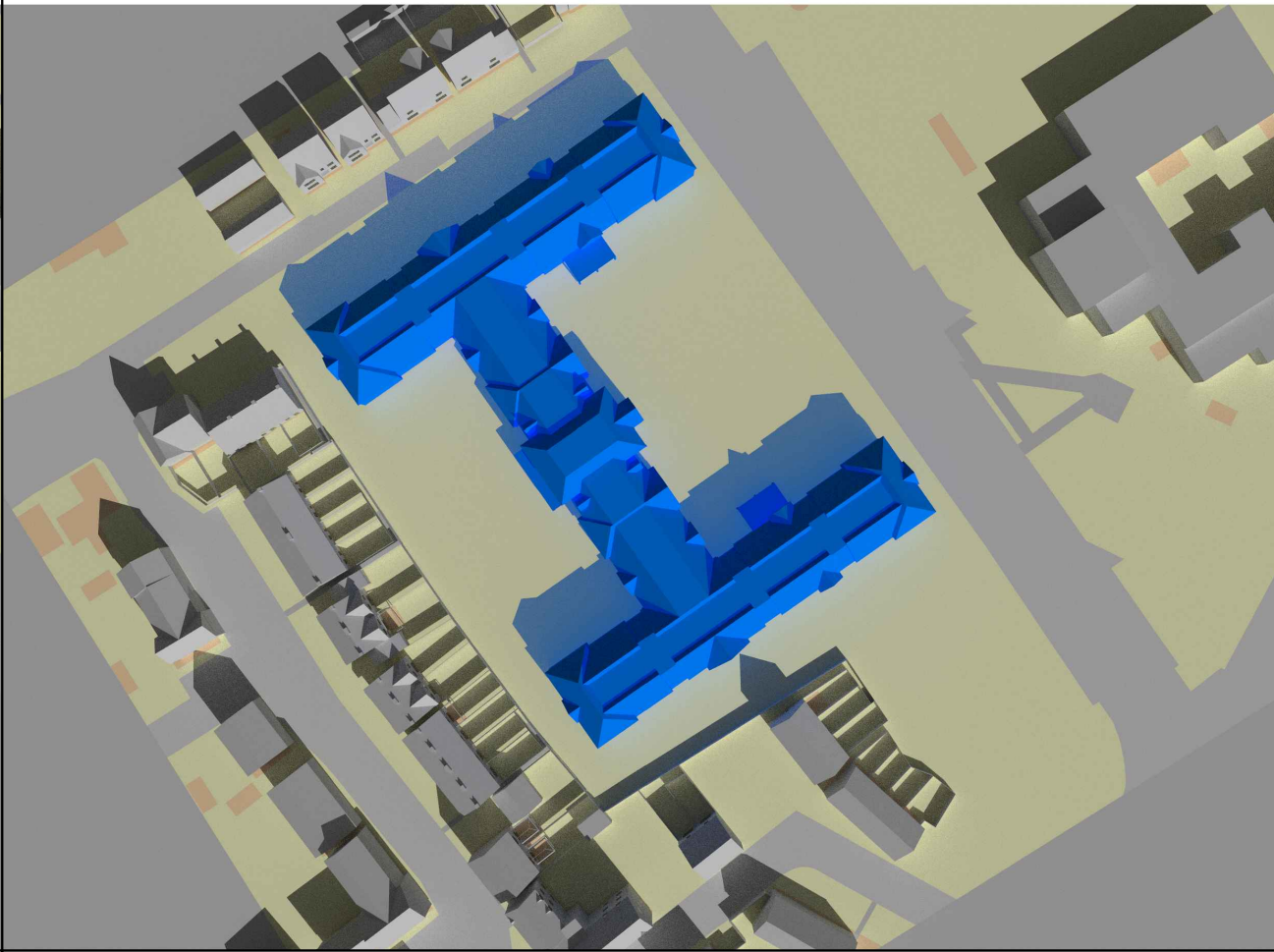
Drawing Description
TRANSIENT SHADOW STUDY
21ST MARCH

Project Reference 20223749	Drawing Sheet No REL01/21
Date OCT 2022	
Scale NTS	

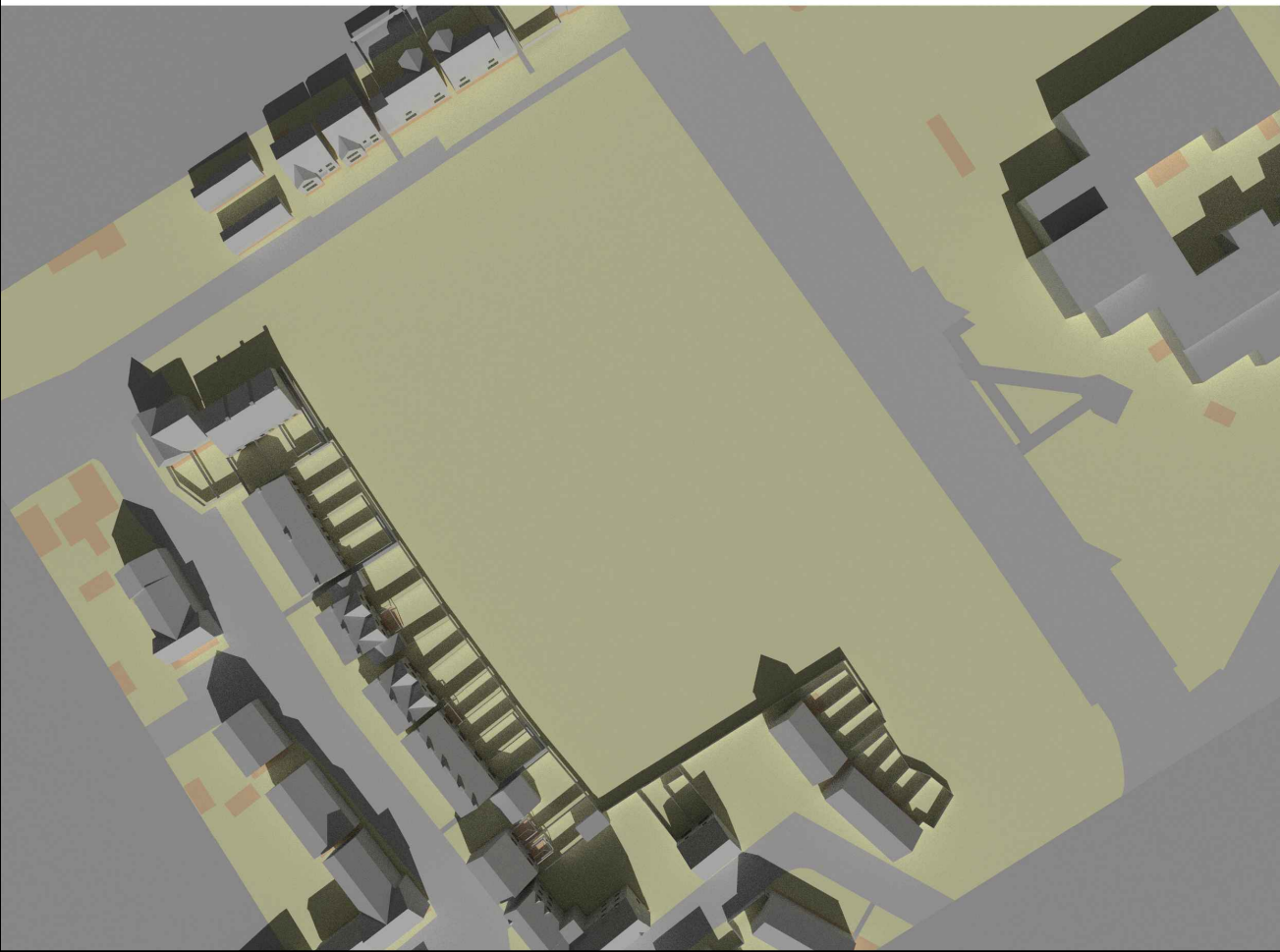
20223749-M01
Mar-21 10.00 AM



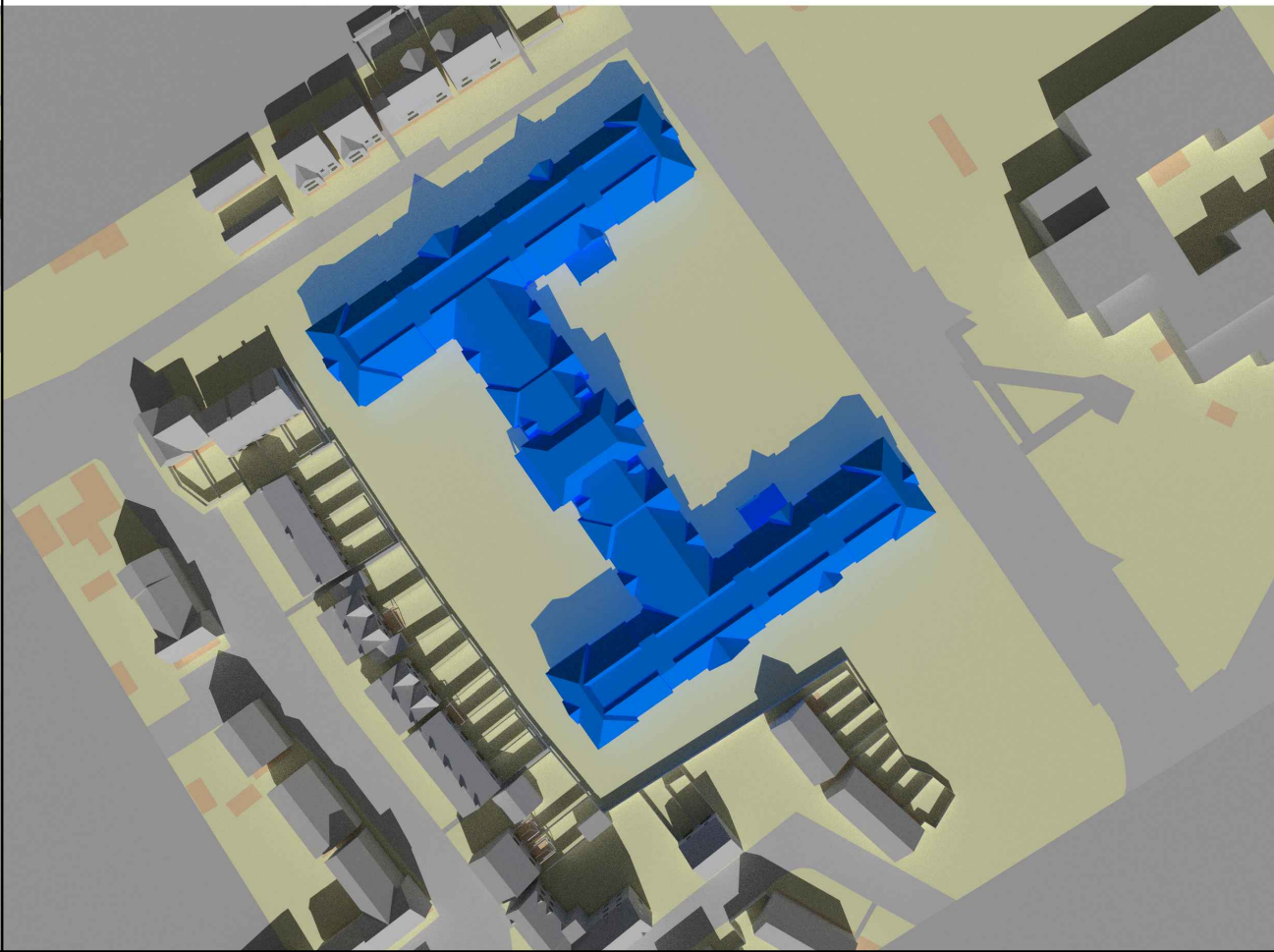
20223749-M01
Mar-21 10.00 AM



20223749-M01
Mar-21 11.00 AM



20223749-M01
Mar-21 11.00 AM



LEGEND

BEHAN PARTNERSHIP Ltd

Promap
Digital Site Plan.

JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.

KWL Architects
Proposed Scheme drawings
Received Oct 2022.

Neighbouring properties
Various online research.

Site Photography.

No.	Revision/Issue	Date



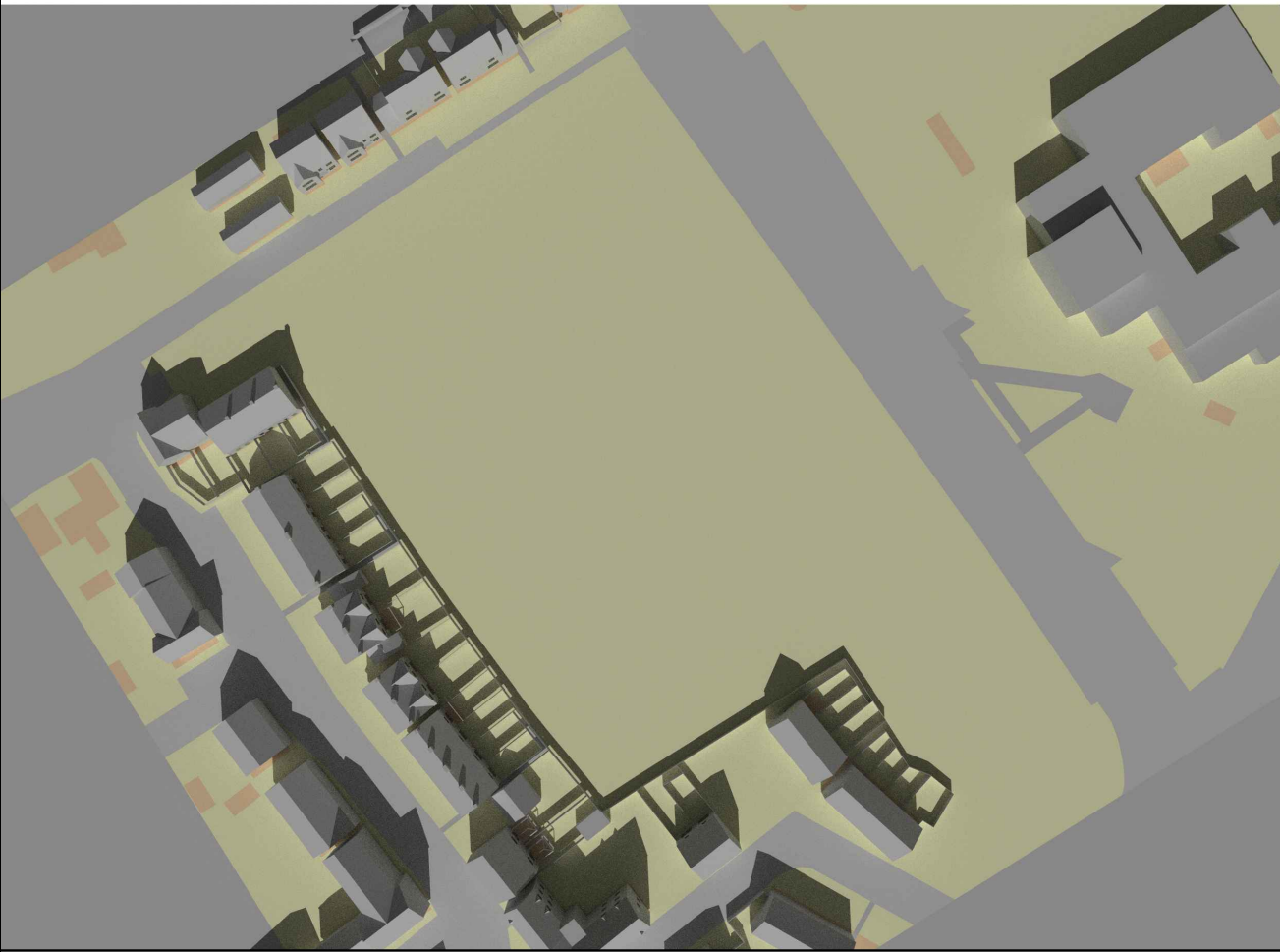
Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

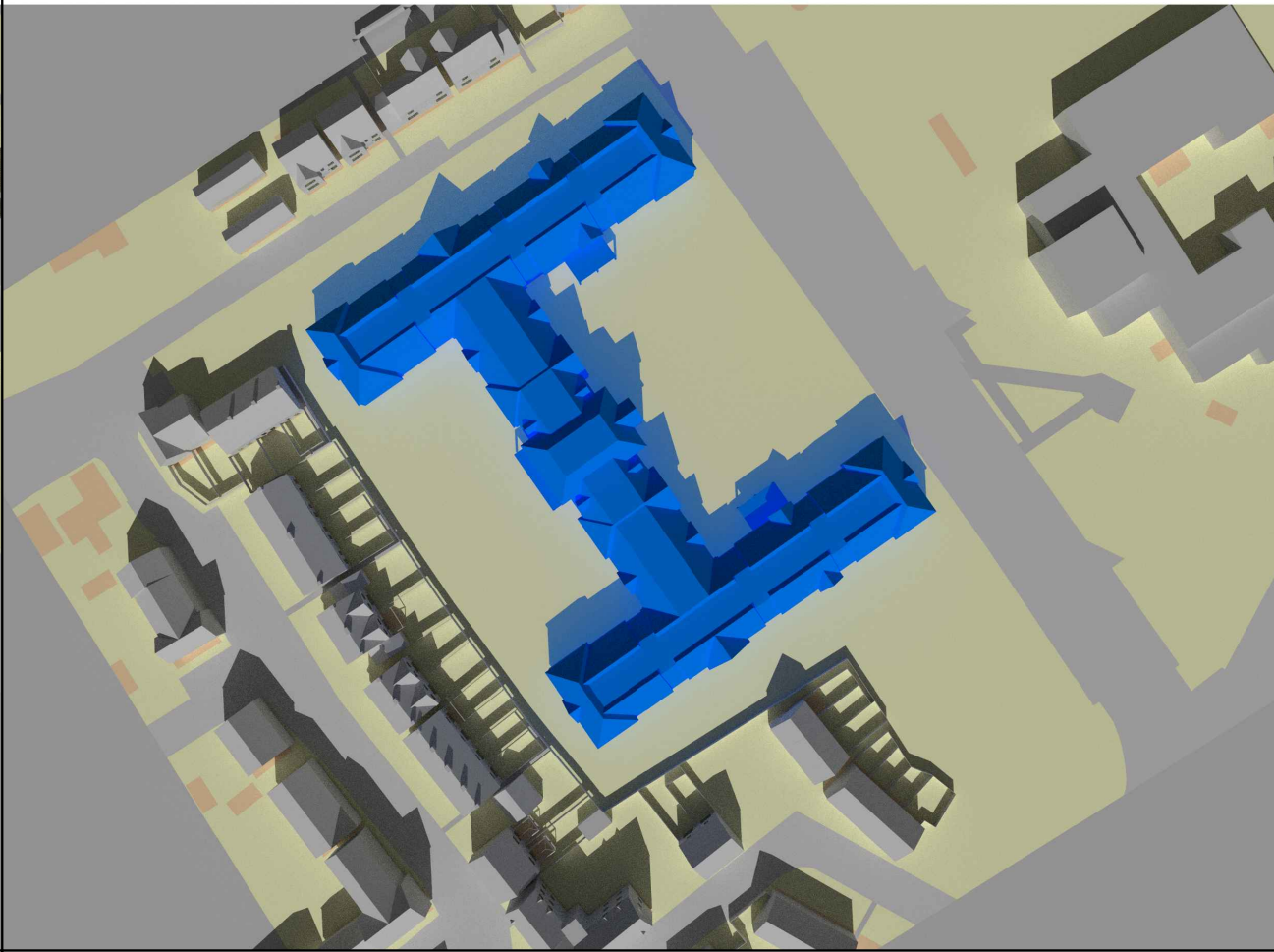
Drawing Description
TRANSIENT SHADOW STUDY
21ST MARCH

Project Reference 20223749	Drawing Sheet No REL01/22
Date OCT 2022	
Scale NTS	

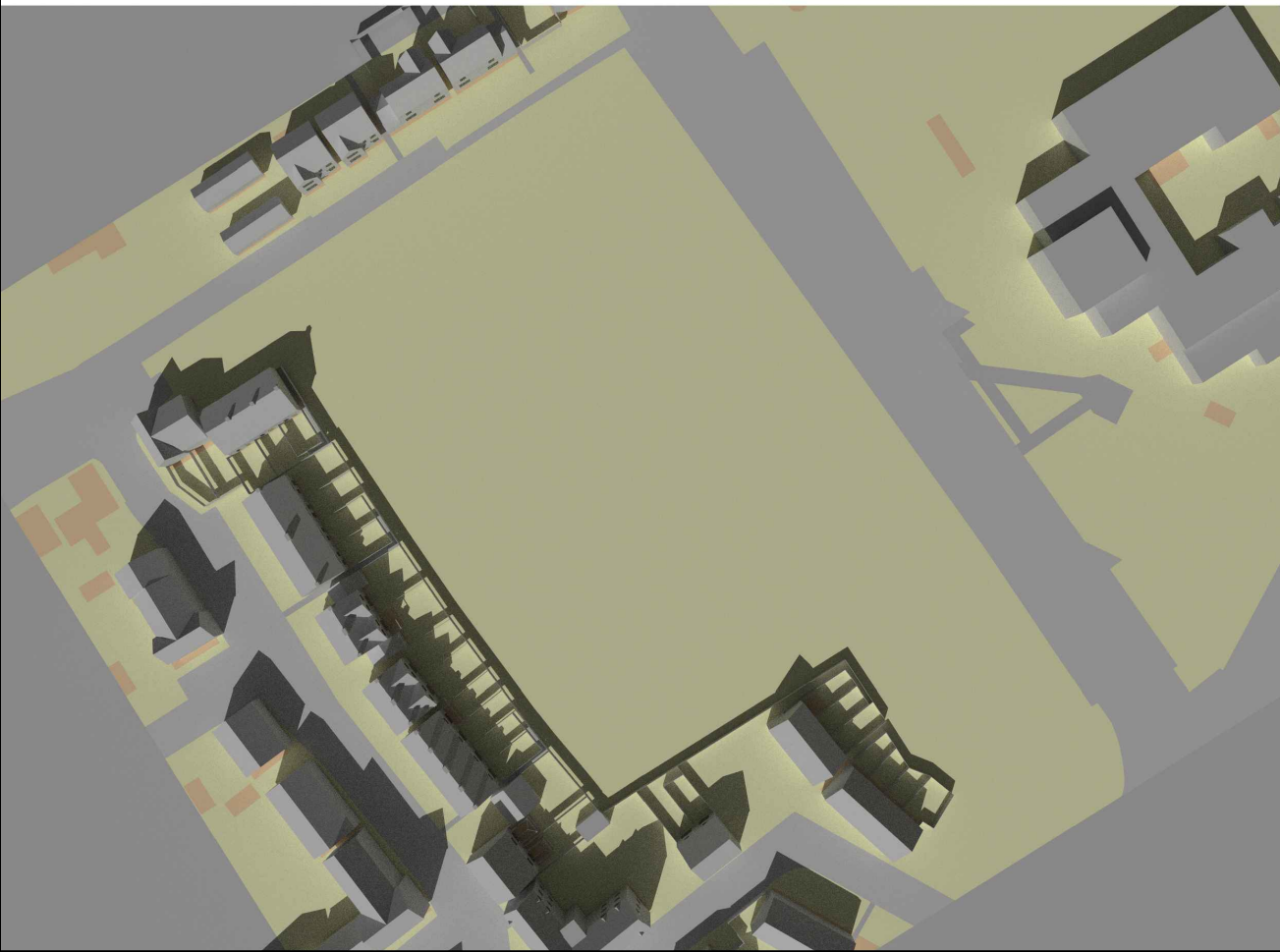
20223749-M01
Mar-21 12.00 PM



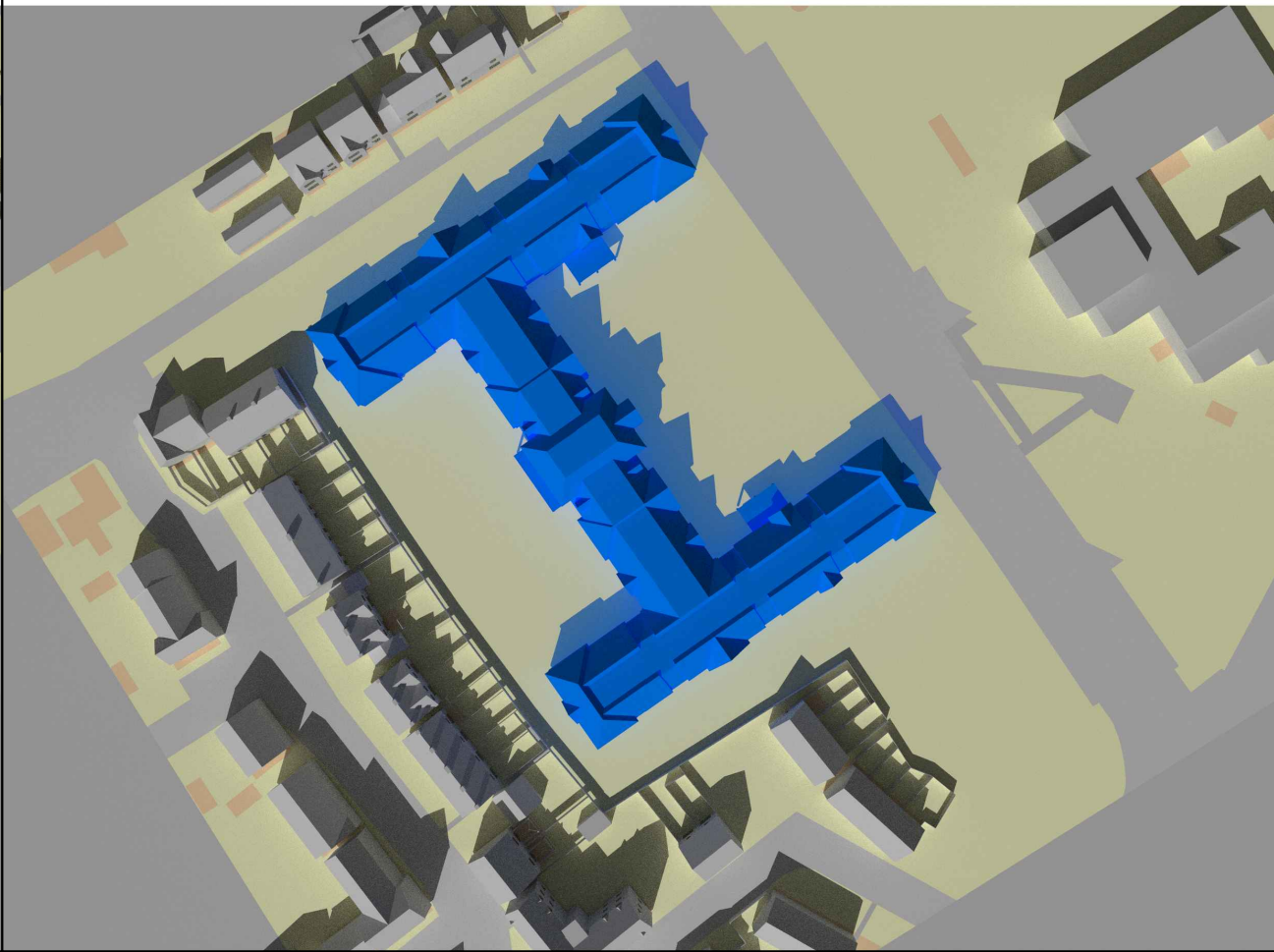
20223749-M01
Mar-21 12.00 PM



20223749-M01
Mar-21 13.00 PM



20223749-M01
Mar-21 13.00 PM



LEGEND

BEHAN PARTNERSHIP Ltd

Promap
Digital Site Plan.

JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.

KWL Architects
Proposed Scheme drawings
Received Oct 2022.

Neighbouring properties
Various online research.

Site Photography.

No.	Revision/Issue	Date



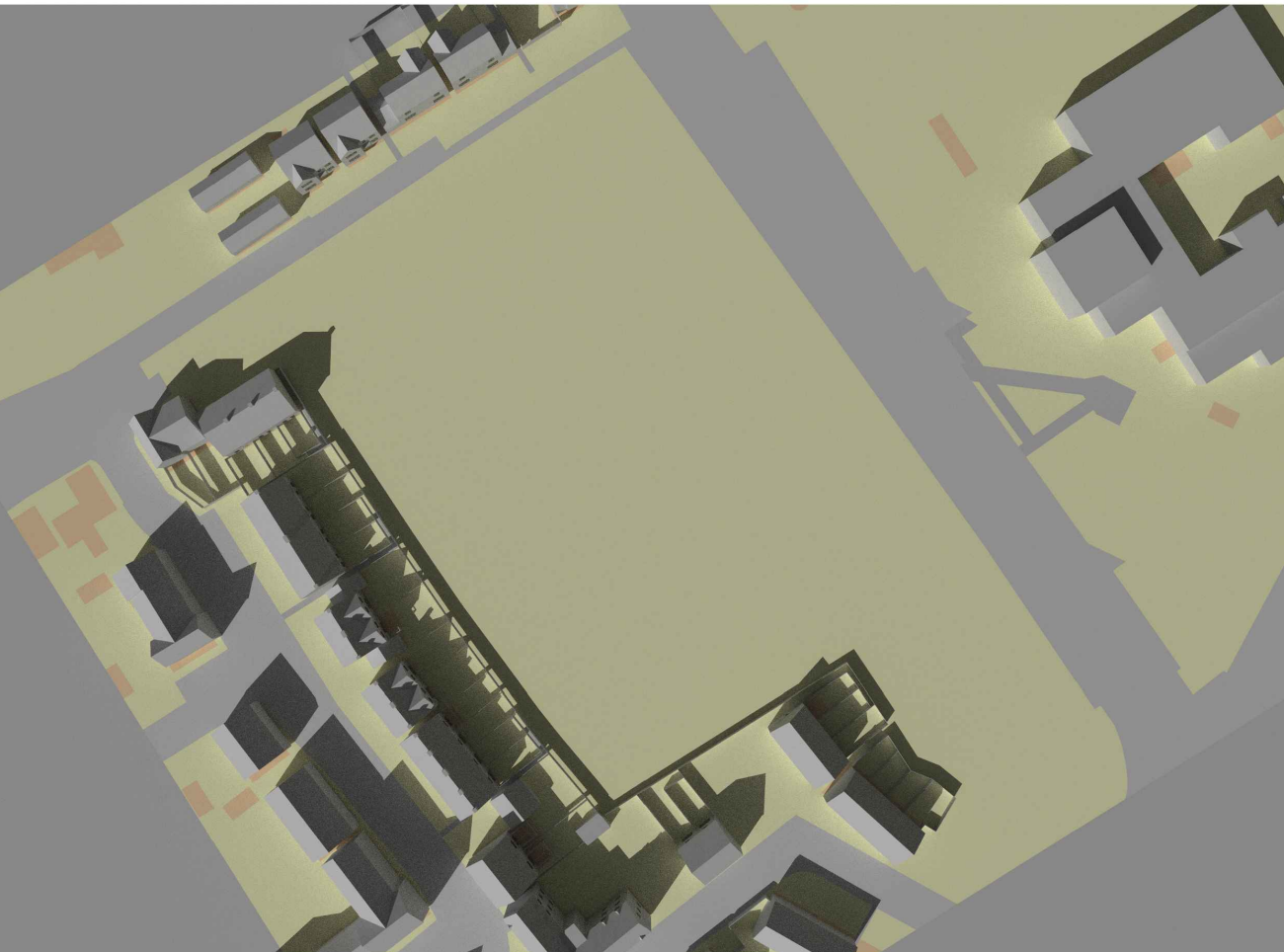
Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

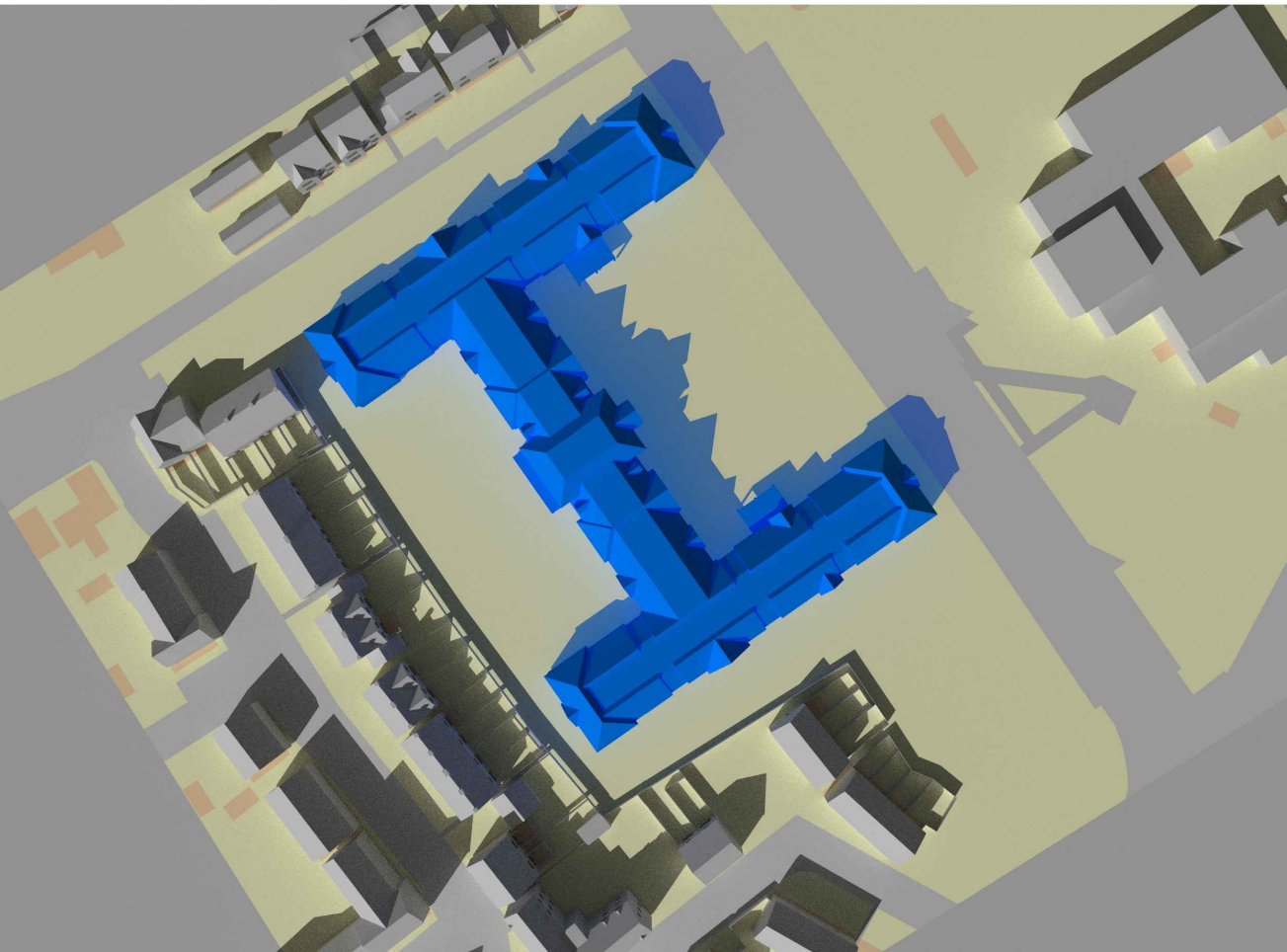
Drawing Description
TRANSIENT SHADOW STUDY
21ST MARCH

Project Reference 20223749	Drawing Sheet No REL01/23
Date OCT 2022	
Scale NTS	

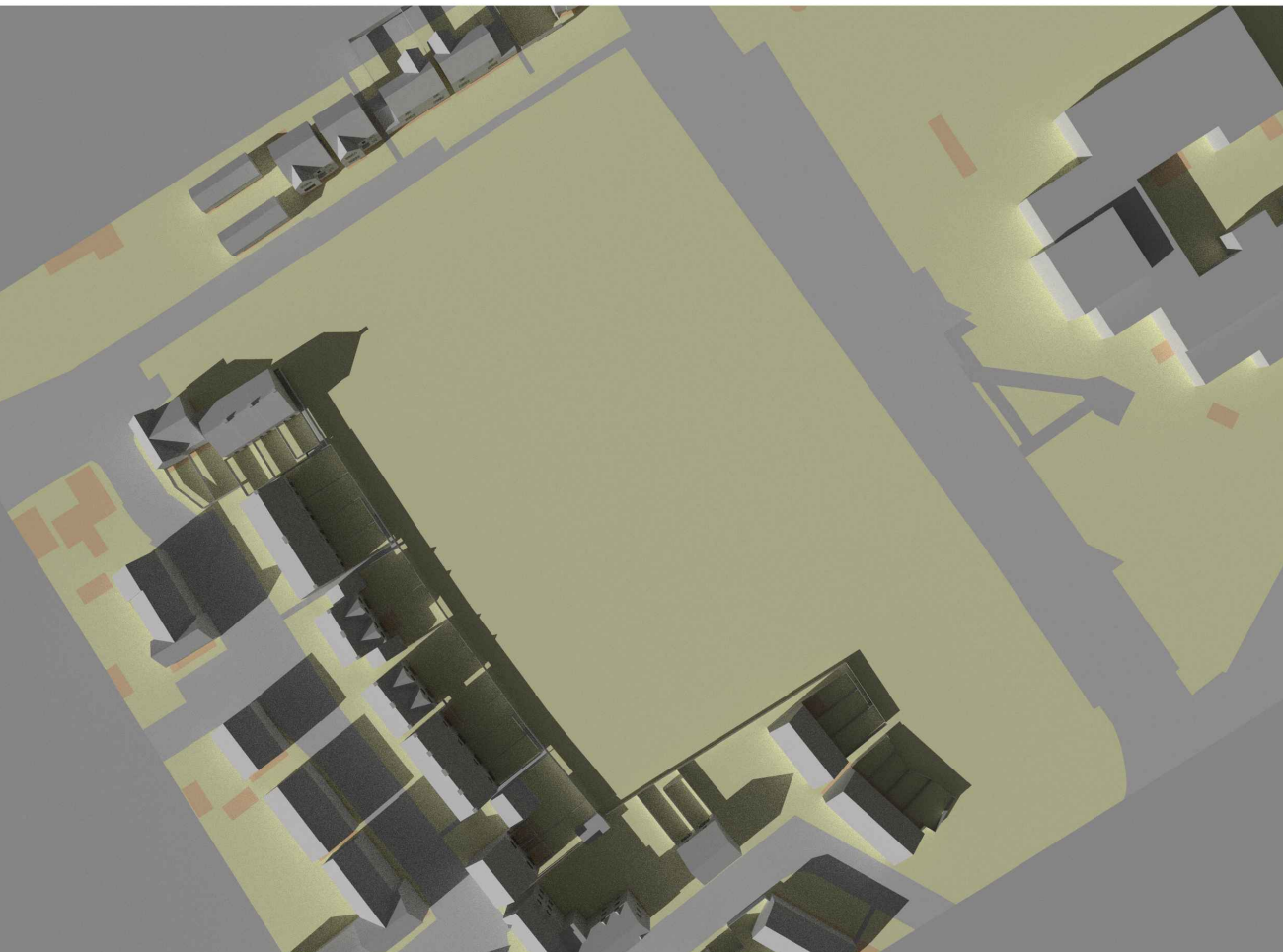
20223749-M01
Mar-21 14.00 PM



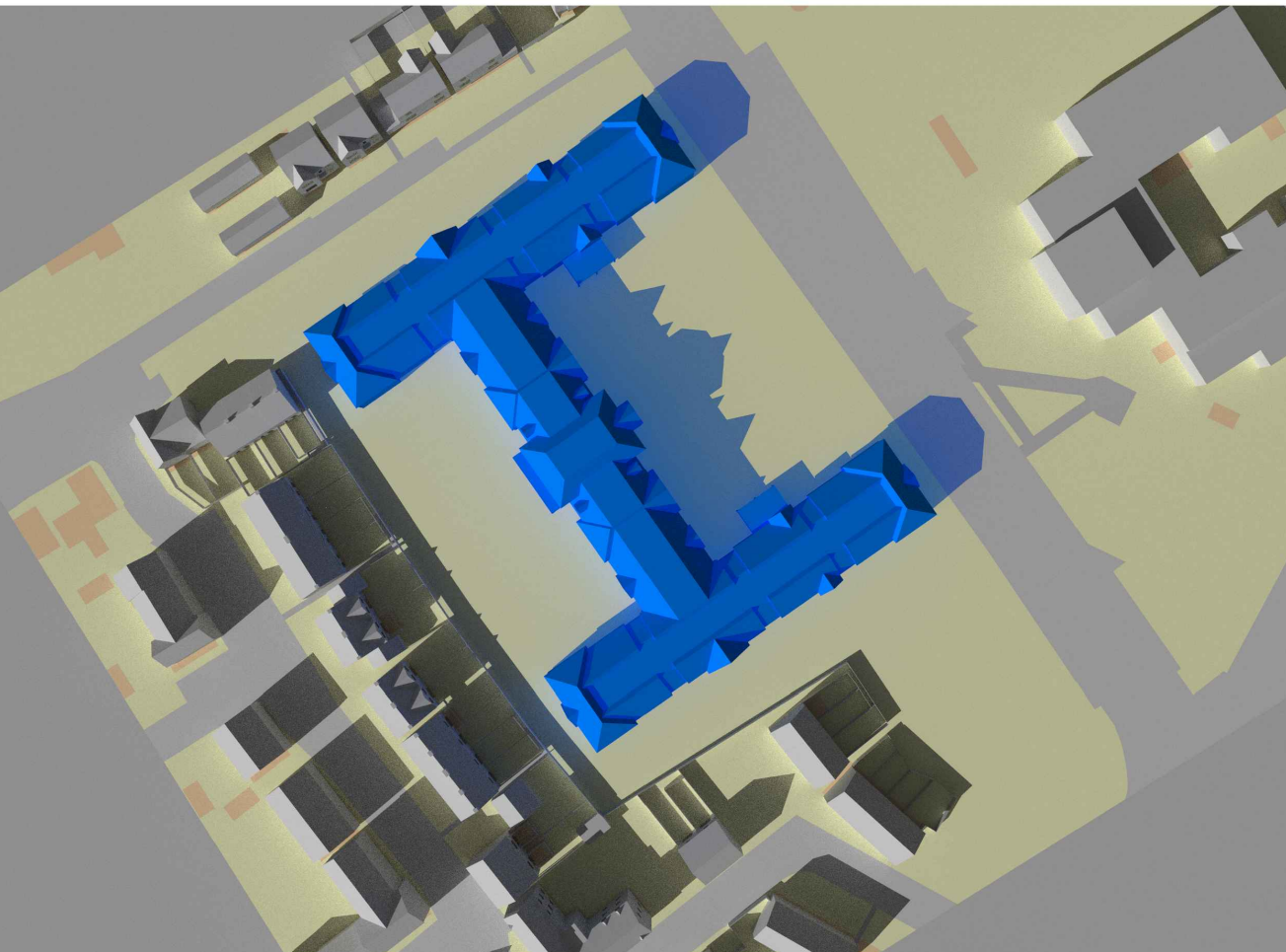
20223749-M01
Mar-21 14.00 PM



20223749-M01
Mar-21 15.00 PM



20223749-M01
Mar-21 15.00 PM



LEGEND

BEHAN PARTNERSHIP Ltd

Promap
Digital Site Plan.

JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.

KWL Architects
Proposed Scheme drawings
Received Oct 2022.

Neighbouring properties
Various online research.

Site Photography.

No.	Revision/Issue	Date



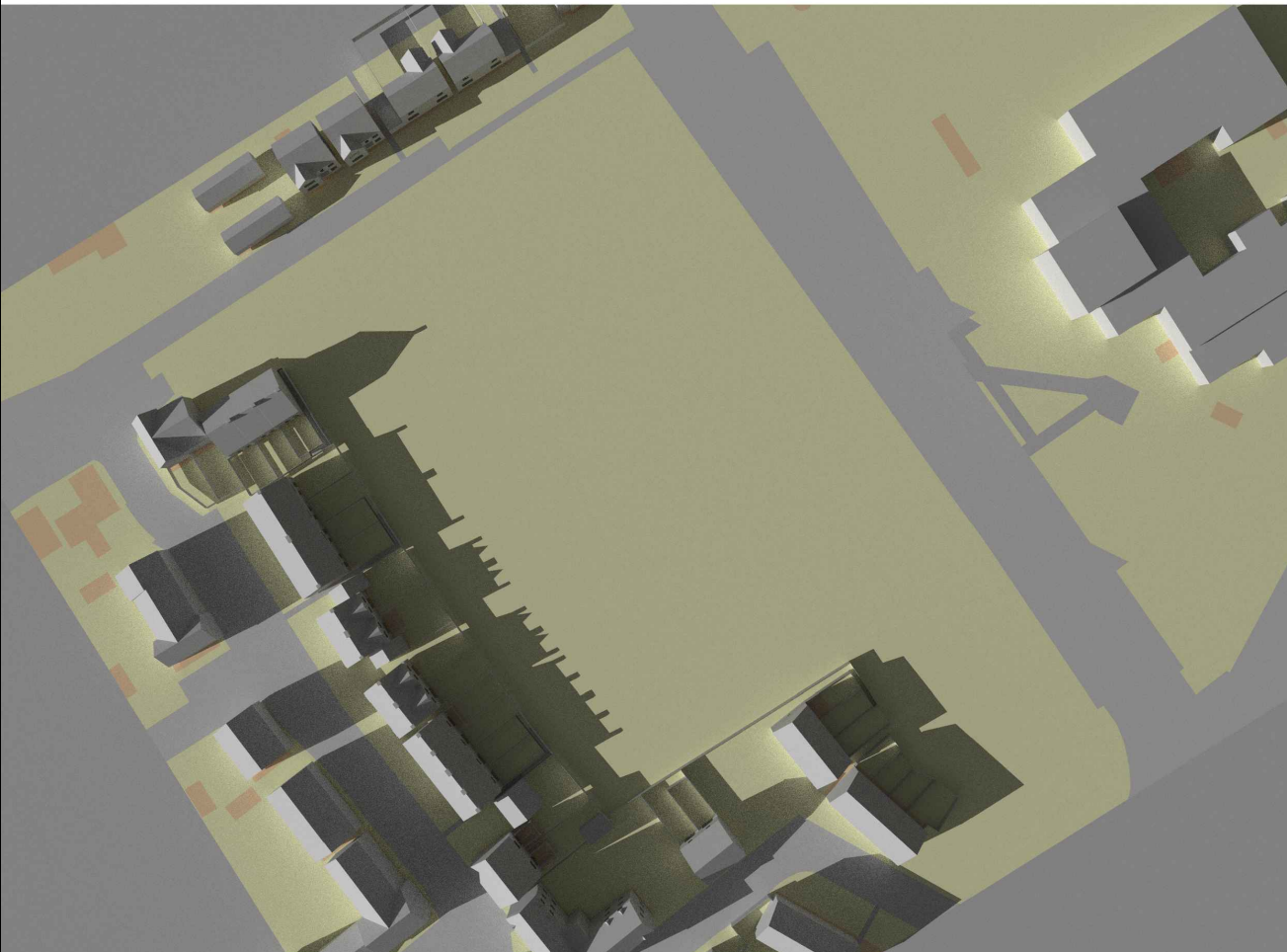
Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

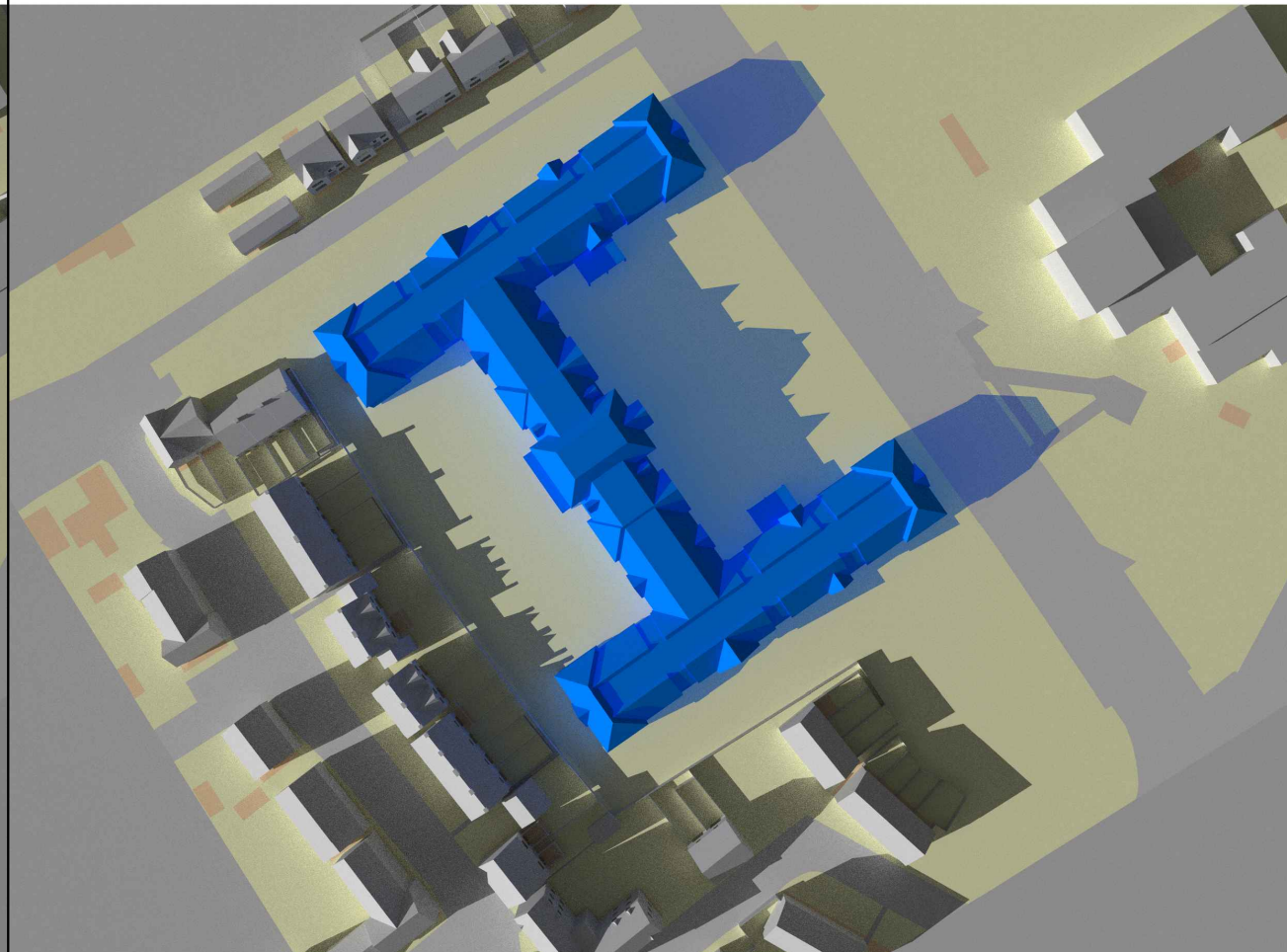
Drawing Description
TRANSIENT SHADOW STUDY
21ST MARCH

Project Reference 20223749	Drawing Sheet No REL01/24
Date OCT 2022	
Scale NTS	

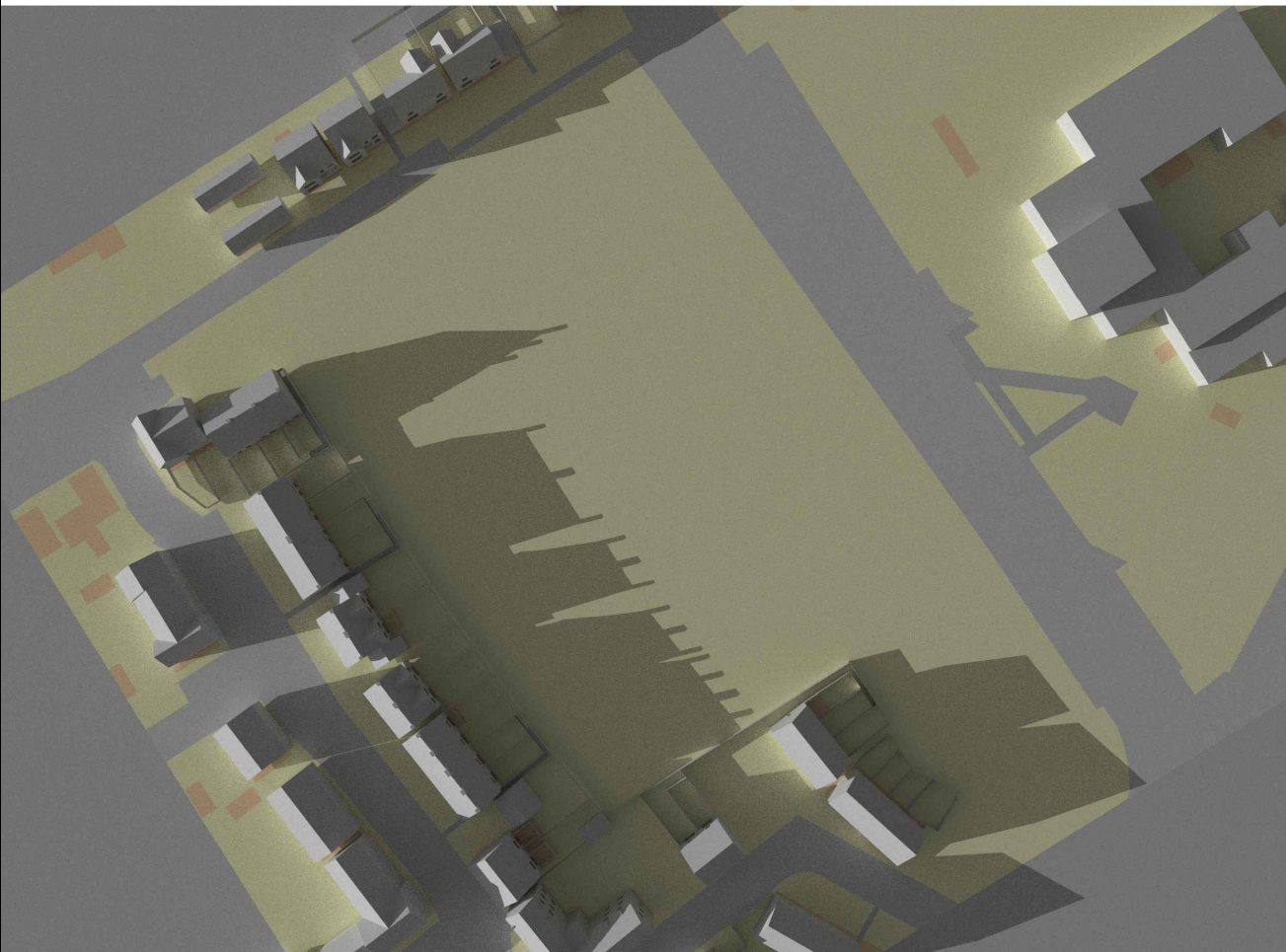
20223749-M01
Mar-21 16.00 PM



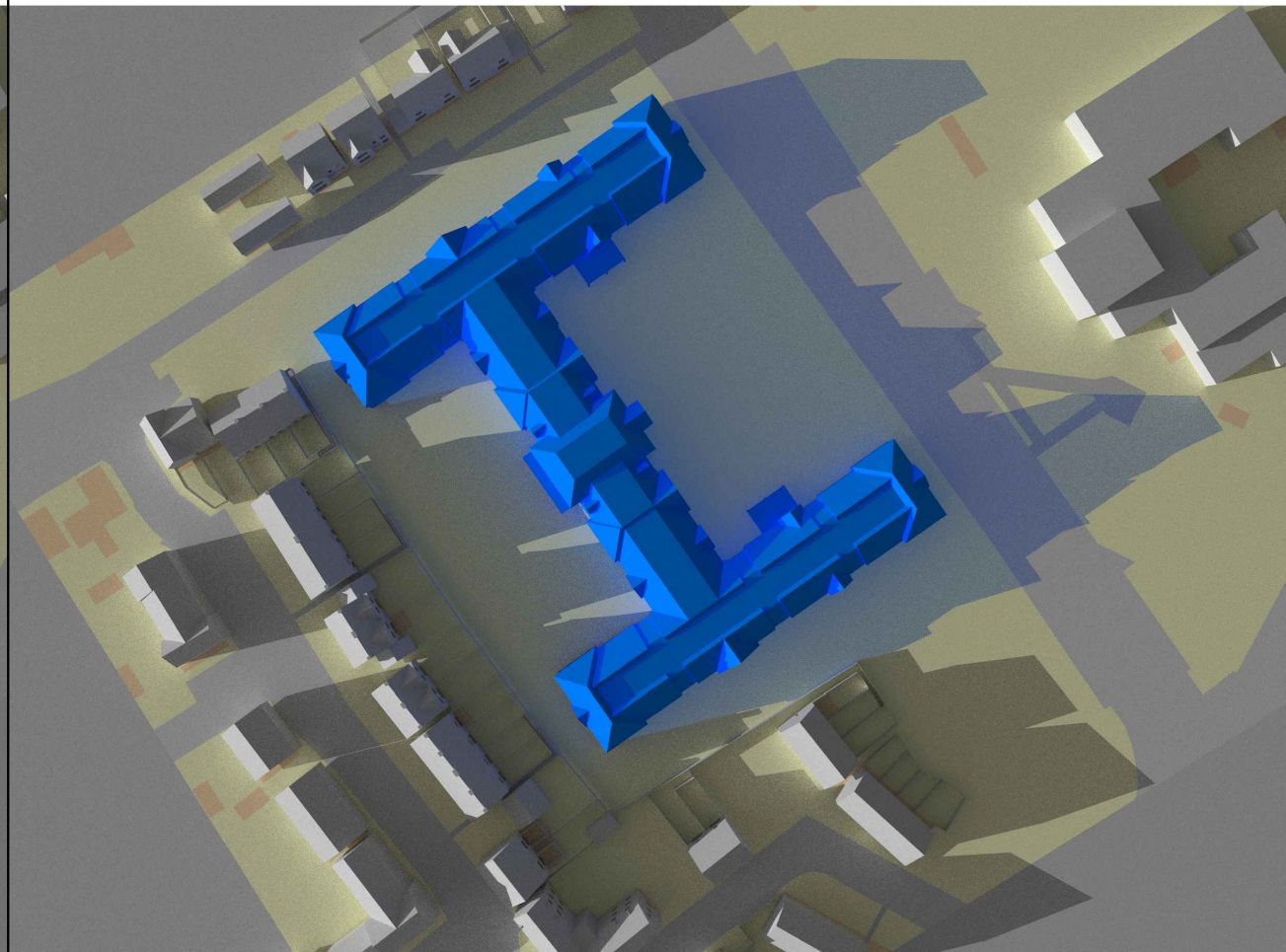
20223749-M01
Mar-21 16.00 PM



20223749-M01
Mar-21 17.00 PM



20223749-M01
Mar-21 17.00 PM



LEGEND

BEHAN PARTNERSHIP Ltd
Promap
Digital Site Plan.
JPP
Topographical site survey
Drawing No @ 25354Y/01
Dated 4th August 2022.
KWL Architects
Proposed Scheme drawings
Received Oct 2022.
Neighbouring properties
Various online research.
Site Photography.

No.	Revision/Issue	Date



Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
Suite 2, Phoenix House
St Albans, Hertfordshire AL1 5FL
01727 800075
mark@behanltd.co.uk

Project Name and Address
CARE HOME DEVELOPMENTS
LONGFORD PARK ROAD
BODICOTE, OX15 4AD

Drawing Description
TRANSIENT SHADOW STUDY
21ST MARCH

Project Reference 20223749	Drawing Sheet No REL01/25
Date OCT 2022	
Scale NTS	



PROJECT: Care Home Development, Longford Park Road, Bodicote
 APPENDIX 20223749 - Release 01 (Existing V Proposed)

Daylight & Sunlight Neighbouring Property Assessment
 Daylight & Sunlight

VSC

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Scenario	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Available Sunlight Hours				Total Suns per Room Annual	Total Suns per Room Winter
														Annual	Pr/Ex	Meets BRE Criteria	Winter		
12 Linnet Road																			
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	28.63	0.96	YES	52°N	28.17 27.15	0.96	YES	*North	*North	*North	*North		
					W2	Proposed	27.45	0.97	YES	52°N				*North	*North	*North	*North		
					W3	Existing	28.14	0.96	YES	52°N				*North	*North	*North	*North		
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	37.01	0.96	YES	52°N	37.01	0.96	YES	*North	*North	*North	*North		
						Proposed	35.42				35.42								
14 Linnet Road																			
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	26.36	0.96	YES	52°N	25.55 24.86	0.97	YES	*North	*North	*North	*North		
					W2	Proposed	25.39	0.97	YES	52°N				*North	*North	*North	*North		
					W3	Existing	25.50	0.99	YES	52°N				*North	*North	*North	*North		
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	36.73	0.97	YES	52°N	36.73	0.97	YES	*North	*North	*North	*North		
						Proposed	35.53				35.53								
16 Linnet Road																			
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	33.06	0.88	YES	52°N	33.06	0.88	YES	*North	*North	*North	*North		
						Proposed	29.05				29.05								
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	38.06	0.91	YES	52°N	38.06	0.91	YES	*North	*North	*North	*North		
						Proposed	34.57				34.57								
18 Linnet Road																			
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	35.08	0.88	YES	52°N	35.08	0.88	YES	*North	*North	*North	*North		
						Proposed	30.95				30.95								
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	38.16	0.90	YES	52°N	38.16	0.90	YES	*North	*North	*North	*North		
						Proposed	34.49				34.49								
20 Linnet Road																			
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	34.16	0.89	YES	52°N	34.16	0.89	YES	*North	*North	*North	*North		
						Proposed	30.49				30.49								
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	38.22	0.91	YES	52°N	38.22	0.91	YES	*North	*North	*North	*North		
						Proposed	34.62				34.62								
22 Linnet Road																			
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	31.55	0.90	YES	52°N	31.55	0.90	YES	*North	*North	*North	*North		
						Proposed	28.44				28.44								
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	38.17	0.91	YES	52°N	38.17	0.91	YES	*North	*North	*North	*North		
						Proposed	34.71				34.71								
24 Linnet Road																			
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	35.37	0.91	YES	52°N	35.37	0.91	YES	*North	*North	*North	*North		
						Proposed	32.12				32.12								
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	38.58	0.91	YES	52°N	38.58	0.91	YES	*North	*North	*North	*North		
						Proposed	35.14				35.14								
	R2	Floorplan-PDF	Residential	Bedroom	W2	Existing	38.61	0.91	YES	52°N	38.61	0.91	YES	*North	*North	*North	*North		
						Proposed	35.21				35.21								
26 Linnet Road																			
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	34.74	0.93	YES	52°N	34.74	0.93	YES	*North	*North	*North	*North		
						Proposed	32.33				32.33								
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	38.62	0.91	YES	52°N	38.62	0.91	YES	*North	*North	*North	*North		
						Proposed	35.27				35.27								
	R2	Floorplan-PDF	Residential	Bedroom	W2	Existing	38.57	0.91	YES	52°N	38.57	0.91	YES	*North	*North	*North	*North		
						Proposed	35.26				35.26								
28 Linnet Road																			
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	31.95	0.91	YES	58°N	31.95	0.91	YES	*North	*North	*North	*North		
						Proposed	29.12				29.12								
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	38.61	0.92	YES	58°N	38.61	0.92	YES	*North	*North	*North	*North		
						Proposed	35.34				35.34								
	R2	Floorplan-PDF	Residential	Bedroom	W2	Existing	38.62	0.92	YES	58°N	38.62	0.92	YES	*North	*North	*North	*North		
						Proposed	35.34				35.34								



PROJECT: Care Home Development, Longford Park Road, Bodicote
 APPENDIX 20223749 - Release 01 (Existing V Proposed)

Daylight & Sunlight Neighbouring Property Assessment
 Daylight & Sunlight

VSC

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Scenario	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Available Sunlight Hours				Total Suns per Room Annual	Total Suns per Room Winter	
														Annual	Pr/Ex	Meets BRE Criteria	Winter			
30 Linnet Road																				
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	34.22	0.92	YES	58°N	34.22	0.92	YES	*North	*North	*North	*North			
						Proposed	31.55													
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	38.63	0.91	YES	58°N	38.63	0.91	YES	*North	*North	*North	*North			
						Proposed	35.34													
	R2	Floorplan-PDF	Residential	Bedroom	W2	Existing	38.59	0.91	YES	58°N	38.59	0.91	YES	*North	*North	*North	*North			
					Proposed	35.30														
32 Linnet Road																				
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	34.34	0.92	YES	58°N	35.15	0.92	YES	*North	*North	*North	*North			
						Proposed	31.66													
					W2	Existing	36.23	0.91	YES	58°N	32.26	0.91	YES	*North	*North	*North	*North			
						Proposed	33.06													
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	36.83	0.91	YES	58°N	36.83	0.91	YES	*North	*North	*North	*North			
						Proposed	33.55				33.55									
34 Linnet Road																				
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	36.25	0.91	YES	58°N	35.47	0.92	YES	*North	*North	*North	*North			
						Proposed	32.90													
					W2	Existing	34.89	0.93	YES	58°N	32.66	0.92	YES	*North	*North	*North	*North			
						Proposed	32.48													
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	36.74	0.91	YES	58°N	36.74	0.91	YES	*North	*North	*North	*North			
						Proposed	33.41				33.41									
36 Linnet Road																				
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	34.65	0.91	YES	58°N	35.34	0.91	YES	*North	*North	*North	*North			
						Proposed	31.55													
					W2	Existing	36.26	0.90	YES	58°N	32.02	0.91	YES	*North	*North	*North	*North			
						Proposed	32.64													
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	36.57	0.91	YES	58°N	36.57	0.91	YES	*North	*North	*North	*North			
						Proposed	33.16				33.16									
38 Linnet Road																				
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	35.56	0.89	YES	58°N	35.41	0.89	YES	*North	*North	*North	*North			
						Proposed	31.71													
					W2	Existing	35.30	0.89	YES	58°N	31.54	0.89	YES	*North	*North	*North	*North			
						Proposed	31.41													
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	36.24	0.90	YES	58°N	36.24	0.90	YES	*North	*North	*North	*North			
						Proposed	32.71				32.71									
44 Linnet Road																				
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	28.37	0.98	YES	148°	27.31	0.99	YES	69.00	1.00	YES	17.00	1.00	YES	70.00
						Proposed	27.94													
					W2	Existing	26.52	1.00	YES	148°	27.13	0.99	YES	69.00	1.00	YES	17.00	1.00	YES	70.00
						Proposed	26.52													
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	32.32	0.98	YES	148°	32.32	0.98	YES	70.00	1.00	YES	24.00	1.00	YES	70.00
						Proposed	31.57				31.57			70.00	1.00	YES	24.00	1.00	YES	70.00
46 Linnet Road																				
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	30.73	0.98	YES	148°	30.04	0.99	YES	70.00	0.99	YES	18.00	0.94	YES	72.00
						Proposed	29.97													
					W2	Existing	29.52	1.00	YES	148°	29.71	0.99	YES	69.00	1.00	YES	17.00	1.00	YES	71.00
						Proposed	29.52													
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	34.00	0.97	YES	148°	34.00	0.97	YES	72.00	1.00	YES	26.00	1.00	YES	72.00
						Proposed	32.96				32.96			72.00	1.00	YES	26.00	1.00	YES	72.00
48 Linnet Road																				
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	33.54	0.96	YES	148°	32.63	0.98	YES	74.00	0.96	YES	22.00	0.95	YES	75.00
						Proposed	32.35													
					W2	Existing	31.95	0.99	YES	148°	32.00	0.98	YES	71.00	1.00	YES	21.00	1.00	YES	72.00
						Proposed	31.74													
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	34.81	0.96	YES	148°	34.81	0.96	YES	74.00	0.99	YES	27.00	1.00	YES	74.00
						Proposed	33.50				33.50			73.00	0.99	YES	27.00	1.00	YES	73.00
1-17 Robins Way																				
Ground	R1	Floorplan-PDF	Residential	LD	W1	Existing	30.74	1.00	YES	141°	32.18	0.97	YES	67.00	1.00	YES	19.00	1.00	YES	73.00
						Proposed	30.74													
					W2	Existing	33.92	0.95	YES	51°N	31.28	0.97	YES	67.00	1.00	YES	19.00	1.00	YES	73.00
						Proposed	32.31													
					W3	Existing	33.03	0.95	YES	321°N	28.94	0.95	YES	29.00	*North	*North	4.00	*North	*North	22.00
						Proposed	31.24													
	R2	Floorplan-PDF	Residential	Kitchen	W4	Existing	30.50	0.95	YES	321°N	30.50	0.95	YES	*North	*North	*North	*North			
										Proposed										28.94



PROJECT: Care Home Development, Longford Park Road, Bodicote
 APPENDIX 20223749 - Release 01 (Existing V Proposed)

Daylight & Sunlight Neighbouring Property Assessment
 Daylight & Sunlight

VSC

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Scenario	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Available Sunlight Hours							
														Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Total Suns per Room Winter
R3	Floorplan-PDF	Residential	LKD	W5	Existing	30.65	0.95	YES	51°N	31.66	0.98	YES	4.00	*North	*North	0.00	*North	*North	73.00	22.00	
					Proposed	29.22	0.96	YES	51°N				4.00	*North	*North	0.00	*North	*North			
					Existing	29.85	1.00	YES	231°				14.00	*North	*North	0.00	*North	*North			
W6	Existing	32.60	1.00	YES	231°	59.00	1.00	YES	22.00	1.00	YES	22.00	*North	*North	0.00	*North	*North	73.00	22.00		
	Proposed	32.60	1.00	YES	231°	59.00	1.00	YES	22.00	1.00	YES	22.00	*North	*North	0.00	*North	*North	73.00	22.00		
	Existing	32.60	1.00	YES	231°	59.00	1.00	YES	22.00	1.00	YES	22.00	*North	*North	0.00	*North	*North	73.00	22.00		
First	R1	Floorplan-PDF	Residential	LD	W1	Existing	35.08	1.00	YES	141°	35.74	0.98	YES	76.00	1.00	YES	25.00	1.00	YES	90.00	26.00
					W2	Existing	37.29	0.97	YES	51°N				76.00	*North	*North	5.00	*North	*North		
					W3	Existing	36.23	0.97	YES	321°N				30.00	*North	*North	5.00	*North	*North		
R2	Floorplan-PDF	Residential	Kitchen	W4	Existing	33.32	0.97	YES	321°N	33.32	0.97	YES	13.00	*North	*North	0.00	*North	*North	90.00	26.00	
					Proposed	32.31	0.97	YES	321°N				13.00	*North	*North	0.00	*North	*North			
					Existing	34.22	0.97	YES	321°N				13.00	*North	*North	0.00	*North	*North			
R3	Floorplan-PDF	Residential	LKD	W5	Existing	33.81	0.97	YES	51°N	34.82	0.98	YES	11.00	*North	*North	0.00	*North	*North	84.00	24.00	
					W6	Existing	34.87	0.97	YES				51°N	11.00	*North	*North	0.00	*North			*North
					W7	Existing	33.66	1.00	YES				231°	22.00	*North	*North	0.00	*North			*North
W6	Existing	35.35	1.00	YES	231°	62.00	1.00	YES	24.00	1.00	YES	24.00	*North	*North	0.00	*North	*North	84.00	24.00		
	Proposed	35.35	1.00	YES	231°	62.00	1.00	YES	24.00	1.00	YES	24.00	*North	*North	0.00	*North	*North	84.00	24.00		
	Existing	35.35	1.00	YES	231°	62.00	1.00	YES	24.00	1.00	YES	24.00	*North	*North	0.00	*North	*North	84.00	24.00		
21 Robins Way																					
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	34.65	0.92	YES	322°N	34.65	0.92	YES	*North	*North	*North	*North				
						Proposed	31.76				31.76										
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	37.02	0.92	YES	322°N	37.02	0.92	YES	*North	*North	*North	*North				
						Proposed	34.13				34.13										
23 Robins Way																					
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	34.98	0.89	YES	321°N	34.98	0.89	YES	*North	*North	*North	*North				
						Proposed	31.24				31.24										
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	37.21	0.91	YES	321°N	37.21	0.91	YES	*North	*North	*North	*North				
						Proposed	33.79				33.79										
25 Robins Way																					
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	34.85	0.97	YES	52°N	34.85	0.97	YES	*North	*North	*North	*North				
						Proposed	33.84				33.84										
						Existing	37.88	0.74	YES	321°N	37.88	0.74	YES	*North	*North	*North	*North				
						Proposed	27.87				27.87										
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	38.60	0.95	YES	52°N	38.60	0.95	YES	*North	*North	*North	*North				
						Proposed	36.59				36.59										
27 Robins Way																					
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	35.08	0.99	YES	52°N	35.08	0.99	YES	*North	*North	*North	*North				
						Proposed	34.88				34.88										
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	38.61	0.97	YES	52°N	38.61	0.97	YES	*North	*North	*North	*North				
						Proposed	37.42				37.42										
51 Longford Park Road																					
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing	35.01	0.99	YES	237°	37.19	0.89	YES	63.00	1.00	YES	22.00	1.00	YES	97.00	30.00
						Proposed	34.78	0.86	YES	147°				63.00	0.94	YES	22.00	0.81	YES		
						Existing	37.98	0.86	YES	147°				80.00	0.94	YES	27.00	0.81	YES		
W2	Existing	32.69	0.85	YES	147°	75.00	0.94	YES	22.00	0.81	YES	22.00	*North	*North	0.00	*North	*North	94.00	27.00		
	Proposed	32.69	0.85	YES	147°	75.00	0.94	YES	22.00	0.81	YES	22.00	*North	*North	0.00	*North	*North	94.00	27.00		
	Existing	32.69	0.85	YES	147°	75.00	0.94	YES	22.00	0.81	YES	22.00	*North	*North	0.00	*North	*North	94.00	27.00		
R2	Floorplan-PDF	Residential	Study	W3	Existing	36.30	0.85	YES	147°	36.30	0.85	YES	68.00	0.97	YES	24.00	0.92	YES	68.00	24.00	
					Proposed	30.91	0.85	YES	147°				68.00	0.97	YES	24.00	0.92	YES			
					Existing	30.91	0.85	YES	147°				66.00	0.97	YES	22.00	0.92	YES			
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing	39.12	1.00	YES	237°	38.79	0.94	YES	67.00	1.00	YES	24.00	1.00	YES	99.00	30.00
						Proposed	38.99	0.91	YES	147°				67.00	0.97	YES	28.00	0.93	YES		
						Existing	38.65	0.91	YES	147°				79.00	0.97	YES	28.00	0.93	YES		
W2	Existing	35.31	0.91	YES	147°	77.00	0.97	YES	26.00	0.93	YES	26.00	*North	*North	0.00	*North	*North	66.00	22.00		
	Proposed	35.31	0.91	YES	147°	77.00	0.97	YES	26.00	0.93	YES	26.00	*North	*North	0.00	*North	*North	66.00	22.00		
	Existing	35.31	0.91	YES	147°	77.00	0.97	YES	26.00	0.93	YES	26.00	*North	*North	0.00	*North	*North	66.00	22.00		



PROJECT: Care Home Development, Longford Park Road, Bodicote
 APPENDIX 20223749 - Release 01 (Existing V Proposed)

Daylight & Sunlight Neighbouring Property Assessment
 Daylight & Sunlight

VSC

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Scenario	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Available Sunlight Hours							
														Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Sunrs per Room Annual	Total Sunrs per Room Winter
	R2	Floorplan-PDF	Residential	Bedroom	W3	Existing Proposed	36.11 32.77	0.91	YES	147°	36.37			68.00	0.97	YES	20.00	0.90	YES	97.00	28.00
				W4	Existing Proposed	38.02 34.60	0.91	YES	147°	66.00 75.00 73.00				0.97	YES	18.00 24.00 22.00	0.92	YES	76.00 74.00		
53 Longford Park Road																					
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing Proposed	2.63 2.44	0.93	YES	237°				12.00	1.00	YES	5.00	1.00	YES		
				W2	Existing Proposed	38.41 32.63	0.85	YES	147°	12.00 82.00 80.00				0.98	YES	5.00 28.00 26.00	0.93	YES	82.00 80.00		
	R2	Floorplan-PDF	Residential	Study	W3	Existing Proposed	37.40 31.70	0.85	YES	147°	28.94 24.64	0.85	YES	69.00 67.00	0.97	YES	24.00 22.00	0.92	YES	69.00 67.00	24.00 22.00
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing Proposed	5.25 5.13	0.98	YES	237°				17.00	1.00	YES	7.00	1.00	YES		
				W2	Existing Proposed	38.78 35.15	0.91	YES	147°	17.00 80.00 79.00				0.99	YES	7.00 28.00 27.00	0.96	YES	80.00 79.00		
	R2	Floorplan-PDF	Residential	Bedroom	W3	Existing Proposed	36.37 32.81	0.90	YES	147°	29.12 26.50	0.91	YES	68.00 67.00 76.00 75.00	0.99	YES	20.00 19.00 24.00 23.00	0.95	YES	76.00 75.00	24.00 23.00
				W4	Existing Proposed	38.66 35.07	0.91	YES	147°	37.87 34.29	0.91	YES									
55 Longford Park Road																					
Ground	R1	Floorplan-PDF	Residential	LKD	W1	Existing Proposed	33.80 33.80	1.00	YES	328°N				12.00	*North	*North	0.00	*North	*North		
				W2	Existing Proposed	38.64 32.95	0.85	YES	148°	12.00 81.00 76.00				0.96	YES	0.00 28.00 25.00	0.89	YES	93.00 90.00		
	R2	Floorplan-PDF	Residential	Study	W3	Existing Proposed	38.69 32.95	0.85	YES	148°	35.50 33.50	0.94	YES	81.00 79.00	0.98	YES	28.00 26.00	0.93	YES	81.00 79.00	28.00 26.00
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing Proposed	39.10 35.55	0.91	YES	148°	38.69 32.95	0.85	YES	82.00 81.00	0.99	YES	28.00 27.00	0.96	YES	82.00 81.00	28.00 27.00
	R2	Floorplan-PDF	Residential	Bedroom	W3	Existing Proposed	39.13 35.55	0.91	YES	148°	39.10 35.55	0.91	YES	81.00 80.00	0.99	YES	28.00 27.00	0.96	YES	81.00 80.00	28.00 27.00
57 Longford Park Road																					
Ground	R1	Floorplan-PDF	Residential	Study	W1	Existing Proposed	38.78 33.04	0.85	YES	147°				81.00	0.98	YES	28.00	0.93	YES		
				W2	Existing Proposed	38.80 33.23	0.86	YES	147°	38.78 33.04				0.85	YES	79.00 82.00 79.00	0.96	YES	28.00 25.00 6.00 6.00		
	R2	Floorplan-PDF	Residential	LKD	W3	Existing Proposed	34.20 34.20	1.00	YES	327°N	35.81 33.86	0.95	YES	6.00	*North	*North	0.00	*North	*North	88.00 85.00	28.00 25.00
First	R1	Floorplan-PDF	Residential	Bedroom	W1	Existing Proposed	39.17 35.60	0.91	YES	147°	39.17 35.60	0.91	YES	82.00 80.00	0.98	YES	28.00 25.00	0.93	YES	82.00 80.00	28.00 26.00
	R2	Floorplan-PDF	Residential	Bedroom	W2	Existing Proposed	39.20 35.75	0.91	YES	147°	39.20 35.75	0.91	YES	82.00 80.00	0.98	YES	28.00 26.00	0.93	YES	82.00 80.00	28.00 26.00

Property	Number of Windows Tested	Windows that meet BRE Guidelines		VSC Windows		
		No.	%	No. of Windows Experiencing Adverse Impacts		
				20-29.99% loss (minor adverse losses)	30-39.99% loss (moderate adverse losses)	>40% loss (substantial losses)
12 Linnet Road	4	4	100%	0	0	0
14 Linnet Road	4	4	100%	0	0	0
16 Linnet Road	2	2	100%	0	0	0
18 Linnet Road	2	2	100%	0	0	0
20 Linnet Road	2	2	100%	0	0	0
22 Linnet Road	2	2	100%	0	0	0
24 Linnet Road	3	3	100%	0	0	0
26 Linnet Road	3	3	100%	0	0	0
28 Linnet Road	3	3	100%	0	0	0
30 Linnet Road	3	3	100%	0	0	0
32 Linnet Road	3	3	100%	0	0	0
34 Linnet Road	3	3	100%	0	0	0
36 Linnet Road	3	3	100%	0	0	0
38 Linnet Road	3	3	100%	0	0	0
44 Linnet Road	3	3	100%	0	0	0
46 Linnet Road	3	3	100%	0	0	0
48 Linnet Road	3	3	100%	0	0	0
1-17 Robins Way	21	21	100%	0	0	0
19 Robins Way	2	2	100%	0	0	0
21 Robins Way	2	2	100%	0	0	0
23 Robins Way	3	3	100%	0	0	0
25 Robins Way	2	2	100%	0	0	0
27 Robins Way	2	2	100%	0	0	0
51 Longford Park Road	7	7	100%	0	0	0
53 Longford Park Road	7	7	100%	0	0	0
55 Longford Park Road	5	5	100%	0	0	0
57 Longford Park Road	5	5	100%	0	0	0
Total	105	105	100%	0	0	0

Property	Number of Windows Tested	Annual			Winter			Both		
		Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts
		No.	%		No.	%		No.	%	
44 Linnet Road	3	3	100%	0	3	100%	0	3	100%	0
46 Linnet Road	3	3	100%	0	3	100%	0	3	100%	0
48 Linnet Road	3	3	100%	0	3	100%	0	3	100%	0
1-17 Robins Way	6	6	100%	0	6	100%	0	6	100%	0
51 Longford Park Road	7	7	100%	0	7	100%	0	7	100%	0
53 Longford Park Road	7	7	100%	0	7	100%	0	7	100%	0
55 Longford Park Road	4	4	100%	0	4	100%	0	4	100%	0
57 Longford Park Road	4	4	100%	0	4	100%	0	4	100%	0
Total	37	37	100%	0	37	100%	0	37	100%	0

Property	Number of Rooms Tested	Rooms that meet BRE Guidelines		VSC Rooms		
		No.	%	No. of Rooms Experiencing Adverse Impacts		
				20-29.99% loss (minor adverse losses)	30-39.99% loss (moderate adverse losses)	>40% loss (substantial losses)
12 Linnet Road	2	2	100%	0	0	0
14 Linnet Road	2	2	100%	0	0	0
16 Linnet Road	2	2	100%	0	0	0
18 Linnet Road	2	2	100%	0	0	0
20 Linnet Road	2	2	100%	0	0	0
22 Linnet Road	2	2	100%	0	0	0
24 Linnet Road	3	3	100%	0	0	0
26 Linnet Road	3	3	100%	0	0	0
28 Linnet Road	3	3	100%	0	0	0
30 Linnet Road	3	3	100%	0	0	0
32 Linnet Road	2	2	100%	0	0	0
34 Linnet Road	2	2	100%	0	0	0
36 Linnet Road	2	2	100%	0	0	0
38 Linnet Road	2	2	100%	0	0	0
44 Linnet Road	2	2	100%	0	0	0
46 Linnet Road	2	2	100%	0	0	0
48 Linnet Road	2	2	100%	0	0	0
1-17 Robins Way	9	9	100%	0	0	0
19 Robins Way	2	2	100%	0	0	0
21 Robins Way	2	2	100%	0	0	0
23 Robins Way	2	2	100%	0	0	0
25 Robins Way	2	2	100%	0	0	0
27 Robins Way	2	2	100%	0	0	0
51 Longford Park Road	4	4	100%	0	0	0
53 Longford Park Road	4	4	100%	0	0	0
55 Longford Park Road	4	4	100%	0	0	0
57 Longford Park Road	4	4	100%	0	0	0
Total	73	73	100%	0	0	0

Property	Number of Rooms Tested	Annual			Winter			Both		
		Rooms that meet BRE Guidelines		No. of Rooms Experiencing Adverse Impacts	Rooms that meet BRE Guidelines		No. of Rooms Experiencing Adverse Impacts	Rooms that meet BRE Guidelines		No. of Rooms Experiencing Adverse Impacts
		No.	%		No.	%		No.	%	
44 Linnet Road	2	2	100%	0	2	100%	0	2	100%	0
46 Linnet Road	2	2	100%	0	2	100%	0	2	100%	0
48 Linnet Road	2	2	100%	0	2	100%	0	2	100%	0
1-17 Robins Way	6	6	100%	0	6	100%	0	6	100%	0
51 Longford Park Road	4	4	100%	0	4	100%	0	4	100%	0
53 Longford Park Road	4	4	100%	0	4	100%	0	4	100%	0
55 Longford Park Road	4	4	100%	0	4	100%	0	4	100%	0
57 Longford Park Road	4	4	100%	0	4	100%	0	4	100%	0
Total	28	28	100%	0	28	100%	0	28	100%	0



PROJECT: Care Home Development, Longford Park Road, Bodicote
APPENDIX 20223749 - Release 01 (Existing V Proposed)

Daylight & Sunlight Neighbouring Property Assessment
Daylight Distribution

DAYLIGHT DISTRIBUTION

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
12 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	15.52	15.30 98.58%	15.30 98.58%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	15.52	15.29 98.49%	15.29 98.49%	1.00	YES
14 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	15.52	15.30 98.57%	15.30 98.57%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	15.52	15.28 98.48%	15.28 98.48%	1.00	YES
16 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	16.22	16.06 99.01%	16.00 98.62%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	9.19	8.99 97.88%	8.99 97.88%	1.00	YES
18 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	16.88	16.74 99.17%	16.66 98.66%	0.99	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	9.70	9.46 97.47%	9.46 97.47%	1.00	YES
20 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	16.90	16.76 99.19%	16.65 98.56%	0.99	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	9.70	9.45 97.38%	9.45 97.38%	1.00	YES
22 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	16.21	16.10 99.31%	16.10 99.31%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	9.19	9.01 98.07%	9.01 98.07%	1.00	YES
24 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	17.60	17.36 98.63%	17.36 98.63%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	7.04	6.99 99.25%	6.99 99.25%	1.00	YES
	R2	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	8.69	8.59 98.83%	8.59 98.83%	1.00	YES
26 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	17.60	17.31 98.38%	17.31 98.38%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	8.69	8.59 98.77%	8.59 98.77%	1.00	YES
	R2	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	7.04	6.99 99.29%	6.99 99.29%	1.00	YES



PROJECT: Care Home Development, Longford Park Road, Bodicote
APPENDIX 20223749 - Release 01 (Existing V Proposed)

Daylight & Sunlight Neighbouring Property Assessment
Daylight Distribution

DAYLIGHT DISTRIBUTION

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
28 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	18.29	17.85 97.59%	17.85 97.59%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	7.04	6.99 99.23%	6.99 99.23%	1.00	YES
	R2	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	9.31	9.17 98.54%	9.17 98.54%	1.00	YES
30 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	17.60	17.24 97.99%	17.24 97.99%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	8.69	8.60 98.89%	8.60 98.89%	1.00	YES
	R2	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	7.04	6.99 99.29%	6.99 99.29%	1.00	YES
32 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	14.07	13.71 97.43%	13.71 97.43%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	14.07	13.70 97.31%	13.70 97.31%	1.00	YES
34 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	14.08	13.73 97.50%	13.73 97.50%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	14.08	13.70 97.29%	13.70 97.29%	1.00	YES
36 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	14.07	13.71 97.43%	13.71 97.43%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	14.07	13.69 97.28%	13.69 97.28%	1.00	YES
38 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	14.08	13.73 97.51%	13.73 97.51%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	14.08	13.65 96.94%	13.65 96.94%	1.00	YES
44 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	13.78	13.47 97.76%	13.47 97.76%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	13.78	13.43 97.48%	13.43 97.47%	1.00	YES
46 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	13.78	13.47 97.76%	13.47 97.76%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	13.78	13.43 97.49%	13.43 97.44%	1.00	YES



PROJECT: Care Home Development, Longford Park Road, Bodicote
APPENDIX 20223749 - Release 01 (Existing V Proposed)

Daylight & Sunlight Neighbouring Property Assessment
Daylight Distribution

DAYLIGHT DISTRIBUTION

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
48 Linnet Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	13.78	13.47 97.76%	13.47 97.75%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	13.78	13.43 97.48%	13.40 97.24%	1.00	YES
1-17 Robins Way										
Ground	R1	Floorplan-PDF	Residential	LD	Area m2 % of room	19.17	18.84 98.30%	18.84 98.30%	1.00	YES
	R2	Floorplan-PDF	Residential	Kitchen	Area m2 % of room	6.86	5.78 84.35%	5.78 84.34%	1.00	YES
	R3	Floorplan-PDF	Residential	LKD	Area m2 % of room	26.26	26.16 99.63%	26.16 99.63%	1.00	YES
First	R1	Floorplan-PDF	Residential	LD	Area m2 % of room	19.17	19.16 99.99%	19.16 99.99%	1.00	YES
	R2	Floorplan-PDF	Residential	Kitchen	Area m2 % of room	6.86	6.16 89.81%	6.16 89.81%	1.00	YES
	R3	Floorplan-PDF	Residential	LKD	Area m2 % of room	26.26	26.24 99.93%	26.24 99.93%	1.00	YES
Second	R1	Floorplan-PDF	Residential	LD	Area m2 % of room	19.17	19.17 100.00%	19.17 100.00%	1.00	YES
	R2	Floorplan-PDF	Residential	Kitchen	Area m2 % of room	6.86	6.41 93.51%	6.41 93.51%	1.00	YES
	R3	Floorplan-PDF	Residential	LKD	Area m2 % of room	26.26	26.26 100.00%	26.26 100.00%	1.00	YES
19 Robins Way										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	18.48	18.43 99.73%	17.95 97.13%	0.97	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	9.10	8.33 91.53%	8.33 91.52%	1.00	YES
21 Robins Way										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	18.48	18.43 99.72%	17.17 92.89%	0.93	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	9.10	8.33 91.58%	8.33 91.58%	1.00	YES
23 Robins Way										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	17.65	17.64 99.94%	17.61 99.74%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	9.10	8.35 91.74%	8.34 91.70%	1.00	YES
25 Robins Way										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	18.48	18.44 99.74%	18.43 99.73%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	9.10	8.35 91.73%	8.34 91.72%	1.00	YES
27 Robins Way										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2 % of room	18.48	18.44 99.75%	18.44 99.74%	1.00	YES
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2 % of room	9.10	8.36 91.91%	8.36 91.89%	1.00	YES



PROJECT: Care Home Development, Longford Park Road, Bodicote
APPENDIX 20223749 - Release 01 (Existing V Proposed)

Daylight & Sunlight Neighbouring Property Assessment
Daylight Distribution

DAYLIGHT DISTRIBUTION

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
51 Longford Park Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2	19.13	19.11	18.84	0.99	YES
	R2	Floorplan-PDF	Residential	Study	% of room Area m2 % of room	5.21	99.89% 5.16 98.90%	81.27% 5.16 98.90%		
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2	16.17	16.15	16.15	1.00	YES
	R2	Floorplan-PDF	Residential	Bedroom	% of room Area m2 % of room	9.83	99.87% 9.73 99.00%	99.87% 9.73 99.00%		
53 Longford Park Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2	19.13	19.03	15.55	0.82	YES
	R2	Floorplan-PDF	Residential	Study	% of room Area m2 % of room	5.21	99.47% 5.17 99.21%	81.27% 5.17 99.21%		
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2	16.17	16.14	16.14	1.00	YES
	R2	Floorplan-PDF	Residential	Bedroom	% of room Area m2 % of room	9.83	99.78% 9.73 99.01%	99.78% 9.73 99.01%		
55 Longford Park Road										
Ground	R1	Floorplan-PDF	Residential	LKD	Area m2	22.49	22.49	22.47	1.00	YES
	R2	Floorplan-PDF	Residential	Study	% of room Area m2 % of room	7.09	100.00% 7.06 99.61%	99.87% 7.06 99.61%		
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2	10.28	9.93	9.93	1.00	YES
	R2	Floorplan-PDF	Residential	Bedroom	% of room Area m2 % of room	9.98	96.61% 9.33 93.45%	96.61% 9.33 93.45%		
57 Longford Park Road										
Ground	R1	Floorplan-PDF	Residential	Study	Area m2	7.09	7.05	7.05	1.00	YES
	R2	Floorplan-PDF	Residential	LKD	% of room Area m2 % of room	22.49	99.54% 22.49 100.00%	99.54% 22.47 99.87%		
First	R1	Floorplan-PDF	Residential	Bedroom	Area m2	9.98	9.36	9.36	1.00	YES
	R2	Floorplan-PDF	Residential	Bedroom	% of room Area m2 % of room	10.28	93.70% 9.93 96.58%	93.70% 9.93 96.58%		

Property	Number of Rooms Tested	Rooms that meet BRE Guidelines		DD Rooms		
		No.	%	No. of Rooms Experiencing Adverse Impacts		
				20-29.99% loss (minor adverse losses)	30-39.99% loss (moderate adverse losses)	>40% loss (substantial losses)
12 Linnet Road	2	2	100%	0	0	0
14 Linnet Road	2	2	100%	0	0	0
16 Linnet Road	2	2	100%	0	0	0
18 Linnet Road	2	2	100%	0	0	0
20 Linnet Road	2	2	100%	0	0	0
22 Linnet Road	2	2	100%	0	0	0
24 Linnet Road	3	3	100%	0	0	0
26 Linnet Road	3	3	100%	0	0	0
28 Linnet Road	3	3	100%	0	0	0
30 Linnet Road	3	3	100%	0	0	0
32 Linnet Road	2	2	100%	0	0	0
34 Linnet Road	2	2	100%	0	0	0
36 Linnet Road	2	2	100%	0	0	0
38 Linnet Road	2	2	100%	0	0	0
44 Linnet Road	2	2	100%	0	0	0
46 Linnet Road	2	2	100%	0	0	0
48 Linnet Road	2	2	100%	0	0	0
1-17 Robins Way	9	9	100%	0	0	0
19 Robins Way	2	2	100%	0	0	0
21 Robins Way	2	2	100%	0	0	0
23 Robins Way	2	2	100%	0	0	0
25 Robins Way	2	2	100%	0	0	0
27 Robins Way	2	2	100%	0	0	0
51 Longford Park Road	4	4	100%	0	0	0
53 Longford Park Road	4	4	100%	0	0	0
55 Longford Park Road	4	4	100%	0	0	0
57 Longford Park Road	4	4	100%	0	0	0
Total	73	73	100%	0	0	0



PROJECT: Care Home Development, Longford Park Road, Bodicote
APPENDIX 20223749 - Release 01 (Existing V Proposed)
Sun on Ground Analysis Neighbouring Property Assessment

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
12 Linnet Road						
Ground	A1	Area m2 Percentage	59.03 27.91 47%	27.91 47%	1.00	YES
14 Linnet Road						
Ground	A1	Area m2 Percentage	101.56 73.23 72%	73.23 72%	1.00	YES
16 Linnet Road						
Ground	A1	Area m2 Percentage	43.67 15.59 36%	15.59 36%	1.00	YES
18 Linnet Road						
Ground	A1	Area m2 Percentage	43.04 15.95 37%	15.95 37%	1.00	YES
20 Linnet Road						
Ground	A1	Area m2 Percentage	48.55 21.31 44%	21.31 44%	1.00	YES
22 Linnet Road						
Ground	A1	Area m2 Percentage	40.07 18.90 47%	18.77 47%	0.99	YES
24 Linnet Road						
Ground	A1	Area m2 Percentage	67.77 44.23 65%	44.23 65%	1.00	YES
26 Linnet Road						
Ground	A1	Area m2 Percentage	65.92 34.31 52%	34.31 52%	1.00	YES
28 Linnet Road						
Ground	A1	Area m2 Percentage	74.30 52.12 70%	52.06 70%	1.00	YES
30 Linnet Road						
Ground	A1	Area m2 Percentage	82.24 52.74 64%	52.74 64%	1.00	YES
32 Linnet Road						
Ground	A1	Area m2 Percentage	48.60 25.99 53%	25.99 53%	1.00	YES



PROJECT: Care Home Development, Longford Park Road, Bodicote
APPENDIX 20223749 - Release 01 (Existing V Proposed)

Sun on Ground Analysis Neighbouring Property Assessment

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
34 Linnet Road						
Ground	A1	Area m2 Percentage	48.02 23.30 49%	23.30 49%	1.00	YES
36 Linnet Road						
Ground	A1	Area m2 Percentage	51.89 26.43 51%	26.43 51%	1.00	YES
38 Linnet Road						
Ground	A1	Area m2 Percentage	61.60 35.76 58%	35.76 58%	1.00	YES
44 Linnet Road						
Ground	A1	Area m2 Percentage	48.25 22.40 46%	22.40 46%	1.00	YES
46 Linnet Road						
Ground	A1	Area m2 Percentage	42.73 22.12 52%	22.12 52%	1.00	YES
48 Linnet Road						
Ground	A1	Area m2 Percentage	35.00 23.79 68%	23.79 68%	1.00	YES
19 Robins Way						
Ground	A1	Area m2 Percentage	51.06 23.86 47%	23.86 47%	1.00	YES
21 Robins Way						
Ground	A1	Area m2 Percentage	39.91 13.68 34%	13.68 34%	1.00	YES
23 Robins Way						
Ground	A1	Area m2 Percentage	39.22 12.97 33%	12.97 33%	1.00	YES
59 Longford Park Road						
Ground	A1	Area m2 Percentage	134.71 117.56 87%	117.56 87%	1.00	YES