
Project: Marian Court

Ref: J2999

Subject: Sunlight Study

Rev: P01

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Date: 05/02/2026

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1. Introduction

This technical note has been prepared by MWL in support of the Section 73 (S73) application for Marian Court and assesses whether the proposed minor material amendments to the scheme would result in any new or different likely significant sunlight effects on surrounding neighbouring properties.

2. Planning Application (ref 2017/5024)

The application is seeking approval to vary planning permission 2017/5024, which gave consent for:

“Demolition of all existing buildings and structures and construction of five buildings ranging in height from 3 to 12 storeys comprising 160 mix tenure new and replacement homes (Class C3); commercial (Class B1) floorspace; mixed retail (Class A1/ A2/ A3) floorspace; new/ replacement community (Class D1) floorspace; a new east/ west pedestrian, cycle and service route and parking for 8 on street disabled vehicles; creation of new public spaces and courtyards and new and upgraded pedestrian links; landscaping, including new tree planting and all associated infrastructure, including a new energy centre.”

The proposed scheme aims to value optimisation through design changes and change of use, with an uplift from 160 units to a maximum of 163 units, 1 Community Centre and 4 Commercial Units.

Through this S73 minor material amendment (MMA) application key changes from the previous approval include:

- An increase of 3 homes to provide a total of 163 homes, with amendments to the tenure and size mix (36x social rent, 61x intermediate, 66x private);
- Changes to the internal arrangement and external appearance, including second stairs and evacuation lifts to comply with Approved Document B (Fire Safety) and new deck access for all blocks;
- Changes to the heights and massing of the approved blocks, which now range in height from 3 to 13 storeys;
- Altered proposals for the public realm, landscape and play, including revised site levels;

3. Comparative Study

A comparative assessment has been undertaken to determine whether the proposed massing changes would result in any material reduction in sunlight levels to windows on the surrounding buildings' facades, when compared with the consented scheme.

Methodology

The study involved modelling of detailed buildings for the following buildings, with reference to the BRE guidance report 209 (Third edition, 2022) "*Site layout planning for daylight and sunlight: a guide to good practice*" for the Vertical Sky Component (VSC) and to the RICS guidance note (Second edition, March 2016) "Rights of light", in order to carry out an investigation into whether there is likely to be a rights of light issue:

- 1, 3, 5, 7, 9, 11 Mehetabel Road
- 2, 4, 6 Mehetabel Road
- 28, 30, 32, 34 Link Street
- 2-26 Link Street
- City Academy
- 17, 21 Homerton High Street
- 23, 25, 27, 29, 33b Homerton High Street
- 41 Homerton High Street
- Ponsford Street

According to the BRE guidance, diffuse daylight calculations should be undertaken for the habitable rooms of the dwellings, such as living rooms, kitchens, and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be tested. As internal layout information for the surrounding properties is not available, a worst-case approach has been adopted and all windows on facades facing Marian Court have been assessed.

BRE Guidelines also acknowledge that the given numerical guidelines should be interpreted flexibly because natural lighting is one of the many factors in site layout design. The numerical figures should be used as part of the overall evaluation of daylight and sunlight to the surroundings in context of the site, its existing massing, and the need for appropriate alterations and extensions to peoples' homes and local planning policy guidance for the site.

Vertical Sky Component (VSC)

The Vertical Sky Component (VSC) is a measure of the amount of visible sky available from a point on a vertical plane. The reference point used for the calculation is usually the centre of the vertical face of the window. As it is a point measurement taken on the outside face of the window, its shortcoming is that it takes no account of the size or number of the windows serving a room, or the size and layout of the room itself.

The VSC test is the main test used to assess the impact of a development on neighbouring properties. Since the light measurements are taken on the external face of the window, access inside the neighbouring property is not required to perform the assessment. The assessment should be applied to the main window of each habitable room. Where a room has two or more windows of equal size, the mean of their VSCs is taken.

The VSC will be 0% where the point being measured has a completely obstructed view of the sky; or just under 40% where the view is completely unobstructed.

The BRE guidelines, recognising that obstructions can limit access to light from the sky, present additional thresholds at the centre of the lowest window where daylight is required for inner city urban environments as obtains in the London Borough of Hackney:

- If VSC is at least 27% conventional window design will usually give reasonable results.
- If VSC is between 15% and 27% special measures are usually needed to provide adequate daylight, including larger windows and changes to room layout.
- If VSC is between 5% and 15% it is very difficult to provide adequate daylight unless very large windows are used.
- If VSC is less than 5% it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed.

For existing buildings diffuse daylighting will not be adversely affected if the VSC measured at the centre of an existing main window is more than 27% (or if not, then it is more than 80% of its former value).

Guidance figures for the VSC reduction factor can also be based on the Greater London Authority, representation hearing report D&P/3067/03 – Appendix 1, 18/11/2013, which were used to determine more accurate guidance levels for a proposed development in London:

- Whilst BRE guidelines state that a 20% reduction is the threshold for a materially noticeable change, at a low-density suburban site, this percentage reduction should be increased to 30%, with an upper threshold of 40% in an inner-city environment.

Software

The Sun-cast models of the Marian Court and surrounding properties were constructed using Integrated Environmental Solutions (IES-VE) version 2025.0.0.0, which complies with BRE Guidance and CIBSE Application Guide AM11 “Building Energy and Environmental Modelling”.

The following tools of the software were used:

1. ModelIT – to model the geometry of the building.
2. SunCast – to calculate solar shading.
3. RadianceIES – to produce statistical analysis of Vertical Sky Component.

Building Geometry

The sunlight study has been based on the following drawing information for the site conditions during consented and proposed scheme:

- AKA_067_L_001_Site plan, Consented;
- M498-LBA-ZZ-00-DR-A-200001_Site plan, S73 proposed;



Figure 1. Top view site plan of the consented (top) and proposed (bottom) Marian Court schemes within their surrounding context, as modelled in IES.

4. VSC Results & Discussion

Ponsford Street

All 93 west-facing windows of the developments on Ponsford Street were assessed. For the consented scheme, 62 out of the 93 windows achieved VSC values greater than 27% or experienced a reduction ratio of less than 20% when compared to existing conditions, resulting in acceptable daylight levels for 66.6% of the windows.

Under the proposed scheme, 41 out of the 93 windows achieve VSC values greater than 27% or experience a reduction ratio of less than 20% compared to existing conditions, resulting in acceptable daylight levels for 44.1% of the windows.

The introduction of the additional storey on Block C2 has resulted in a reduced view of the sky for 21 windows, with reduction ratios of no more than 33.43%. This level of impact is considered acceptable within an inner-city environment.

Error! Reference source not found. summarises the generated VSC results for all assessed windows for the developments on Ponsford Street.

| No. Windows | VSC >27% | | | Reduction Ratio <20% | |
|-------------|----------|----------|-----------|----------------------|--------------------|
| | Assessed | Existing | Consented | Proposed | Existing/Consented |
| 93 | 87 | 52 | 34 | 10 | 7 |

Table 1. VSC results for windows on Ponsford Street developments facing the proposed Marian Court development.

| Ponsford Street | Existing VSC % | Consented VSC % | Existing/Consented Reduction Ratio | Status | Proposed VSC % | Existing/Proposed Reduction Ratio | Status |
|-----------------|----------------|--------------------------------------|------------------------------------|----------------|----------------|-----------------------------------|----------------|
| W1 | 26.8 | 19.86 | 25.90% | Not Acceptable | 18.05 | 32.65% | Not Acceptable |
| W2 | 27.4 | 20.12 | 26.57% | Not Acceptable | 18.29 | 33.25% | Not Acceptable |
| W3 | 26.92 | 20.14 | 25.19% | Not Acceptable | 18.75 | 30.35% | Not Acceptable |
| W4 | 26.79 | 20.84 | 22.21% | Not Acceptable | 19.02 | 29.00% | Not Acceptable |
| W5 | 26.76 | 21.33 | 20.29% | Not Acceptable | 19.85 | 25.82% | Not Acceptable |
| W6 | 26.83 | 21.58 | 19.57% | Acceptable | 19.84 | 26.05% | Not Acceptable |
| W7 | 26.98 | 21.65 | 19.76% | Acceptable | 20.38 | 24.46% | Not Acceptable |
| W8 | 27.08 | 22.83 | 15.69% | Acceptable | 21.06 | 22.23% | Not Acceptable |
| W9** | 26.85 | The window does not exist in reality | | | | | |
| W10 | 30 | 23.54 | 21.53% | Not Acceptable | 21.89 | 27.03% | Not Acceptable |

| | | | | | | | |
|-----|-------|-------|--------|----------------|-------|--------|----------------|
| W11 | 30.62 | 22.93 | 25.11% | Not Acceptable | 21.45 | 29.95% | Not Acceptable |
| W12 | 30.58 | 22.27 | 27.17% | Not Acceptable | 20.65 | 32.47% | Not Acceptable |
| W13 | 30.53 | 22.32 | 26.89% | Not Acceptable | 20.63 | 32.43% | Not Acceptable |
| W14 | 30.25 | 21.88 | 27.67% | Not Acceptable | 20.19 | 33.26% | Not Acceptable |
| W15 | 29.93 | 21.74 | 27.36% | Not Acceptable | 19.99 | 33.21% | Not Acceptable |
| W16 | 29.4 | 21.92 | 25.44% | Not Acceptable | 20.14 | 31.50% | Not Acceptable |
| W17 | 29.6 | 22.42 | 24.26% | Not Acceptable | 20.76 | 29.86% | Not Acceptable |
| W18 | 29.28 | 23.2 | 20.77% | Not Acceptable | 21.28 | 27.32% | Not Acceptable |
| W19 | 29.49 | 24.47 | 17.02% | Acceptable | 22.65 | 23.19% | Not Acceptable |
| W20 | 32.12 | 25.3 | 21.23% | Not Acceptable | 23.67 | 26.31% | Not Acceptable |
| W21 | 32.08 | 24.56 | 23.44% | Not Acceptable | 22.7 | 29.24% | Not Acceptable |
| W22 | 31.94 | 23.8 | 25.49% | Not Acceptable | 22.03 | 31.03% | Not Acceptable |
| W23 | 32.48 | 23.43 | 27.86% | Not Acceptable | 21.68 | 33.25% | Not Acceptable |
| W24 | 31.86 | 23.58 | 25.99% | Not Acceptable | 21.71 | 31.86% | Not Acceptable |
| W25 | 31.62 | 23.85 | 24.57% | Not Acceptable | 21.36 | 32.45% | Not Acceptable |
| W26 | 31.34 | 21.81 | 30.41% | Not Acceptable | 21.81 | 30.41% | Not Acceptable |
| W27 | 31.45 | 24.36 | 22.54% | Not Acceptable | 21.81 | 30.65% | Not Acceptable |
| W28 | 31.29 | 24.74 | 20.93% | Not Acceptable | 23.23 | 25.76% | Not Acceptable |
| W29 | 31.04 | 25.36 | 18.30% | Acceptable | 23.67 | 23.74% | Not Acceptable |
| W30 | 31.11 | 26.23 | 15.69% | Acceptable | 23.85 | 23.34% | Not Acceptable |
| W31 | 34.11 | 26.91 | 21.11% | Not Acceptable | 25.42 | 25.48% | Not Acceptable |
| W32 | 34.05 | 26.27 | 22.85% | Not Acceptable | 24.26 | 28.75% | Not Acceptable |
| W33 | 34.02 | 25.62 | 24.69% | Not Acceptable | 23.79 | 30.07% | Not Acceptable |
| W34 | 33.97 | 25.27 | 25.61% | Not Acceptable | 23.02 | 32.23% | Not Acceptable |
| W35 | 33.64 | 25.43 | 24.41% | Not Acceptable | 23.07 | 31.42% | Not Acceptable |
| W36 | 33.63 | 25.82 | 23.22% | Not Acceptable | 23.38 | 30.48% | Not Acceptable |
| W37 | 33.5 | 26.23 | 21.70% | Not Acceptable | 23.62 | 29.49% | Not Acceptable |
| W38 | 33.5 | 26.72 | 20.24% | Not Acceptable | 24.11 | 28.03% | Not Acceptable |

| | | | | | | | |
|-----|-------|-------|---|------------|-------|--------|----------------|
| W39 | 33.4 | 27.42 | - | Acceptable | 24.85 | 25.60% | Not Acceptable |
| W40 | 33.3 | 27.98 | - | Acceptable | 25.51 | 23.39% | Not Acceptable |
| W41 | 33.21 | 28.33 | - | Acceptable | 25.96 | 21.83% | Not Acceptable |
| W42 | 36.24 | 28.33 | - | Acceptable | 26.54 | 26.77% | Not Acceptable |
| W43 | 35.96 | 27.69 | - | Acceptable | 25.93 | 27.89% | Not Acceptable |
| W44 | 36.17 | 27.44 | - | Acceptable | 25.02 | 30.83% | Not Acceptable |
| W45 | 35.84 | 27.19 | - | Acceptable | 25.16 | 29.80% | Not Acceptable |
| W46 | 35.74 | 27.5 | - | Acceptable | 24.81 | 30.58% | Not Acceptable |
| W47 | 35.71 | 28.02 | - | Acceptable | 25.15 | 29.57% | Not Acceptable |
| W48 | 35.42 | 28.85 | - | Acceptable | 25.7 | 27.44% | Not Acceptable |
| W49 | 35.58 | 29.29 | - | Acceptable | 26.53 | 25.44% | Not Acceptable |
| W50 | 35.36 | 29.27 | - | Acceptable | 26.96 | 23.76% | Not Acceptable |
| W51 | 35.38 | 30.03 | - | Acceptable | 27.61 | - | Acceptable |
| W52 | 35.23 | 30.49 | - | Acceptable | 28.73 | - | Acceptable |
| W53 | 37.58 | 29.7 | - | Acceptable | 28.04 | - | Acceptable |
| W54 | 37.51 | 29.42 | - | Acceptable | 27.11 | - | Acceptable |
| W55 | 37.62 | 28.87 | - | Acceptable | 26.72 | 28.97% | Not Acceptable |
| W56 | 37.43 | 29.02 | - | Acceptable | 26.21 | 29.98% | Not Acceptable |
| W57 | 37.36 | 29.46 | - | Acceptable | 26.16 | 29.98% | Not Acceptable |
| W58 | 37.27 | 29.84 | - | Acceptable | 27.38 | - | Acceptable |
| W59 | 37.11 | 30.48 | - | Acceptable | 27.41 | - | Acceptable |
| W60 | 37.23 | 31.05 | - | Acceptable | 28.12 | - | Acceptable |
| W61 | 37.05 | 31.49 | - | Acceptable | 28.9 | - | Acceptable |
| W62 | 37.08 | 31.89 | - | Acceptable | 29.41 | - | Acceptable |
| W63 | 36.94 | 32.45 | - | Acceptable | 30.1 | - | Acceptable |
| W64 | 38.95 | 31.25 | - | Acceptable | 29.12 | - | Acceptable |
| W65 | 38.92 | 30.91 | - | Acceptable | 28.14 | - | Acceptable |
| W66 | 38.9 | 30.45 | - | Acceptable | 28 | - | Acceptable |

| | | | | | | | |
|-----|-------|-------|---|------------|-------|---|------------|
| W67 | 38.96 | 30.18 | - | Acceptable | 28.23 | - | Acceptable |
| W68 | 39.07 | 30.86 | - | Acceptable | 28.03 | - | Acceptable |
| W69 | 39.22 | 32.05 | - | Acceptable | 30.19 | - | Acceptable |
| W70 | 39.18 | 31.44 | - | Acceptable | 29.53 | - | Acceptable |
| W71 | 39.12 | 31.46 | - | Acceptable | 29.11 | - | Acceptable |
| W72 | 39.07 | 31.5 | - | Acceptable | 29.42 | - | Acceptable |
| W73 | 39.06 | 32.02 | - | Acceptable | 29.25 | - | Acceptable |
| W74 | 39.12 | 32.95 | - | Acceptable | 31 | - | Acceptable |
| W75 | 39.23 | 32.63 | - | Acceptable | 30.17 | - | Acceptable |
| W76 | 39.21 | 32.15 | - | Acceptable | 30.11 | - | Acceptable |
| W77 | 39.2 | 32.49 | - | Acceptable | 29.85 | - | Acceptable |
| W78 | 39.19 | 32.77 | - | Acceptable | 30.1 | - | Acceptable |

| Ponsford Street | Existing VSC % | Consented VSC % | Existing/Consented Reduction Ratio | Status | Proposed VSC % | Existing/Proposed Reduction Ratio | Status |
|-----------------|----------------|-----------------|------------------------------------|------------|----------------|-----------------------------------|------------|
| W79 | 29.11 | 25.94 | 10.89% | Acceptable | 24.62 | 15.42% | Acceptable |
| W80 | 29.42 | 26.26 | 10.74% | Acceptable | 24.86 | 15.50% | Acceptable |
| W81 | 29.67 | 26.18 | 11.76% | Acceptable | 24.44 | 17.63% | Acceptable |
| W82 | 30.04 | 25.82 | 14.05% | Acceptable | 24.54 | 18.31% | Acceptable |
| W83 | 31.18 | 28.73 | - | Acceptable | 26.74 | 14.24% | Acceptable |
| W84 | 31.3 | 28.76 | - | Acceptable | 26.99 | 13.77% | Acceptable |
| W85 | 31.91 | 28.69 | - | Acceptable | 26.88 | 15.76% | Acceptable |
| W86 | 31.15 | 29.15 | - | Acceptable | 27.21 | - | Acceptable |
| W87 | 32.98 | 30.75 | - | Acceptable | 29 | - | Acceptable |
| W88 | 33.41 | 31.25 | - | Acceptable | 29.43 | - | Acceptable |
| W89 | 33.37 | 31.44 | - | Acceptable | 29.93 | - | Acceptable |
| W90 | 33.9 | 31.83 | - | Acceptable | 30.22 | - | Acceptable |
| W91 | 34.92 | 33 | - | Acceptable | 31.37 | - | Acceptable |
| W92 | 34.95 | 33.19 | - | Acceptable | 31.47 | - | Acceptable |

| | | | | | | | |
|------|-------|-------|-----|------------|-------|-----|------------|
| W93 | 34.86 | 33.71 | - | Acceptable | 32.1 | - | Acceptable |
| W94 | 35.27 | 33.78 | - | Acceptable | 32.49 | - | Acceptable |
| W95* | N/A | 24.91 | N/A | N/A | 23.34 | N/A | N/A |
| W96* | N/A | 23.94 | N/A | N/A | 23.09 | N/A | N/A |

* = Window has been added to the model

** = Window has been removed from the model



Figure 2. Model for Ponsford Street as per MLM Consulting Engineers Limited on 10/11/17 (top), Google Earth image of Ponsford Street (middle), model for Ponsford Street for proposed scheme (bottom).

1, 3, 5, 7, 9, 11 Mehetabel Road

All 13 north-facing windows at 1, 3, 5, 7, 9 and 11 Mehetabel Road were assessed. The results indicate that, for both the consented and proposed schemes, all windows achieve VSC values greater than 27%. Therefore, the proposed Marian Court development would result in no materially noticeable change in daylight levels to these properties.

The window configuration was reviewed and amended, including the addition and resizing of windows, to improve the accuracy of the assessment model.

Table 2 summarises the calculated VSC results for all assessed windows at Mehetabel Road.

| No. Windows Assessed | VSC>27% | | | Reduction Ratio <20% | |
|----------------------|----------|-----------|----------|----------------------|-------------------|
| | Existing | Consented | Proposed | Existing/Consented | Existing/Proposed |
| 13 | 13 | 13 | 13 | - | - |

Table 2. VSC results for windows on 1, 3, 5, 7, 9, 11 Mehetabel Road facing the proposed Marian Court development.

| 1-11 Mehetabel Road | Existing VSC % | Consented VSC % | Existing/Consented Reduction Ratio | Status | Proposed VSC % | Existing/Proposed Reduction Ratio | Status |
|---------------------|----------------|-----------------|------------------------------------|------------|----------------|-----------------------------------|------------|
| W1 | 29.82 | 29.43 | - | Acceptable | 28.87 | - | Acceptable |
| W2 | 29.36 | 29.73 | - | Acceptable | 29.25 | - | Acceptable |
| W3 | 30.15 | 30.94 | - | Acceptable | 30.62 | - | Acceptable |
| W4 | 30.9 | 31.66 | - | Acceptable | 31.15 | - | Acceptable |
| W5 | 32.95 | 32.12 | - | Acceptable | 31.72 | - | Acceptable |
| W6 | 33.22 | 32.72 | - | Acceptable | 32.19 | - | Acceptable |
| W7 | 33.74 | 33.06 | - | Acceptable | 32.52 | - | Acceptable |
| W8 | 33.6 | 33.3 | - | Acceptable | 32.74 | - | Acceptable |
| W9 | 34.18 | 33.77 | - | Acceptable | 33.07 | - | Acceptable |
| W10 | 34.42 | 33.95 | - | Acceptable | 33.42 | - | Acceptable |
| W11 | 34.86 | 34.37 | - | Acceptable | 34.09 | - | Acceptable |
| W12 | 35.18 | 34.59 | - | Acceptable | 34.21 | - | Acceptable |
| W13 | 35.66 | 35.2 | - | Acceptable | 34.73 | - | Acceptable |
| W14* | | 35.42 | N/A | Acceptable | 34.98 | N/A | Acceptable |
| W15* | | 33.59 | N/A | Acceptable | 33.25 | N/A | Acceptable |

* = Window has been added to the model

** = Window has been removed from the model

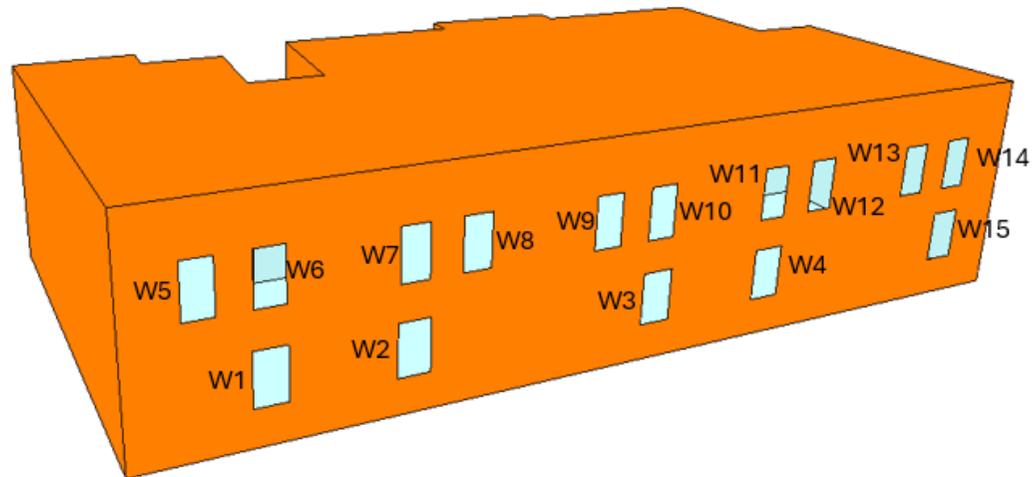
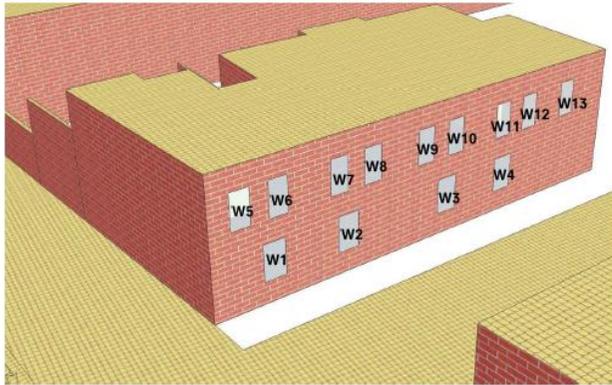


Figure 4. Model for Mehetabel Road as per MLM Consulting Engineers Limited on 10/11/17 (top left), Google Earth image of Mehetabel Road (top right), Model for Mehetabel Road for proposed scheme (bottom)

2, 4, 6 Mehetabel Road

All 15 south-facing windows at 2, 4, 6 Mehetabel Road were assessed. According to the results, for both the consented and proposed schemes, all windows achieve VSC values greater than 27%. Therefore, the proposed Marian Court development would result in no materially noticeable change in daylight levels to these properties.

Table 3 summarises the generated VSC results for all assessed windows at 2, 4 and 6 Mehetabel Road.

| No. Windows Assessed | VSC>27% | | | Reduction Ratio <20% | |
|----------------------|----------|-----------|----------|----------------------|-------------------|
| | Existing | Consented | Proposed | Existing/Consented | Existing/Proposed |
| 15 | 15 | 15 | 15 | - | - |

Table 3. VSC results for all assessed windows at 2, 4 and 6 Mehetabel Road facing the proposed Marian Court development.

| 2, 4, 6 Mehetabel Road | Existing VSC % | Consented VSC % | Existing/Consented Reduction Ratio | Status | Proposed VSC % | Existing/Proposed Reduction Ratio | Status |
|------------------------|----------------|-----------------|------------------------------------|------------|----------------|-----------------------------------|------------|
| W1 | 33.81 | 35.54 | - | Acceptable | 35.7 | - | Acceptable |
| W2 | 32.33 | 33.98 | - | Acceptable | 34.14 | - | Acceptable |
| W3 | 31.73 | 32.57 | - | Acceptable | 32.77 | - | Acceptable |
| W4 | 30.78 | 31.52 | - | Acceptable | 32.11 | - | Acceptable |
| W5 | 30.05 | 30.65 | - | Acceptable | 31.31 | - | Acceptable |
| W6 | 29.48 | 30.23 | - | Acceptable | 30.94 | - | Acceptable |
| W7 | 36.25 | 37.86 | - | Acceptable | 37.99 | - | Acceptable |
| W8 | 36.04 | 37.32 | - | Acceptable | 37.64 | - | Acceptable |
| W9 | 35.63 | 36.95 | - | Acceptable | 37.25 | - | Acceptable |
| W10 | 35.18 | 36.31 | - | Acceptable | 36.66 | - | Acceptable |
| W11 | 34.95 | 36.25 | - | Acceptable | 36.3 | - | Acceptable |
| W12 | 34.6 | 35.77 | - | Acceptable | 35.97 | - | Acceptable |
| W13 | 34.17 | 35.4 | - | Acceptable | 35.51 | - | Acceptable |
| W14 | 33.72 | 34.81 | - | Acceptable | 35.13 | - | Acceptable |
| W15 | 33.58 | 34.28 | - | Acceptable | 34.95 | - | Acceptable |

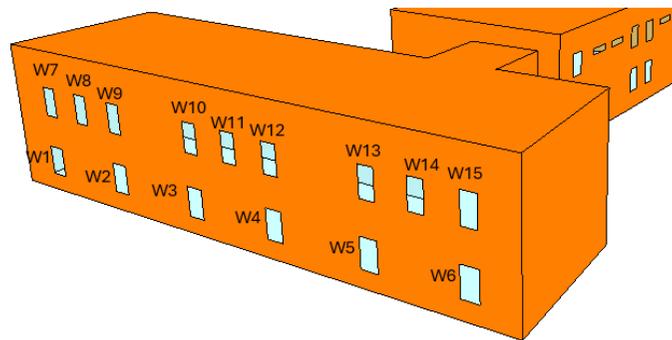
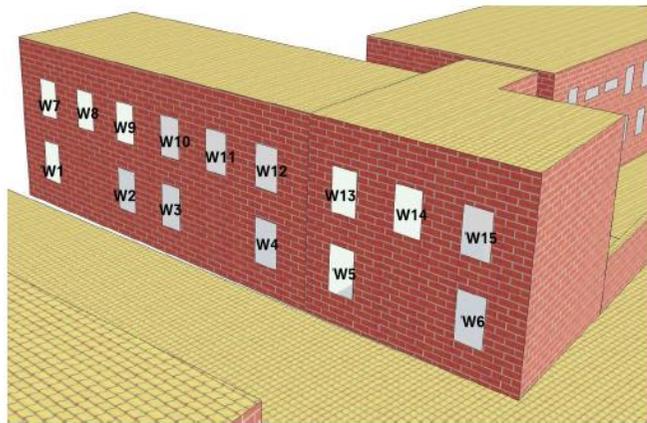


Figure 5. Model for Mehetabel Road as per MLM Consulting Engineers Limited on 10/11/17 (top left), Google Earth image of Mehetabel Road (top right), Model for Mehetabel Road for proposed scheme (bottom)

28, 30, 32, 34 Link Street

For 28, 30, 32, 34 Link Street all 12 east-facing windows were assessed. For the consented scheme, 7 out of the 12 windows achieved VSC values greater than 27% or experienced a reduction ratio of less than 20% when compared to existing conditions, resulting in acceptable daylight levels for 58.3% of the windows.

Under the proposed scheme, 2 out of the 12 windows achieve VSC values greater than 27% or experience a reduction ratio of less than 20% compared to existing conditions, resulting in acceptable daylight levels for 16.6% of the windows.

The introduction of additional mass at the third floor of Block A, together with the inclusion of a parapet, has increased the reduction ratio for some windows, with impacts not exceeding 33.23%. This level of impact is considered acceptable within an inner-city environment.

Table 4 summarises the generated VSC results for all assessed windows at 28, 30, 32, 34 Link Street.

| No. Windows Assessed | VSC>27% | | | Reduction Ratio <20% | |
|----------------------|----------|-----------|----------|----------------------|-------------------|
| | Existing | Consented | Proposed | Existing/Consented | Existing/Proposed |
| 12 | 6 | 0 | 0 | 7 | 2 |

Table 4. VSC results for all assessed windows at 28, 30, 32, 34 Link Street facing the proposed Marian Court development.

| 28, 30, 32, 34 Link Street | Existing VSC % | Consented VSC % | Existing/Consented Reduction Ratio | Status | Proposed VSC % | Existing/Proposed Reduction Ratio | Status |
|----------------------------|----------------|-----------------|------------------------------------|----------------|----------------|-----------------------------------|----------------|
| W1 | 26.69 | 20.97 | 21.43% | Not Acceptable | 20.54 | 23.04% | Not Acceptable |
| W2 | 26.54 | 20.34 | 23.36% | Not Acceptable | 19.12 | 27.96% | Not Acceptable |
| W3 | 25.8 | 19.61 | 23.99% | Not Acceptable | 18.53 | 28.18% | Not Acceptable |
| W4 | 19.58 | 14.85 | 24.16% | Not Acceptable | 14 | 28.50% | Not Acceptable |
| W5 | 28.63 | 25.01 | 12.64% | Acceptable | 23.56 | 17.71% | Acceptable |
| W6 | 29.14 | 25.13 | 13.76% | Acceptable | 23.37 | 19.80% | Acceptable |
| W7 | 29.07 | 24.26 | 16.55% | Acceptable | 22.9 | 21.22% | Not Acceptable |
| W8 | 28.21 | 23.27 | 17.51% | Acceptable | 21.96 | 22.16% | Not Acceptable |
| W9 | 27.63 | 22.56 | 18.35% | Acceptable | 20.79 | 24.76% | Not Acceptable |
| W10 | 26.78 | 21.53 | 19.60% | Acceptable | 20.21 | 24.53% | Not Acceptable |
| W11 | 27.72 | 19.52 | 29.58% | Not Acceptable | 18.51 | 33.23% | Not Acceptable |
| W12 | 21.29 | 17.36 | 18.46% | Acceptable | 16.31 | 23.39% | Not Acceptable |

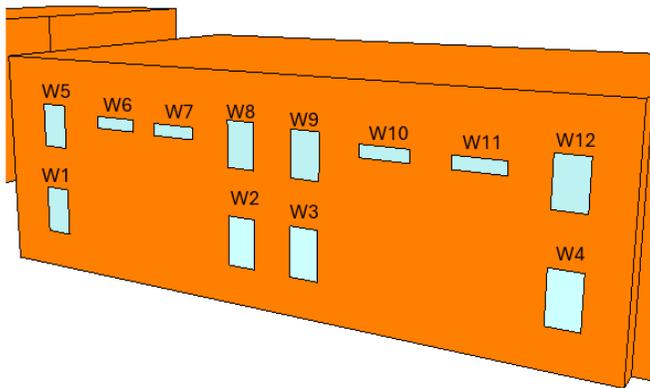
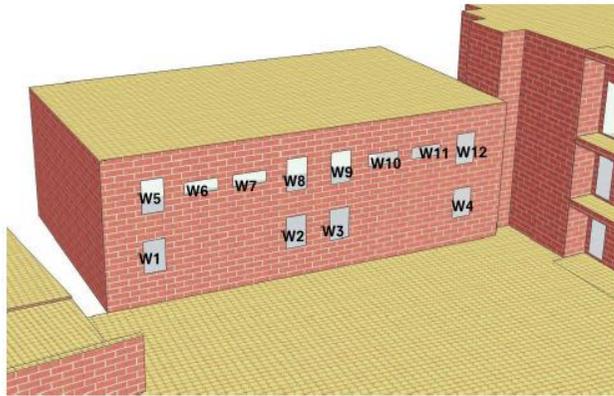


Figure 6. Model for 28, 30, 32, 34 Link Street as per MLM Consulting Engineers Limited on 10/11/17 (top left), Google Earth image of 28, 30, 32, 34 Link Street (top right), Model for 28, 30, 32, 34 Link Street for proposed scheme (bottom)

2 – 26 Link Street

For 2 - 26 Link Street all 21 east- and south-facing windows were assessed. For the consented scheme, 18 out of the 21 windows achieved VSC values greater than 27% or experienced a reduction ratio of less than 20% when compared to existing conditions, resulting in acceptable daylight levels for 85.71% of the windows.

Under the proposed scheme, 18 out of the 21 windows achieve VSC values greater than 27% or experience a reduction ratio of less than 20% compared to existing conditions, with the VSC values for some windows showing a slight improvement as a result of the mass reduction at the south-western corner of Block B1.

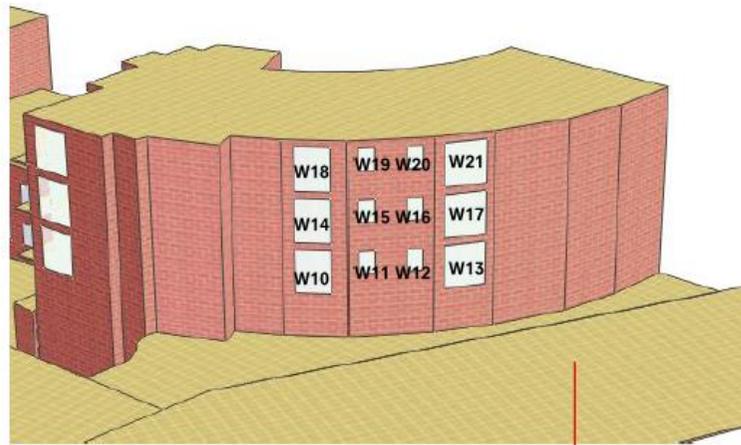
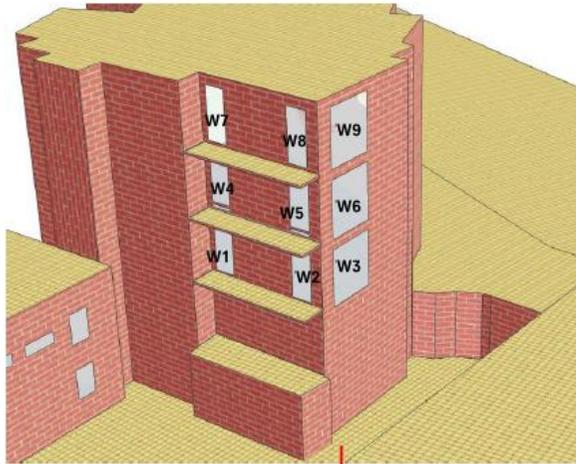
Table 5 summarises the generated VSC results for all assessed windows at 2-26 Link Street.

| No. Windows Assessed | VSC>27% | | | Reduction Ratio <20% | |
|----------------------|----------|-----------|----------|----------------------|-------------------|
| | Existing | Consented | Proposed | Existing/Consented | Existing/Proposed |
| 21 | 17 | 14 | 14 | 4 | 4 |

Table 5. VSC results for all assessed windows at 2-26 Link Street facing the proposed Marian Court development.

| 2 - 26 Link Street | Existing VSC % | Consented VSC % | Existing/Consented Reduction Ratio | Status | Proposed VSC % | Existing/Proposed Reduction Ratio | Status |
|--------------------|----------------|-----------------|------------------------------------|----------------|----------------|-----------------------------------|----------------|
| W1 | 17.15 | 16.67 | 2.80% | Acceptable | 16.2 | 5.54% | Acceptable |
| W2 | 23.82 | 20.49 | 13.98% | Acceptable | 19.53 | 18.01% | Acceptable |
| W3 | 30.28 | 17.62 | 41.81% | Not Acceptable | 18.36 | 39.37% | Not Acceptable |
| W4 | 16.95 | 19.18 | -13.16% | Acceptable | 18.14 | -7.02% | Acceptable |
| W5 | 23.51 | 23.56 | -0.21% | Acceptable | 22.35 | 4.93% | Acceptable |
| W6 | 32.28 | 20.18 | 37.48% | Not Acceptable | 20.76 | 35.69% | Not Acceptable |
| W7 | 27.76 | 29.62 | - | Acceptable | 28.85 | - | Acceptable |
| W8 | 36.4 | 37.11 | - | Acceptable | 36.34 | - | Acceptable |
| W9 | 34.04 | 22.81 | 32.99% | Not Acceptable | 24.06 | 29.32% | Not Acceptable |
| W10 | 35.71 | 34.54 | - | Acceptable | 35.03 | - | Acceptable |
| W11 | 37.68 | 36.94 | - | Acceptable | 36.9 | - | Acceptable |
| W12 | 37.43 | 38.07 | - | Acceptable | 37.87 | - | Acceptable |
| W13 | 37.81 | 38.95 | - | Acceptable | 38.97 | - | Acceptable |
| W14 | 37.33 | 35.64 | - | Acceptable | 35.79 | - | Acceptable |
| W15 | 38.47 | 37.96 | - | Acceptable | 37.74 | - | Acceptable |

| | | | | | | | |
|-----|-------|-------|---|------------|-------|---|------------|
| W16 | 38.25 | 38.57 | - | Acceptable | 38.33 | - | Acceptable |
| W17 | 38.65 | 39.31 | - | Acceptable | 39.65 | - | Acceptable |
| W18 | 38.31 | 36.54 | - | Acceptable | 36.63 | - | Acceptable |
| W19 | 38.94 | 38.38 | - | Acceptable | 38.17 | - | Acceptable |
| W20 | 38.71 | 38.6 | - | Acceptable | 38.73 | - | Acceptable |
| W21 | 39.08 | 39.59 | - | Acceptable | 39.43 | - | Acceptable |



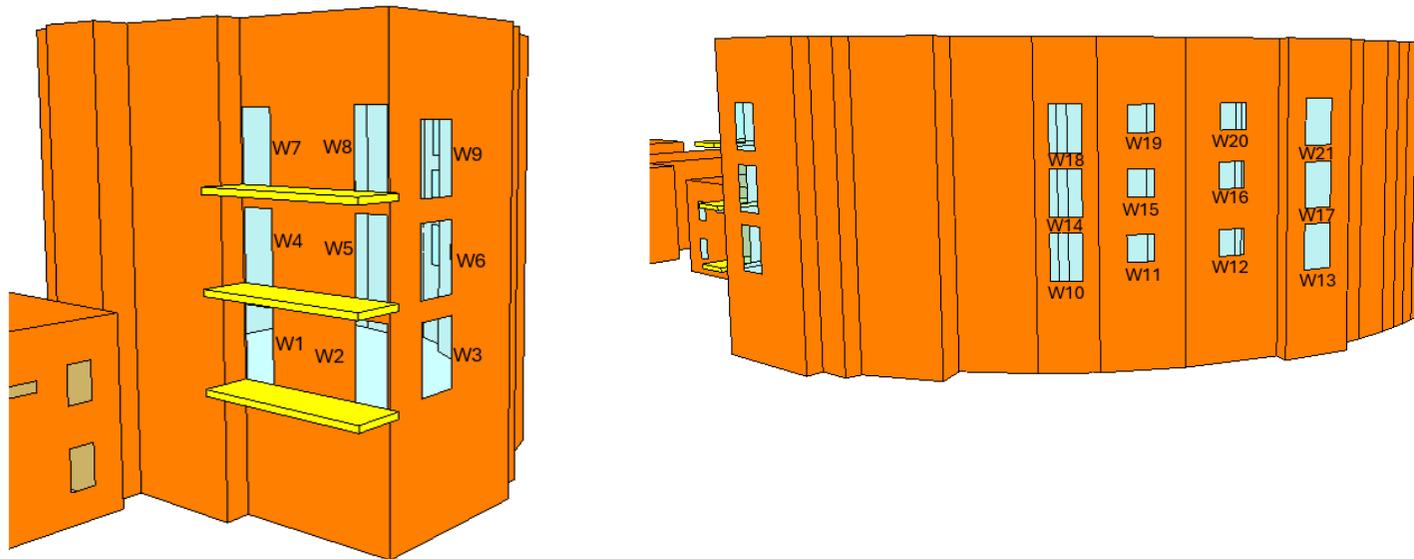


Figure 7. Model for 2 – 26 Link Street as per MLM Consulting Engineers Limited on 10/11/17 (top), Google Earth image of 2 – 26 Link Street (middle), Model for 2 – 26 Link Street for proposed scheme (bottom)

City Academy, Homerton High Street

For the City Academy the 2 south-facing windows were assessed. According to the results, for both the consented and the proposed scheme, 0 out of 2 windows had values over 27% or experienced a reduction ratio of less than 20% when compared to existing conditions.

However, as City Academy is a non-residential development, it is not considered a sensitive receptor for the purposes of this assessment. The results are therefore presented for comparative purposes only and are not intended to draw conclusions regarding the performance of the proposed Marian Court development.

Table 6 summarises the generated VSC results for the assessed windows at City Academy.

| No. Windows Assessed | VSC>27% | | | Reduction Ratio <20% | |
|----------------------|----------|-----------|----------|----------------------|-------------------|
| | Existing | Consented | Proposed | Existing/Consented | Existing/Proposed |
| 2 | 2 | 0 | 0 | 0 | 0 |

Table 6. VSC results for the windows at City Academy facing the proposed Marian Court development.

| City Academy | Existing VSC % | Consented VSC % | Existing/Consented Reduction Ratio | Status | Proposed VSC % | Existing/Proposed Reduction Ratio | Status |
|--------------|----------------|-----------------|------------------------------------|----------------|----------------|-----------------------------------|----------------|
| W1 | 34.94 | 26.65 | 23.73% | Not Acceptable | 25.77 | 26.24% | Not Acceptable |
| W2 | 33.92 | 25.6 | 24.53% | Not Acceptable | 24.17 | 28.74% | Not Acceptable |

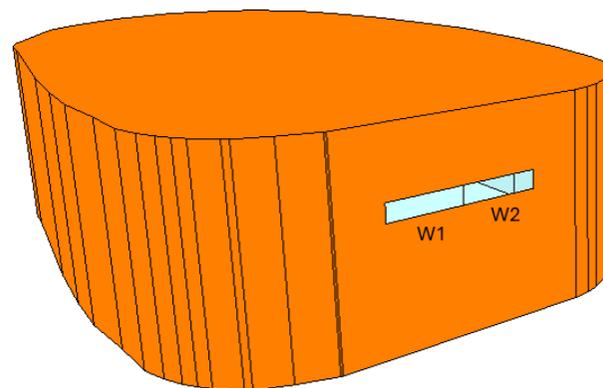
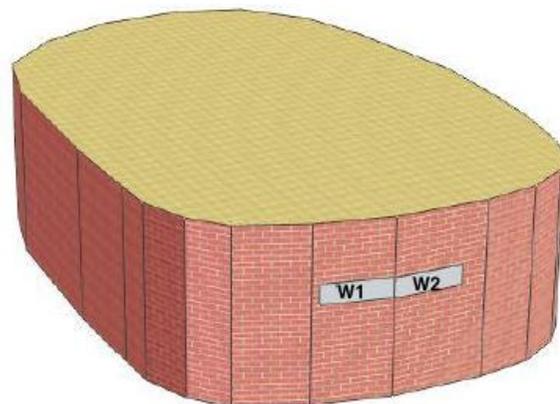


Figure 8. Model for City Hall as per MLM Consulting Engineers Limited on 10/11/17 (top left), Google Earth image of City Hall (top right), Model for City Hall for proposed scheme (bottom)

23, 25, 27, 29, 33b Homerton High Street

All 29 south- and south-east-facing windows at 23, 25, 27, 29 and 33b Homerton High Street were assessed. The results indicate that, under both the consented and proposed schemes, all windows record VSC values below 27% and experience reductions greater than 20% when compared to existing conditions.

This level of impact is primarily attributable to the introduction of an additional storey on Block C2 and the inclusion of roof-level parapets, which are required to mitigate potential noise impacts from the ASHP plant.

Table 7 summarises the generated VSC results for all assessed windows at 23, 25, 27, 29, 33b Homerton High Street.

| No. Windows Assessed | VSC>27% | | | Reduction Ratio <20% | |
|----------------------|----------|-----------|----------|----------------------|-------------------|
| | Existing | Consented | Proposed | Existing/Consented | Existing/Proposed |
| 29 | 28 | 1 | 0 | 0 | 0 |

Table 7. VSC results for all assessed windows at 23, 25, 27, 29, 33b Homerton High Street facing the proposed Marian Court development.

| 23, 25 Homerton High Street | Existing VSC % | Consented VSC % | Existing/Consented Reduction Ratio | Status | Proposed VSC % | Existing/Proposed Reduction Ratio | Status |
|-----------------------------|----------------|-----------------|------------------------------------|----------------|----------------|-----------------------------------|----------------|
| W1 | 23.84 | 17.45 | 26.80% | Not Acceptable | 16.36 | 31.38% | Not Acceptable |
| W2 | 28.82 | 17.53 | 39.17% | Not Acceptable | 15.52 | 46.15% | Not Acceptable |
| W3 | 27.95 | 19.21 | 31.27% | Not Acceptable | 16.82 | 39.82% | Not Acceptable |
| W4 | 30.83 | 20.43 | 33.73% | Not Acceptable | 18.51 | 39.96% | Not Acceptable |
| W5 | 31.2 | 21.86 | 29.94% | Not Acceptable | 20.62 | 33.91% | Not Acceptable |
| W6 | 31.56 | 22.91 | 27.41% | Not Acceptable | 21.62 | 31.50% | Not Acceptable |
| W15 | 28.19 | 20.78 | 26.29% | Not Acceptable | 18.74 | 33.52% | Not Acceptable |
| W16 | 31.76 | 20.21 | 36.37% | Not Acceptable | 17.65 | 44.43% | Not Acceptable |
| W17 | 31.66 | 21.22 | 32.98% | Not Acceptable | 18.98 | 40.05% | Not Acceptable |
| W18 | 33.64 | 21.73 | 35.40% | Not Acceptable | 19.72 | 41.38% | Not Acceptable |
| W19 | 33.79 | 22.99 | 31.96% | Not Acceptable | 21.62 | 36.02% | Not Acceptable |
| W20 | 34.16 | 24.69 | 27.72% | Not Acceptable | 23.04 | 32.55% | Not Acceptable |
| W29 | 36.35 | 26.4 | 27.37% | Not Acceptable | 24.24 | 33.31% | Not Acceptable |
| W30* | | 27.94 | | N/A | 25.96 | | N/A |

* = Window has been added to the model

** = Window has been removed from the model

| 27, 29, 33b Homerton High Street | Existing VSC % | Consented VSC % | Existing/Consented Reduction Ratio | Status | Proposed VSC % | Existing/Proposed Reduction Ratio | Status |
|--|----------------|-----------------|---------------------------------------|----------------|----------------|--------------------------------------|----------------|
| W7 | 31.52 | 22.55 | 28.46% | Not Acceptable | 21.56 | 31.60% | Not Acceptable |
| W8 | 32.04 | 23.04 | 28.09% | Not Acceptable | 22.22 | 30.65% | Not Acceptable |
| W9 | 31.98 | 23.33 | 27.05% | Not Acceptable | 22.31 | 30.24% | Not Acceptable |
| W10 | 32.22 | 23.19 | 28.03% | Not Acceptable | 22.38 | 30.54% | Not Acceptable |
| W11 | 32.16 | 23.98 | 25.44% | Not Acceptable | 23.08 | 28.23% | Not Acceptable |
| W12 | 32.32 | 24.2 | 25.12% | Not Acceptable | 22.8 | 29.46% | Not Acceptable |
| W13 | 32.62 | 24.05 | 26.27% | Not Acceptable | 23.48 | 28.02% | Not Acceptable |
| W14 | 32.51 | 23.84 | 26.67% | Not Acceptable | 22.6 | 30.48% | Not Acceptable |
| W21 | 33.58 | 24.24 | 27.81% | Not Acceptable | 23.16 | 31.03% | Not Acceptable |
| W22 | 33.79 | 24.59 | 27.23% | Not Acceptable | 23.21 | 31.31% | Not Acceptable |
| W23 | 34.15 | 24.67 | 27.76% | Not Acceptable | 23.58 | 30.95% | Not Acceptable |
| W24 | 34.39 | 24.55 | 28.61% | Not Acceptable | 23.82 | 30.74% | Not Acceptable |
| W25 | 34.73 | 25.58 | 26.35% | Not Acceptable | 23.81 | 31.44% | Not Acceptable |
| W26 | 34.58 | 25.55 | 26.11% | Not Acceptable | 24.36 | 29.55% | Not Acceptable |
| W27 | 34.59 | 25.88 | 25.18% | Not Acceptable | 24.13 | 30.24% | Not Acceptable |
| W28 | 34.47 | 25.5 | 26.02% | Not Acceptable | 24.17 | 29.88% | Not Acceptable |

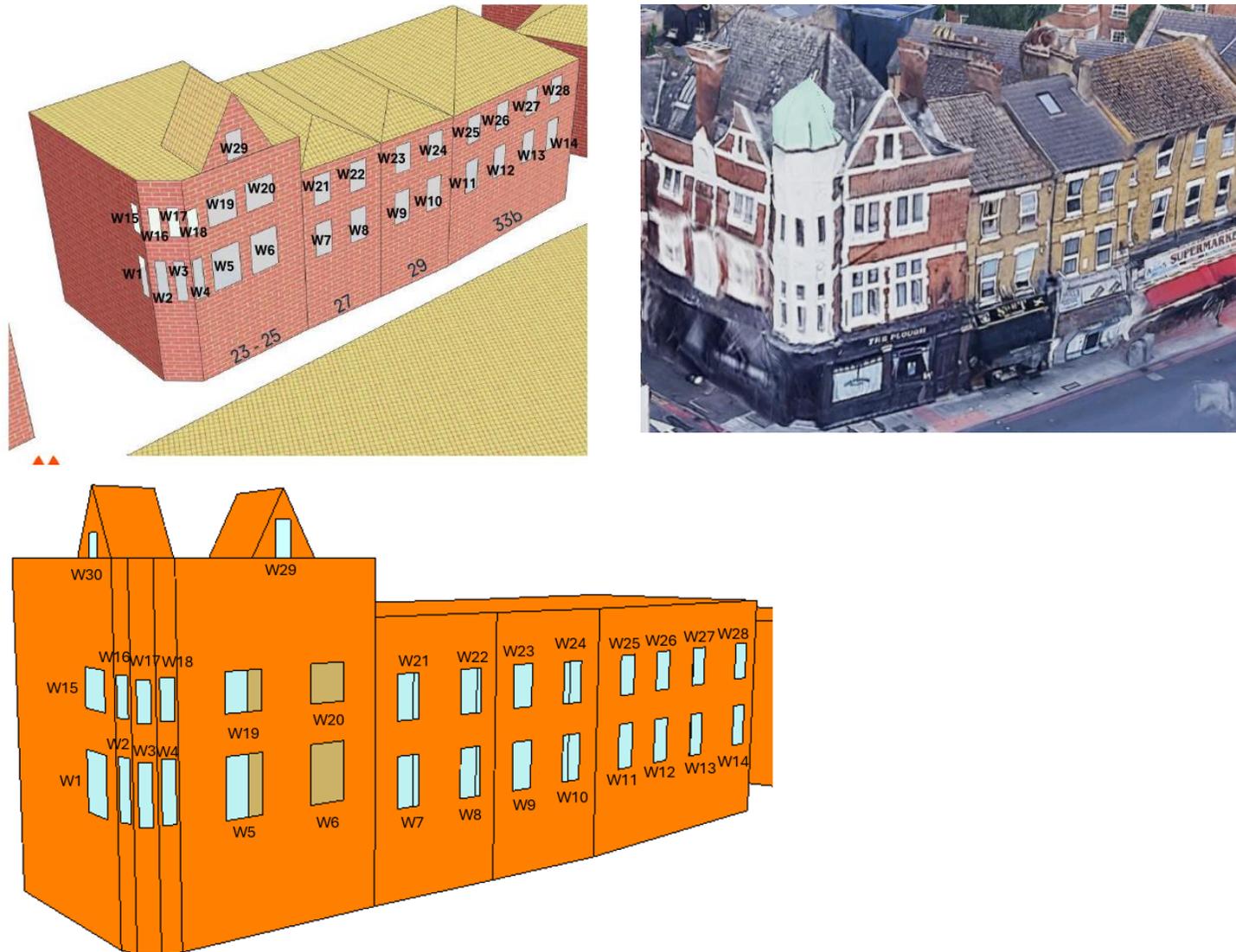


Figure 9. Model for 23, 25, 27, 28, 33b Homerton High Street as per MLM Consulting Engineers Limited on 10/11/17 (top left), Google Earth image of 23, 25, 27, 28, 33b Homerton High Street (top right), Model for 23, 25, 27, 28, 33b Homerton High Street for proposed scheme (bottom)

41 Homerton High Street

For 41 Homerton High Street all 9 south facing windows were assessed. According to the results, for both the consented and the proposed scheme 2 windows were identified with VSC values less than 27% but with a reduction ratio of no less than 20% when compared to the existing scheme, resulting in acceptable daylight levels received.

Table 8 summarises the generated VSC results for all assessed windows at 41 Homerton High Street.

| No. Windows Assessed | VSC>27% | | | Reduction Ratio <20% | |
|----------------------|----------|-----------|----------|----------------------|-------------------|
| | Existing | Consented | Proposed | Existing/Consented | Existing/Proposed |
| 9 | 9 | 7 | 7 | 2 | 2 |

Table 8. VSC results for all assessed windows at 41 Homerton High Street facing the proposed Marian Court development.

| 41 Homerton High Street | Existing VSC % | Consented VSC % | Existing/Consented Reduction Ratio | Status | Proposed VSC % | Existing/Proposed Reduction Ratio | Status |
|-------------------------|----------------|-----------------|------------------------------------|------------|----------------|-----------------------------------|------------|
| W1 | 32.01 | 26.4 | 17.53% | Acceptable | 26.35 | 17.68% | Acceptable |
| W2 | 32.67 | 28.53 | - | Acceptable | 27.83 | - | Acceptable |
| W3 | 34.2 | 29.66 | - | Acceptable | 29.53 | - | Acceptable |
| W4 | 33.31 | 26.9 | 19.24% | Acceptable | 26.8 | 19.54% | Acceptable |
| W5 | 34.37 | 29.05 | - | Acceptable | 28.65 | - | Acceptable |
| W6 | 35.1 | 30.33 | - | Acceptable | 30.46 | - | Acceptable |
| W7 | 31.61 | 28.38 | - | Acceptable | 28.08 | - | Acceptable |
| W8 | 31.5 | 30.27 | - | Acceptable | 30.19 | - | Acceptable |
| W9 | 34.52 | 31.56 | - | Acceptable | 31.48 | - | Acceptable |

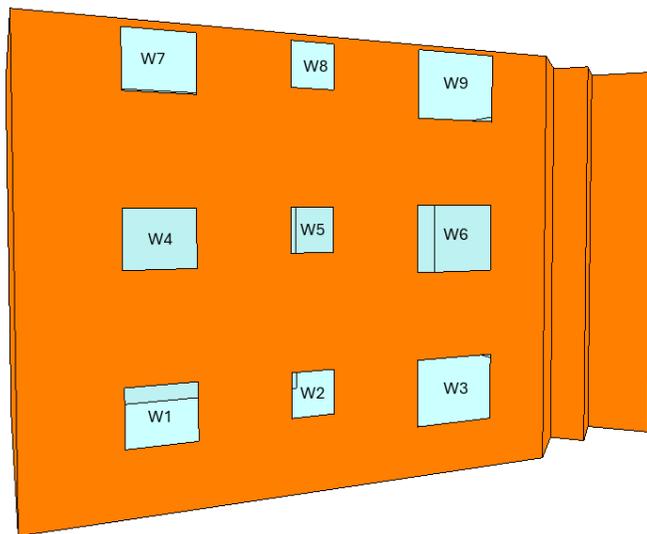
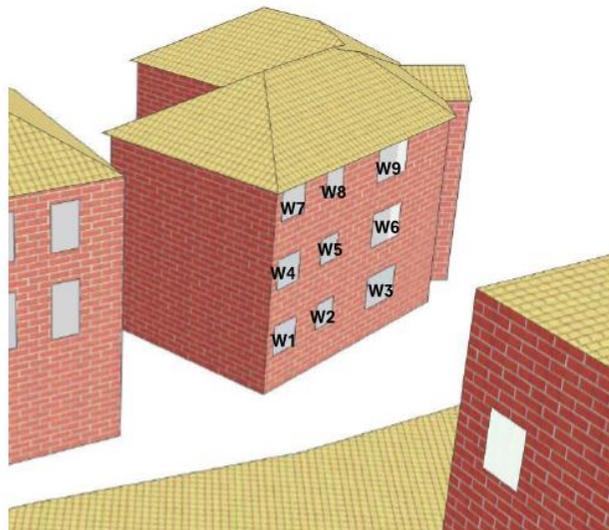


Figure 10. Model for 41 Homerton High Street as per MLM Consulting Engineers Limited on 10/11/17 (top left), Google Earth image of 41 Homerton High Street (top right), Model for 41 Homerton High Street for proposed scheme (bottom)

17, 21 Homerton High Street

For 17, 21 Homerton High Street all 32 south-facing windows were assessed. According to the results, for the consented scheme, 6 out of the 32 windows experienced a reduction ratio of less than 20% when compared to existing conditions, resulting in acceptable daylight levels for 18.75% of the windows.

Under the proposed scheme, 1 out of the 32 windows experience a reduction ratio of less than 20% compared to existing conditions, due to the introduction of an additional storey on Block C2 and the inclusion of roof-level parapets, which are required to mitigate potential noise impacts from the ASHP plant.

Table 9 summarises the generated VSC results for all assessed windows at 17, 21 Homerton High Street.

| No. Windows Assessed | VSC>27% | | | Reduction Ratio <20% | |
|----------------------|----------|-----------|----------|----------------------|-------------------|
| | Existing | Consented | Proposed | Existing/Consented | Existing/Proposed |
| 32 | 23 | 6 | 0 | - | 1 |

Table 9. VSC results for all assessed windows at 17, 21 Homerton High Street facing the proposed Marian Court development.

| 17, 21 Homerton High Street | Existing VSC % | Consented VSC % | Existing/Consented Reduction Ratio | Status | Proposed VSC % | Existing/Proposed Reduction Ratio | Status |
|-----------------------------|----------------|-----------------|------------------------------------|----------------|----------------|-----------------------------------|----------------|
| W1 | 25.94 | 16.67 | 35.74% | Not Acceptable | 13.53 | 47.84% | Not Acceptable |
| W2 | 25.53 | 16.51 | 35.33% | Not Acceptable | 13.76 | 46.10% | Not Acceptable |
| W3 | 25.15 | 15.81 | 37.14% | Not Acceptable | 13 | 48.31% | Not Acceptable |
| W4 | 21.95 | 13.35 | 39.18% | Not Acceptable | 10.71 | 51.21% | Not Acceptable |
| W5 | 16.57 | 10.11 | 38.99% | Not Acceptable | 7.92 | 52.20% | Not Acceptable |
| W7 | 29.33 | 19.68 | 32.90% | Not Acceptable | 16.07 | 45.21% | Not Acceptable |
| W8 | 28.96 | 19.71 | 31.94% | Not Acceptable | 15.83 | 45.34% | Not Acceptable |
| W9 | 29 | 19.57 | 32.52% | Not Acceptable | 15.74 | 45.72% | Not Acceptable |
| W10 | 28.11 | 18.61 | 33.80% | Not Acceptable | 15.61 | 44.47% | Not Acceptable |
| W11 | 24.95 | 16.3 | 34.67% | Not Acceptable | 13.09 | 47.54% | Not Acceptable |
| W12 | 19.17 | 12.48 | 34.90% | Not Acceptable | 10.05 | 47.57% | Not Acceptable |
| W15 | 32.76 | 24.29 | 25.85% | Not Acceptable | 19.89 | 39.29% | Not Acceptable |
| W16 | 32.78 | 24.75 | 24.50% | Not Acceptable | 19.96 | 39.11% | Not Acceptable |
| W17 | 32.34 | 24.4 | 24.55% | Not Acceptable | 20.34 | 37.11% | Not Acceptable |
| W18 | 31.78 | 24.36 | 23.35% | Not Acceptable | 19.99 | 37.10% | Not Acceptable |

| | | | | | | | |
|-----|-------|-------|--------|----------------|-------|--------|----------------|
| W19 | 28.97 | 21.22 | 26.75% | Not Acceptable | 17.82 | 38.49% | Not Acceptable |
| W20 | 22.28 | 16.51 | 25.90% | Not Acceptable | 13.1 | 41.20% | Not Acceptable |
| W23 | 35.61 | 29.09 | - | Acceptable | 23.79 | 33.19% | Not Acceptable |
| W24 | 35.77 | 28.85 | - | Acceptable | 23.95 | 33.04% | Not Acceptable |
| W25 | 35.62 | 28.82 | - | Acceptable | 24.28 | 31.84% | Not Acceptable |
| W26 | 35.61 | 28.75 | - | Acceptable | 24.42 | 31.42% | Not Acceptable |
| W27 | 34.23 | 28.19 | - | Acceptable | 24.32 | 28.95% | Not Acceptable |
| W28 | 28.7 | 28.35 | - | Acceptable | 24.59 | 14.32% | Acceptable |

| 17, 21 Homerton High Street | Existing VSC % | Consented VSC % | Existing/Consented Reduction Ratio | Status | Proposed VSC % | Existing/Proposed Reduction Ratio | Status |
|-----------------------------|----------------|-----------------|------------------------------------|----------------|----------------|-----------------------------------|----------------|
| W6 | 24.75 | 16.35 | 33.94% | Not Acceptable | 14.08 | 43.11% | Not Acceptable |
| W13 | 27.25 | 18.53 | 32.00% | Not Acceptable | 15.31 | 43.82% | Not Acceptable |
| W14 | 27.75 | 18.63 | 32.86% | Not Acceptable | 16.06 | 42.13% | Not Acceptable |
| W21 | 30.27 | 20.32 | 32.87% | Not Acceptable | 17.18 | 43.24% | Not Acceptable |
| W22 | 30.32 | 20.55 | 32.22% | Not Acceptable | 17.77 | 41.39% | Not Acceptable |
| W29 | 33.01 | 22.94 | 30.51% | Not Acceptable | 19.13 | 42.05% | Not Acceptable |
| W30 | 33.01 | 23.04 | 30.20% | Not Acceptable | 19.58 | 40.68% | Not Acceptable |
| W31 | 35.91 | 25.65 | 28.57% | Not Acceptable | 21.05 | 41.38% | Not Acceptable |
| W32 | 35.79 | 25.49 | 28.78% | Not Acceptable | 21.69 | 39.40% | Not Acceptable |

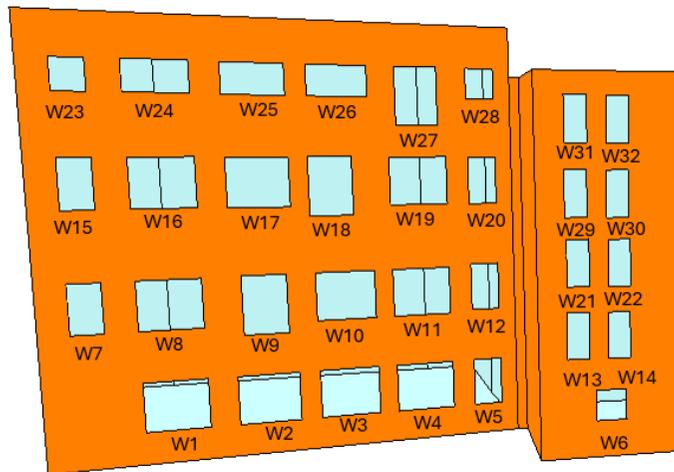
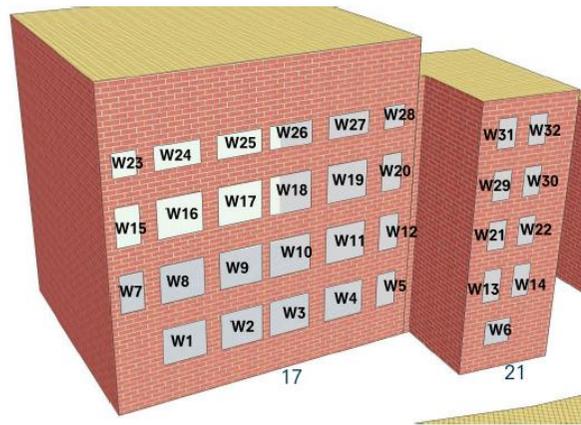


Figure 11. Model for 17, 21 Homerton High Street as per MLM Consulting Engineers Limited on 10/11/17 (top left), Google Earth image of 17, 21 Homerton High Street (top right), Model for 17, 21 Homerton High Street for proposed scheme (bottom)

5. Conclusions

An comparative study of the potential daylight impacts arising from the proposed Marian Court development, when compared to the consented scheme, has been undertaken in accordance with the methodology set out within the BRE Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022).

A total of 224 neighbouring windows across surrounding residential receptors were assessed for Vertical Sky Component (VSC). The results indicate that, under the consented scheme, 131 (58.48%) of windows meet the BRE guidance targets, whilst under the proposed scheme 99 (44.2%) of windows meet the BRE guidance targets.

The assessment demonstrates that the proposed development results in a degree of additional daylight reduction to some neighbouring windows when compared to the consented scheme. The reductions are primarily associated with Block A mass changes at the 3rd floor, the additional storey to Block C2 and the introduction of parapets at the roof levels.

Notwithstanding this, the assessment confirms that:

- A notable proportion of neighbouring windows continue to meet the BRE VSC guidance targets.
- The majority of reductions remain within ranges commonly associated with dense inner-city environments.
- Several receptors demonstrate limited or negligible change between the consented and proposed schemes.
- The design changes that give rise to the impacts form part of necessary architectural, environmental, and operational requirements of the development.

Furthermore, it is recognised that the BRE guidance is advisory rather than mandatory and should be applied flexibly, taking into account the context, baseline conditions, urban density, and wider planning benefits of a development.

When considered in the context of the site's urban location, the extant consent, and the overall performance of the scheme, the daylight impacts associated with the proposed Marian Court development are considered to be acceptable and compliant with relevant planning policy and BRE guidance.

| No. Windows Assessed | VSC>27% | | | Reduction Ratio <20% | | |
|---|----------|-----------|----------|----------------------|-------------------|-------|
| | Existing | Consented | Proposed | Existing/Consented | Existing/Proposed | |
| Ponsford Street | | | | | | |
| 93 | 87 | 52 | 34 | 10 | 7 | |
| 1, 3, 5, 7, 9, 11 Mehetabel Road | | | | | | |
| 13 | 13 | 13 | 13 | N/A | N/A | |
| 2, 4, 6 Mehetabel Road | | | | | | |
| 15 | 15 | 15 | 15 | N/A | N/A | |
| 28, 30, 32, 34 Link Street | | | | | | |
| 12 | 6 | 0 | 0 | 7 | 2 | |
| 2 – 26 Link Street | | | | | | |
| 21 | 17 | 14 | 14 | 4 | 4 | |
| 23, 25, 27, 29, 33b Homerton High Street | | | | | | |
| 29 | 28 | 1 | 0 | 0 | 0 | |
| 41 Homerton High Street | | | | | | |
| 9 | 9 | 7 | 7 | 2 | 2 | |
| 17, 21 Homerton High Street | | | | | | |
| 32 | 23 | 6 | 0 | 0 | 1 | |
| No. Windows Assessed | VSC>27% | | | Reduction Ratio <20% | | |
| | Existing | Consented | Proposed | Existing/Consented | Existing/Proposed | |
| TOTAL | 224 | 198 | 108 | 83 | 23 | 16 |
| % | | 88.4% | 48.2% | 37.1% | 19.5% | 11.3% |