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5.9 In my examination, I have made assessments at points along the ground floor level where there are windows but these appear to serve, for the most part, subsidiary parts of the building, service areas and the like. There are, however, residential parts along the ground floor and I have assessed these points. For the rest, the flats appear to be confined to the first and upper floors. I have, therefore, also assessed the first floor flats in the section of the building that projects out towards the development.

5.10 In some places on the ground floor, the windows are limited in the VSC available to them by being recessed under projecting construction. This places an additional burden on the adjoining site because a small obstruction below the projecting balcony will have a disproportionate effect on the VSC. The Guide calls for a flexible interpretation of the numerical values given and I submit that windows affected by projecting balconies should be accorded that more flexible approach.

5.11 I have set out below a table of the results achieved at the various window positions and these are indicated on the attached working drawing. Care should be exercised as this drawing is scaled at 1:250 not 1:200 as the other drawings.

Position	Extg VSC	0.8 of extg	Prop VSC	Pass 27%	Pass 80%
A	25.71	20.57	24.727	Y	Y
B	26.06	20.848	23.82	N	Y
C	23.2	18.562	20.60	N	Y
D	31.81	24.945	28.677	Y	Y
E	21.6	17.28	18.747	N	Y
F	22.47	17.976	20.316	N	Y
G	40	32	33.736	Y	Y
H	40	32	33.485	Y	Y

5.12 In the case of positions A, B and C, the 27% VSC is not attained as existing due to the oversailing balcony above. In positions E and F, the adjoining projections shield the windows from the sky. The proposed development reduces the VSC but the proposed value is still greater than 80% of the existing

North Elevation

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- 5.13 I have examined the impact of the proposals on the north elevation of Kensington Heights. As above, I have compiled Waldram diagrams of the worst affected part of the building taken at 2m above ground level. I find that the original VSC at this location is 27.6% but that the VSC under the proposed scheme will be 24.3%. Although this is less than the target numerical value set by the Code, it is still more than 0.8 times the original value (22.08%) As with the west elevation, there are windows on the north side of the building that are overshadowed by projecting balconies in the storey above. This dramatically reduces the VSC available to those windows, even if the building were to be on a completely undeveloped site on a hilltop. It would be perverse to impose the additional burden of this element of the previous design onto the proposed use of the Thames Water site.
- 5.14 I have studied the report prepared for the Council by Messrs Wilks Head and Eve. This report repeats the exercise through which I have gone and confirms the results I have obtained as to the technical effects that the new building will have on the surrounding buildings in general and the north elevation of Kensington Heights in particular.
- 5.15 We agree that there are a few windows, serving two dwellings on the ground floor, that will be affected more than the other flats. These flats will receive less than the 27% VSC recommended in the Guide and will have their present VSC reduced below 80% of the present value. In one case, a bedroom, where the need for light is less acute than to living rooms, the reduction is to 79.72% of existing, which is so close to 80% as to be, in my view immaterial. In the other case, a bed-sitting room, the reduction is to 62.4% of existing which is more material but is due, in no small measure, to the fact that the window is overshadowed by a balcony immediately above it.
- 5.16 The Planning Authority have accepted that Water Tower House is unmeritorious as it is and should be redeveloped. They have also accepted that any redevelopment of the site will have some effect on the North elevation of Kensington Heights. To modify the design of the proposed new flats so that there would be no reduction to the VSC to window R2/71 would, I believe, be injurious to the wider townscape issues that benefit by the redevelopment of the site.
- 5.14 Taking into account the flexibility of approach envisaged in the Code (*para 6, P.1*) and at paragraph 3.13 of RBKC's UDP and the wider townscape issues involved, I consider these diminutions in VSC not to be material.

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6.0 SUNLIGHTING

6.1 The penetration of sunlight falls to be considered because the windows in Kensington Heights face within 90° of due south. (Facing 253° True). The Guide repeats the requirements of BS8206 Pt 2 1992 and calls for the windows to receive 25% of annual probable sunlight hours including at least 5% of annual probable sunlight hours between 21st September and 21st March. Where the sun penetration is reduced, it should still leave 80% of the existing sunlight hours.

6.2 I have carried out an analysis using the sunlight availability indicator for 51.5°N (the latitude of London) at p.28 and the transparent indicator supplied with the Guide. I have not analysed those parts of the new buildings lying to the North of the points under consideration as noted in Fig. 16 on p.11.

6.3 The results of my analysis are shown in the table below:

Posn	APSH%	80%	WPSH%	80%	APSH%	WPSH%	80% < A	80% < W
A	56	43.2	22	15.2	56	22	Y	Y
B	56	44.8	21	16.8	56	21	Y	Y
C	53	42.4	19	15.2	53	19	Y	Y
D	50	40	19	15.2	50	19	Y	Y
E	19	15.2	2	1.6	18	1	Y	N
F	23	18.4	3	2.4	28	3	Y	Y
G	55	44	20	16	48	16	Y	Y
H	54	43.2	19	15.2	51	17	Y	Y

The notation used is that the first column shows the existing percentage of annual probable sunshine hours, the second shows 80% of that, the third column shows the existing winter probable sunshine hours, the fourth 80% of that. The fifth and sixth columns respectively show the proposed annual and winter probable sunshine hours and the seventh and eighth column show by Yes/No notation whether the proposed probable sunshine hours are 80% or more of the existing respectively.

6.4 In the case of position E the drop in annual probable hours is only 0.6% below the critical value. The remainder are either not reduced at all or are only reduced very slightly. In all but positions E and F the remaining percentage of sunshine hours is still between three

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times and four times the Guide's winter minimum. Only positions E and F fall significantly below the Guide's provision but these are heavily shadowed by the rest of the building and do not achieve the Guide minima even as existing.

- 6.5 I have considered the north elevation of the building for sunlight as for daylighting. As none of the windows face within 90° of due south, none call to be considered for sunlighting under the Code.
- 6.6 In the circumstances shown by my research, I believe that the impact on Kensington Heights will not be so significant as to represent a severe diminution of light to the flats taken as a whole. I do not believe, therefore, that the effects on the building should be regarded as an impediment to granting Planning Consent for the proposed development.

Aubrey Walk

- 6.7 The houses in Aubrey Walk face within 90° of due South and the sunlight criteria set out in sections 3.1 and 3.2 of the Code must be checked to ensure that there is sufficient sunlight

2 - 6 Aubrey Walk

- 6.8 I have also verified the annual probable sunlight proportion and find that this is some 66% with 10% available in the winter months. This, therefore, satisfies the requirements of the Code where the minimum recommendation within the Code of Practice is for 25% of the total probable annual sunshine hours to be available with 5% of the probable annual hours to be available through the winter.
- 6.9 Nos. 8 to 16 Aubrey Walk will be advantaged by the proposals as they will have a more open Southern aspect though the morning sun will be diminished. My calculations show that the buildings will receive 69% of the probable annual sunshine hours and 21% will be received during the winter months. This exceeds the requirements of the Code.
- 6.10 There will be only a slight effect on their sunlight penetration but they will make a gain in sunlight overall because of the demolition of the existing Thames Water flats in Aubrey Walk.

7.0 SUNPATH DIAGRAMS

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- 7.1 I have prepared 34 sun path diagrams to indicate the existing and proposed penetration of sunshine to the properties in Aubrey Walk, to Melbourne House in Campden Hill Road, to the ground floor flat at position 'A' the in Kensington Heights and to the nearest flat on the first floor in Kensington Heights, marked as position 'G'. These show in a pictorial way the visibility of the sun at different times of day on the 21st of each month.
- 7.2 The diagrams used, for 52°N, show the apparent path of the sun relative to the earth with the horizontal angle along the baseline and the vertical angle or altitude on the 'x' axis. The radial lines indicate the time of day in 24 hour notation based on GMT. I believe that these are easier to read than the sunpath indicators shown in the BRE Code. In each case, the measurement has been made 2 m above ground level at the window positions in each building. I have not taken a separate measurement for No 10 Aubrey Walk because these windows are so close to those of No 12 that the measurements taken there relate sufficiently closely to apply to both buildings.
- 7.3 The Code is silent on the question of trees but the proposals involve the retention of certain trees and I have allowed, therefore, for the shading effect of the trees. These are shown in the sunpath diagrams by dotted lines and, because they are deciduous, I have allowed for their obstructive effect during the months of May, June, July August and September. This should be borne in mind when reading the diagrams because, in some cases, the Mar / Sept line and the April / Aug line will not be the same for both months. The tabular values take this into account.
- 7.4 Because it can be lengthy to study the individual sunpath diagrams, I have also drawn up a table based on the values derived for quick reference. In this table, I have marked, in each case, 80% of the existing hours of sunshine; where the proposed situation provides less than this figure, the proposed hours of insolation are marked in red. Where the proposed situation will give a greater amount of sunshine than at present, the figures are shown in green. A further column, marked in the grey, also shows the penetration of sunshine on 1st March. This is to enable a simple check to be made to see whether one hour's sunshine is available on this day. Examination of the table will show that this figure is comfortably exceeded in every case.
- 7.5 The architects have prepared a series of graphical representations by computer modelling of the site as a whole. These pictures are made at two hourly intervals; 6am, 8 am, 10am, noon, 2 pm, 4 pm, 6 pm, 8 pm and 10 pm. (all times GMT) and are shown for 21st March, 21st June and 21st September. These do not give the minute-by-minute sunpaths shown in

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the diagram monthly and, by interpolation, daily through the year but they do give a series of snapshots of the situation. These show that 24, 22 and 20, 6, 4 and 2 Aubrey Walk will lose some sunshine in the early mornings from Autumn through to Spring but from Spring to Autumn, there will be no effect on them from sunrise to sunset from the proposed scheme. The same applies to the flats in Kensington Heights. Melbourne House will suffer a loss of late afternoon sun to the lower parts throughout the year. Study of the sunpath diagrams, however, show that most of this shadowing already takes place from the bulk of Water Tower House.

These representations are annexed to this proof

8.0 THE COMMITTEE REPORT

- 8.1 I have examined the report prepared by the Executive Director of Planning and Conservation.
- 8.2 I note at para. 4.141 the Director accepts that although there will be some loss of privacy to the North face of Kensington Heights, he considers it not to be to an extent regarded as material in planning terms.
- 8.3 At para. 4.153 The Director addresses the point that there will be a loss of light to the windows on the North side of Kensington Heights but accepts that much of this is as a result of the oversailing balconies blocking out significant sections of sky component. I have in the past argued on other projects that the impact on light should be assessed at the face of the balconies, not underneath them and this argument has been accepted. As the Director comments, any redevelopment of Water Tower House would have an effect on the light to the North face of Kensington Heights unless the building were so modified as to impair its townscape contribution.
- 8.4 I disagree with the Director in his conclusion at 7.9 where he feels that the local amenity will be impaired by losses of light. Several properties will benefit, most will suffer only very minor diminutions of light and there will be no buildings that suffer a significant loss of light.
- 8.5 I note the Director's comments at 4.67 and 4.68 where he remarks on the positive effects that the proposed Campden Hill Road apartments has in forming a more pleasing transition from the dominance of Kensington Heights to the scale of 25 Campden Hill Road.

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9.0 OVERALL CONCLUSION

9.1 The UDP policies on daylight and sunlight are:

CD28. Normally to resist development which significantly reduces sunlight or daylight enjoyed by existing adjoining buildings and amenity spaces.

CD29: Normally to require development to be designed to ensure good light conditions for its buildings and spaces.

9.2 I conclude that there will be no adverse effects caused to sunlight and daylight by the proposals taken as a whole. In this I have in mind the Inspector's words in the Carrington Street appeal at para 13 where he said; "It is necessary to strike a balance between the need the maintain the character of the area and the reasonable expectations of the local residents concerning, *inter alia* skylight and sunlight" . At para 14 he said: " ... a reduction in skylight and sunlight, nowhere is this reduction so significant, nor the total number of flats affected so great, as to justify the refusal of planning permission".

9.3 The proposals do not significantly reduce sunlight and daylight enjoyed by existing adjoining buildings and amenity spaces. As has been noted, some buildings experience improvements so I conclude that Policy CD28 is complied with.

9.4 The Council's own consultants agree with me that Policy CD29 is also complied with (para 4.156 of the Director's report)

10.0 DECLARATION

I declare that I have compiled this report in accordance with the requirements of the Royal Institution of Chartered Surveyors as set down in "*Surveyors Acting as Expert Witnesses, Practice Statement*".

Signed *M A Ney*

Date *30 June 1999*

Michael A. Ney BSc(Hons), FRICS., FBEng., MaPS., Companion CIBSE

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[Handwritten signature]

APPENDIX 1

**EXPERIENCE, QUALIFICATIONS,
APPOINTMENTS, SPECIALITY OF THE
WRITER AND OF THOSE WHO HAVE
ASSISTED IN THE
PREPARATION OF THE REPORT**

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MAA

I am Michael Alan Ney a Consultant and formerly a Partner in the firm of McBains Cooper Building Surveyors, of 3 Cavendish Square, London W1M 9HA, a post I have held since January 1986. Prior to that I was, for six years, an Associate in the firm of Hampton and Sons, during which time I was Assistant Surveyor to the Worshipful Company of Skinners. Before that I was, for six years, principal Building Surveyor for Thames Water Authority.

Before joining Thames Water Authority I was a Building Surveyor with International Computers Ltd., for somewhat over a year and prior to that Assistant Building Surveyor in the firm of J.A. Warner and Partners of Rochester.

I am an Honours Graduate in Urban Estate Management from the University of Reading. I was elected a Professional Associate of the Royal Institution of Chartered Surveyors in 1974 and a Fellow of the Institution in 1986. I was elected a Companion of the Chartered Institute of Building Services Engineers in 1989 and a Fellow the Association of Building Engineers in 1994. I was elected as a Member of the Association of Planning Supervisors in January 1996.

During my years of professional practice I have worked on a wide variety of commercial, industrial, retail, educational, public, ecclesiastical, agricultural and residential buildings.

While with Hampton and Sons I was responsible for the maintenance, management and improvement of the building stock of three voluntary-aided secondary schools and one Public School, the Skinners' Company's almshouses (in reality a retirement home), the Skinners' Hall, a Grade 1 listed building and Scheduled Ancient Monument. I carried out numerous large residential structural surveys within London and throughout Southern England for the Firm's clients. These surveys were of high class single family dwellinghouses, mansion blocks of flats and modern apartment developments. I provided a specialist building surveying technical support to the firm's management department.

At Thames Water Authority, I was responsible for the Authority's office buildings in London and for specialist building surveying support to the Area Surveyors for operational buildings and residential accommodation owned by the Authority. The main offices were Listed Grade 2 but with a Grade 1 Set of oak panelled rooms and a Scheduled Ancient Monument pumphouse in the grounds. I carried out significant building and maintenance works to offices, disused waterworks, blocks of flats, individual houses, Listed barns and farmhouses on three of the Authority's farms.

My duties with J. A. Warner & Partners comprised carrying out many dozens of building society surveys as well as designing and carrying out of building works and alterations to small commercial and residential properties.

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With McBains Cooper I have been responsible for numerous pre-purchase surveys of commercial, industrial and large residential buildings. I have also carried out extensive building works to clients' buildings including large Victorian and Edwardian houses, factories and offices. My firm is responsible for the management and maintenance of some 80 courthouses for the London and Maidstone Groups of Courts for the Lord Chancellor's Department and I have been a specialist conservation consultant for the Department. I was, therefore, the lead advisor on works affecting Listed Historic Buildings within the LCD estate. I am active in terms of expert witness matters and building defect diagnosis. I am registered with the UK Register of Expert Witnesses. I am a specialist Rights of Light advisor and have made a particular practice of this branch of professional work as well as normal Party Structures advice and the resolution of boundary disputes.

I have served for five years and continue to serve as Chairman of the Premises, Safety and Services Committee of the Governors of Guildford County School (GM), a mixed comprehensive school with 942 on roll.

I have been the Chairman of the Pyramus & Thisbe Club, the national association of specialist surveyors working within the discipline of Party Structures as defined by the London Building Acts and the Party Wall etc. Act 1996. I advised on the rights of light and ground anchoring matters concerning the building of the award-winning Channel 4 TV headquarters building in Victoria.

I have given evidence before the Courts in matters of building litigation on a number of occasions and have appeared before Planning Public Enquiries for appellants and on questions of building viability and re-use.

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APPENDIX 2

Sunpath Diagrams and Table

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
	House No	'21 Jan	'21 Feb	'21 Mar	'21 Apr	'21 May	'21 Jun	'21 Jul	'21 Aug	'21 Sep	'21 Oct	'21 Nov	'21 Dec	
1	AUBREY WALK													
2	24 Existing	2.25	3	8	11	6.75	6.75	6.75	7.5	7	2.75	2.25	0	
3	80% of existing	1.8	2.4	6.4	8.8	5.4	5.4	5.4	6	5.6	2.2	1.8	0	
4	24 Proposed	0.25	2	7.5	10.75	6.75	6.75	6.75	7.5	8	2	0.25	0.25	
5														
6	22 Existing	3.75	8	7.75	10.25	7	7.25	7	7.5	5.25	8	3.5	2.25	
7	80% of existing	3	6.4	6.2	8.2	5.6	5.8	5.6	6	4.2	6.4	2.8	1.8	
8	22 Proposed	0.75	5.25	8.25	10.5	7	7.25	7	7.5	5	5.25	0.75	0	
9														
10														
11	20 Existing	3.25	6.5	7.5	10.25	8.5	10	8.5	7.5	3.5	6.5	3.25	2.75	
12	80% of existing	2.6	5.2	6	8.2	6.8	8	6.8	6	2.8	5.2	2.6	2.2	
13	20 Proposed	1	6	9	10.25	8.5	10	8.5	7.5	6.25	7.5	1	0.25	
14														
15	18 Existing	2	4.25	8.5	9.25	8.25	8.5	8.25	6	6.5	4.5	2	2	
16	80% of existing	1.6	3.4	6.8	7.4	6.6	6.8	6.6	4.8	5.2	3.6	1.6	1.6	
17	18 Proposed	2.5	7.25	8.5	9.25	8.25	8.5	8.25	6	6.25	7.25	2.5	1.75	
18														
19	16 Existing	2	5.75	7.75	9	6.5	6.75	6.5	6.5	5.25	6	2.25	1	
20	80% of existing	1.6	4.6	6.2	7.2	5.2	5.4	5.2	5.2	4.2	4.8	1.8	0.8	
21	16 Proposed	4.25	6.75	7.25	9	6.5	6.75	6.5	6.5	5.25	6	4.25	2.25	
22														
23	14 Existing	3.5	6.25	8.25	9.5	7.25	7	7.25	7.5	5.25	6.25	3.5	2.5	
24	80% of existing	2.8	5	6.6	7.6	5.8	5.6	5.8	6	4.2	5	2.8	2	
25	14 Proposed	4	6.5	7.5	9.5	7.25	7	7.25	7.5	5.25	6.5	4	2.25	
26														
27	12/10 Existing	3.5	7.5	7.5	9.75	6.75	7	6.75	6.75	5.75	7.5	3.5	2.5	
28	80% of existing	2.8	6	6	7.8	5.4	5.6	5.4	5.4	4.6	6	2.8	2	
29	12/10 Proposed	3.75	6.75	7.25	9.75	6.75	7	6.75	6.75	4.75	6.75	3.75	3	
30														
31	8 Existing	4.25	7.5	8	10	9.75	9.25	9.75	7.25	5	7.5	5	4	
32	80% of existing	3.4	6	6.4	8	7.8	7.4	7.8	5.8	4	6	4	3.2	
33	8 Proposed	4.25	6.25	7.75	8.5	9.75	9.25	9.75	6.25	4.5	6.25	4	3.25	

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N
34														
35	6 Existing	5	7.5	7.5	8	9.25	9.75	9.5	9.75	9.5	6	7.5	5	4.75
36	80% of existing	4	6	6	6.4	7.4	7.8	7.6	7.8	7.6	4.8	6	4	3.8
37	6 Proposed	2.5	5.75	6.75	8	9	9.75	9.5	9.75	9.5	6	5.75	2.5	1.75
38														
39	4 Existing	5.25	6.5	7.25	9	10	9.5	9.25	9.5	10	7.5	7.25	5.25	5
40	80% of existing	4.2	5.2	5.8	7.2	8	7.6	7.4	7.6	8	6	5.8	4.2	4
41	4 Proposed	1.75	6.25	7	8	9	9.5	9.25	9.5	9	6.5	6.25	1.75	1.25
42														
43	St. George Ext'g	6.25	8.25	8	8.5	8.75	10	9.75	10	8.75	8.5	8.25	6.25	5.5
44	80% of existing	5	6.6	6.4	6.8	7	8	7.8	8	7	6.8	6.6	5	4.4
45	St George Prop'd	6	7.75	7.75	7.75	9	10	9.75	10	9	7.75	7.75	6	2
46														
47	Tennis Club Extg	0	2.5	4.25	6	8.5	8	8	8	8.5	6	2.5	0	0
48	80% of existing	0	2	3.4	4.8	6.8	6.4	6.4	6.4	6.8	4.8	2	0	0
49	Tennis Club Prop	0	2.5	4.25	4.5	4	4.5	4.5	4.5	4	4.5	2.5	0	0
50														
51	CAMPDEN HILL GARDENS													
52	36 C. H. Gdns Ex	4.75	6.75	6.75	6.75	8.5	10.5	10.5	10.5	8.5	6.75	6.75	4.75	1
53	80% of existing	3.8	5.4	5.4	5.4	6.8	8.4	8.4	8.4	6.8	5.4	5.4	3.8	0.8
54	36 C.H.Gdns Prop	3.5	6	5.75	5.5	8.5	10.5	10.5	10.5	8.5	5.5	6	3.5	0.5
55														
56	25 C.H.Gdns Exg	5.5	5.75	7.75	7	7.5	8.25	9	8.25	7.5	7	5.75	5.5	2.75
57	80% of existing	4.4	4.6	6.2	5.6	6	6.6	7.2	6.6	6	5.6	4.6	4.4	2.2
58	25 C.H.Gdns Prop	3	4.75	5.75	7	7.5	8.25	9	8.25	7.5	7	4.75	3	1.5
59														
60	C. H. ROAD													
61	Mel'ne Ho. Extg	1.5	2.25	2.75	4	5.5	7.5	7.5	7.5	5.5	4	2.25	1.5	1
62	80% of existing	1.2	1.8	2.2	3.2	4.4	6	6	6	4.4	3.2	1.8	1.2	0.8
63	Mel'ne Ho. Prop	1	2.25	2.5	3.25	5	7.5	7.5	7.5	5	3.25	2.25	1	1
64														
65	KENSINGTON HEIGHTS													
66	Ken Hts 'A' Extg	0.5	1.75	2.5	6.75	7.75	8	8	8	7.75	6.75	1.75	0.5	0
67	80% of existing	0.4	1.4	2	5.4	6.2	6.4	6.4	6.4	6.2	5.4	1.4	0.4	0

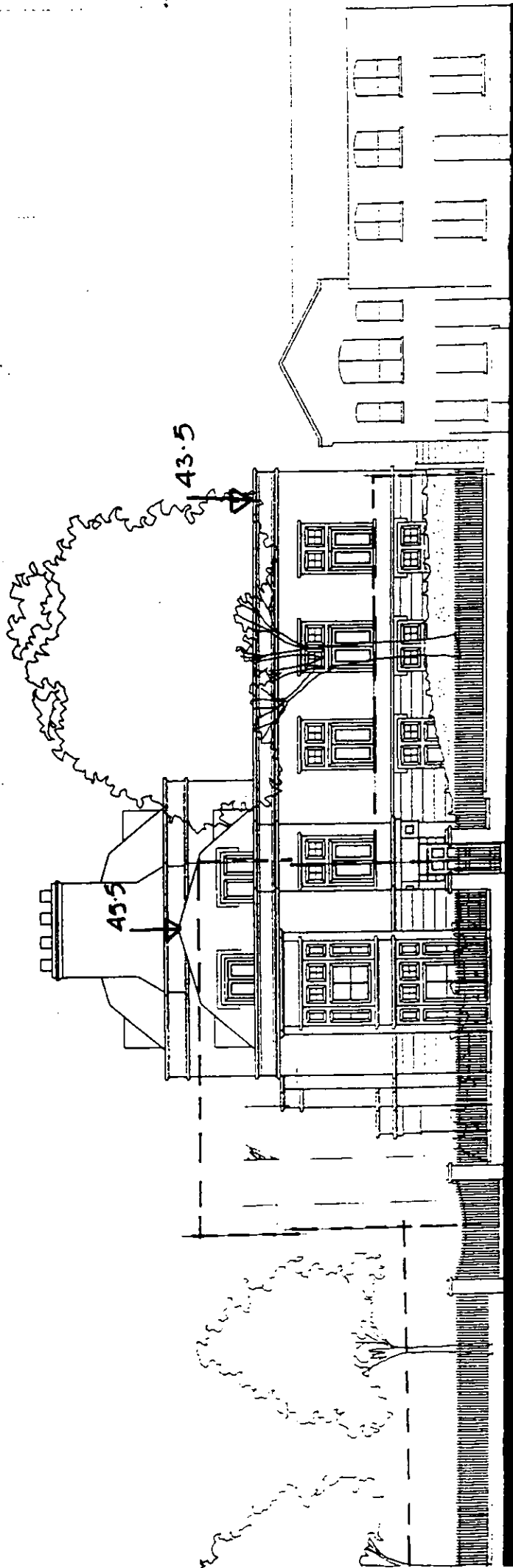
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	A	B	C	D	E	F	G	H	I	J	K	L	M	N
68	Ken Hts 'A' Prop	0.5	1.75	2.5	6.75	6.75	7	6.75	6.75	6.75	6.75	1.75	0.5	0
69														
70	Ken Hts 'G' Extg	5	6	6.5	6.75	7.75	7.5	8.5	7.5	7.75	6.75	6	5	5
71	80% of existing	4	4.8	5.2	5.4	6.2	6	6.8	6	6.2	5.4	4.8	4	4
72	Ken Hts 'G' Prop	4.25	4		4.5	6	6.75	7.5	6.75	6	4.5	4	4.25	4.5

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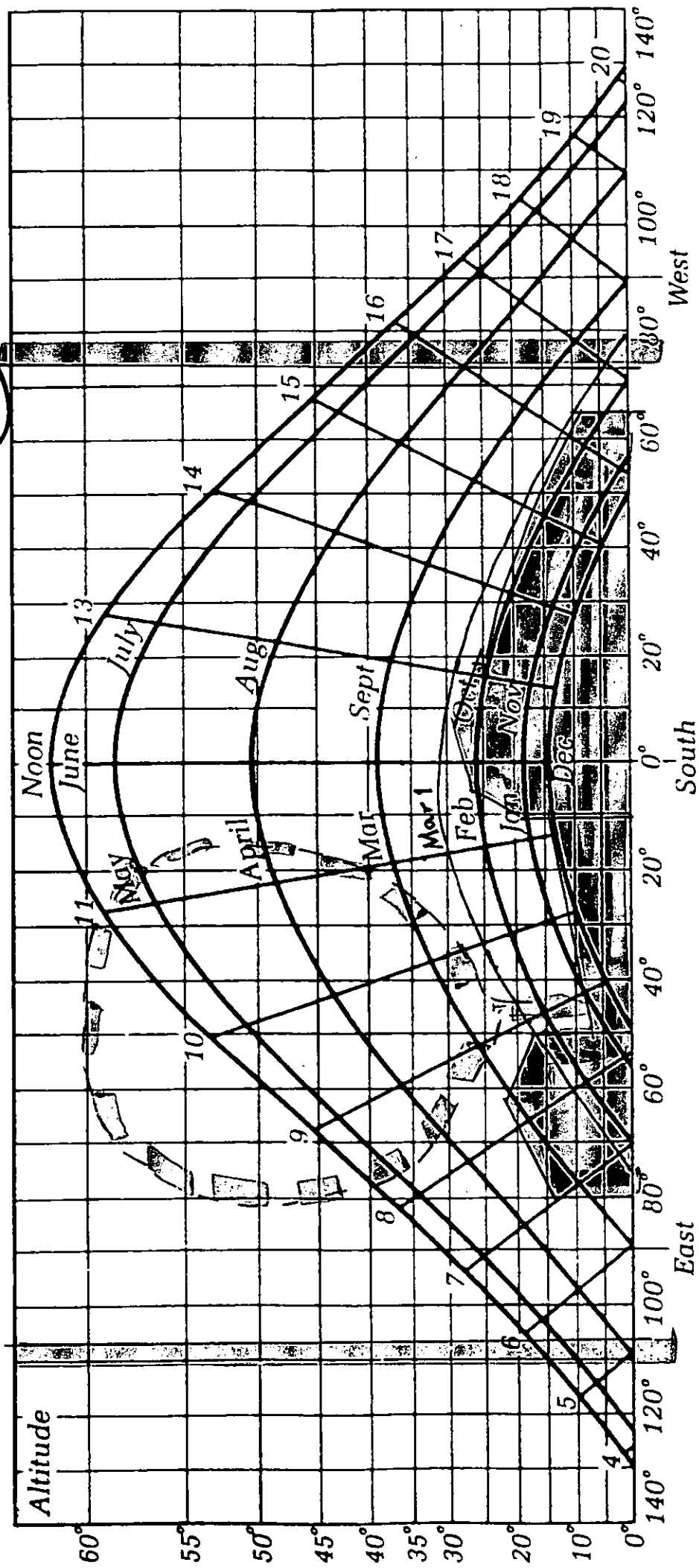
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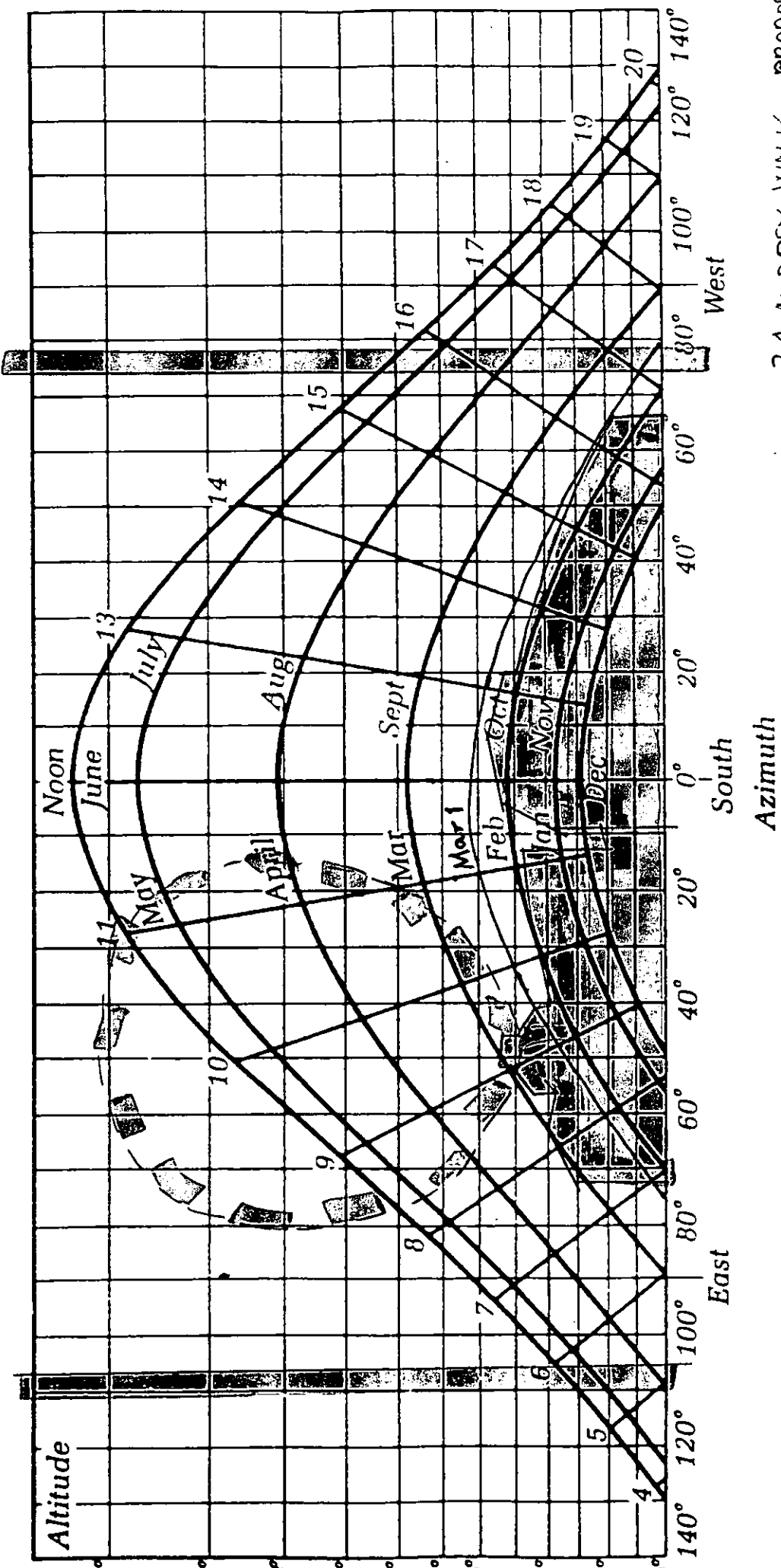
CONSTRUCTION AND PROPERTY
MCBAINSCOOPER

Alva



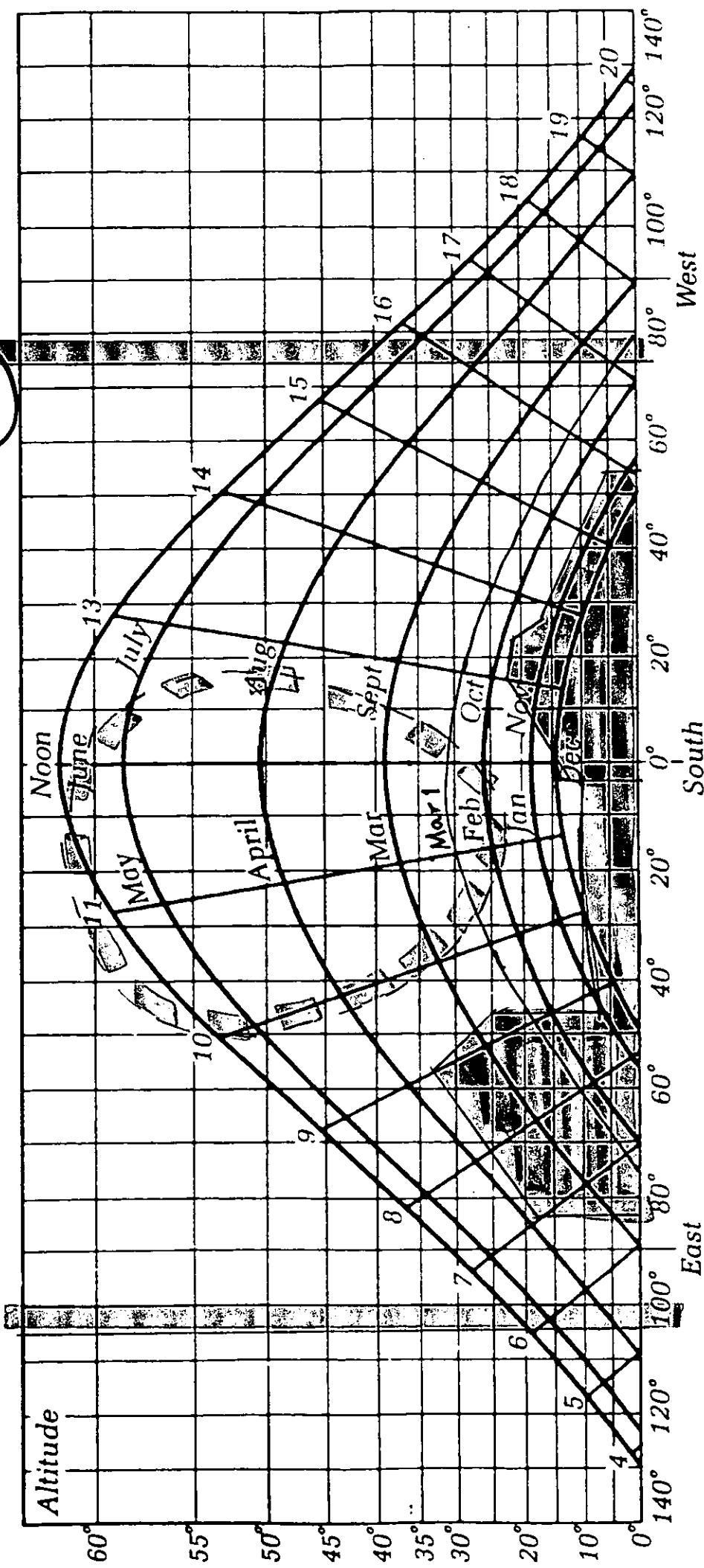
24 AUBREY WALK - EXTG

Sun path diagram for 52° N. All times are solar times with 1200 due south



24 AUBREY WALK - PROPOSED

Sun path diagram for 52°N. All times are solar times with 1200 due south

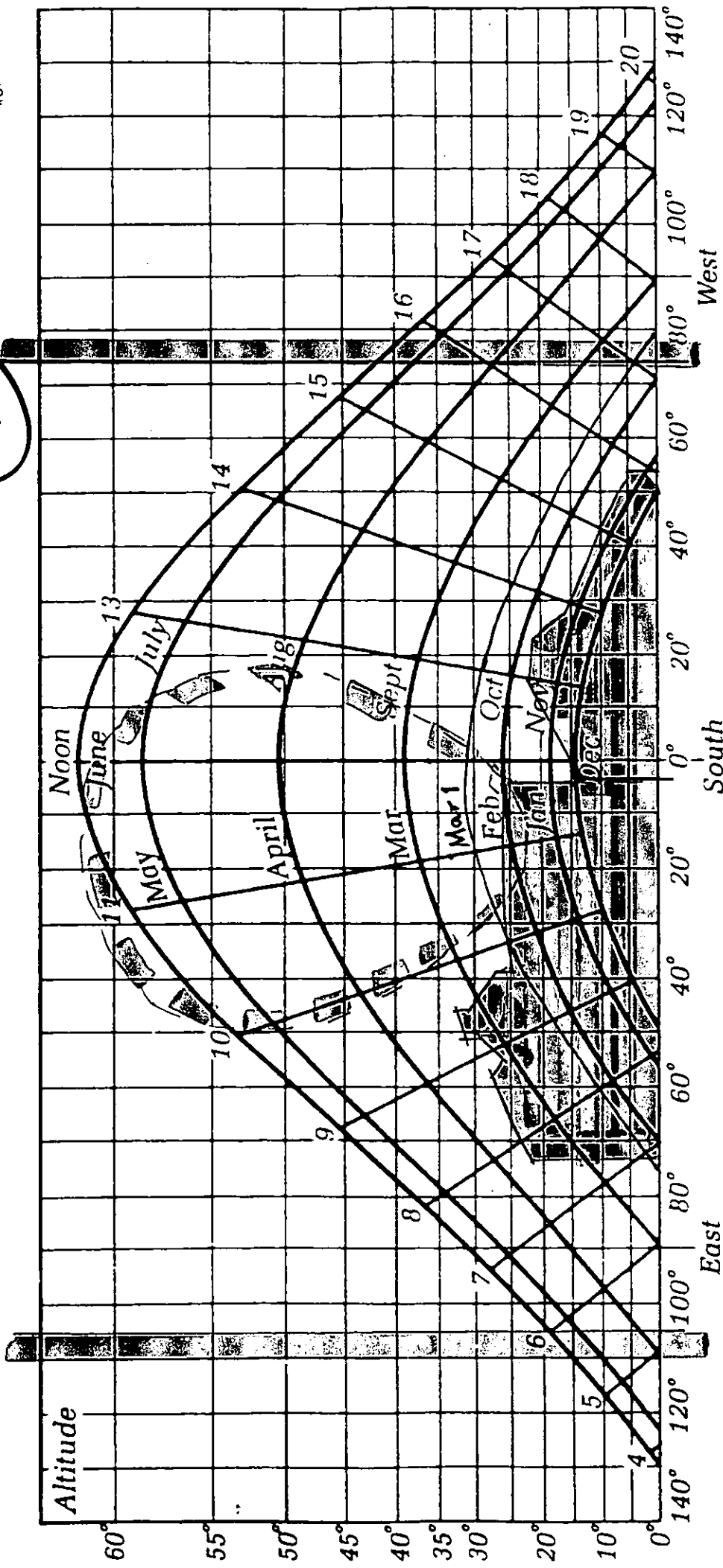


Azimuth

22 AUBREY WALK EXT'S

Sun path diagram for 52° N. All times are solar times with 1200 due south

ADD



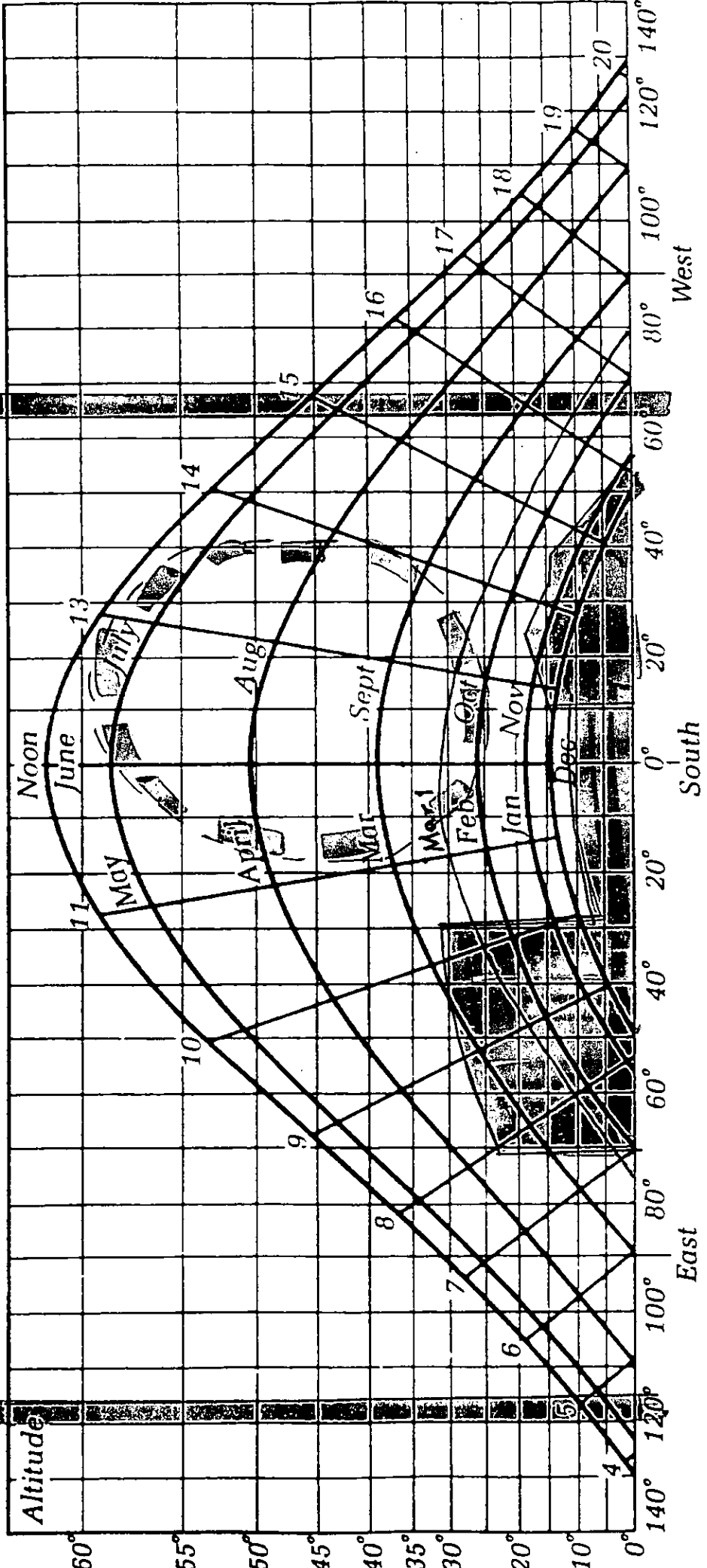
Azimuth
 South
 East
 West
 22 AUBREY WALK - PROPOSED

Sun path diagram for 52°N. All times are solar times with 1200 due south

9019

MCBAINSCOOPER
ENGINEERS AND ARCHITECTS

DEAN

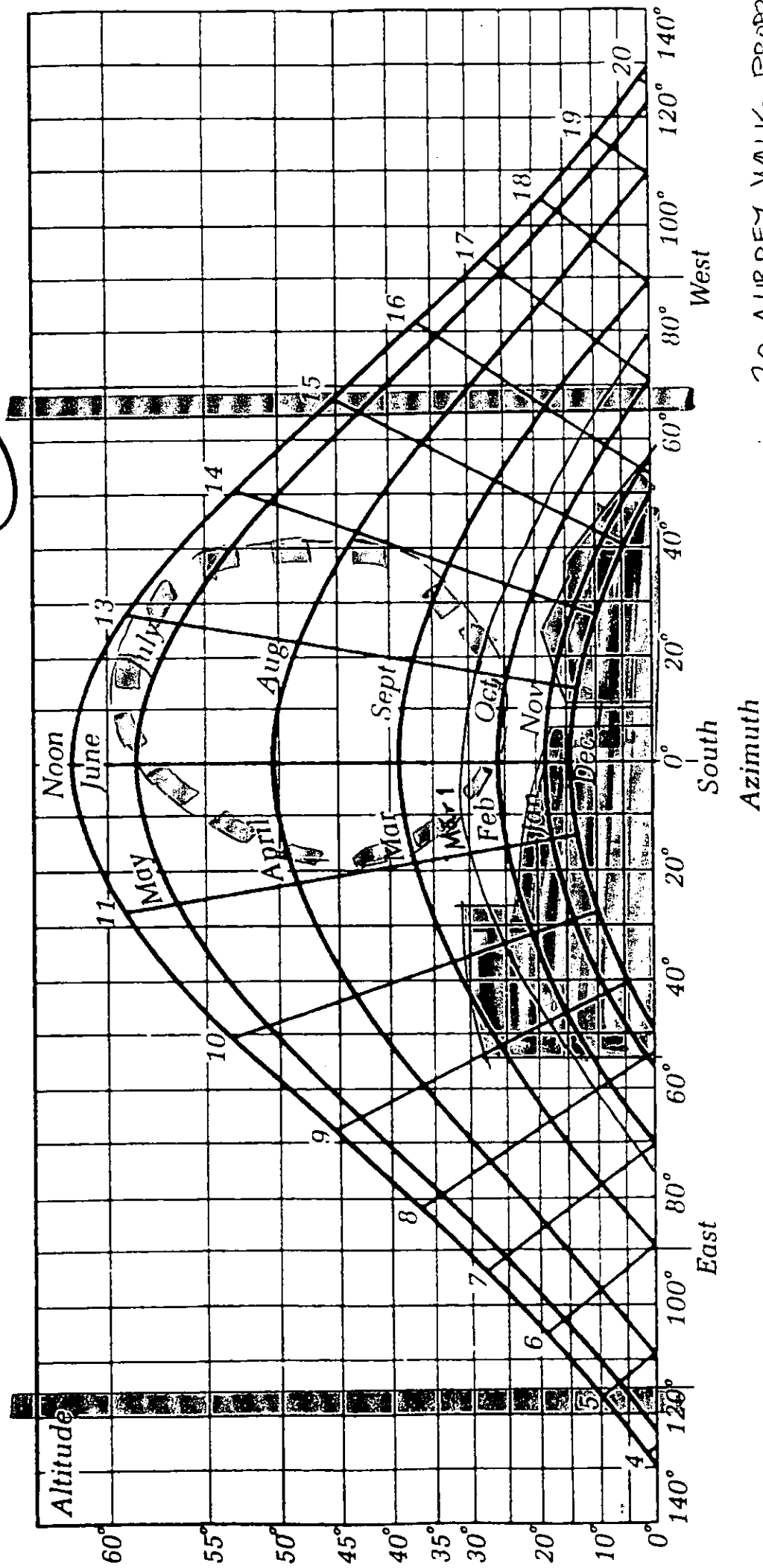


20 AUBREY WALK - EXTG

Sun path diagram for 52°N. All times are solar times with 1200 due south




 CONSTRUCTION
MCBAINSCOOPER
 AND PARTNERS

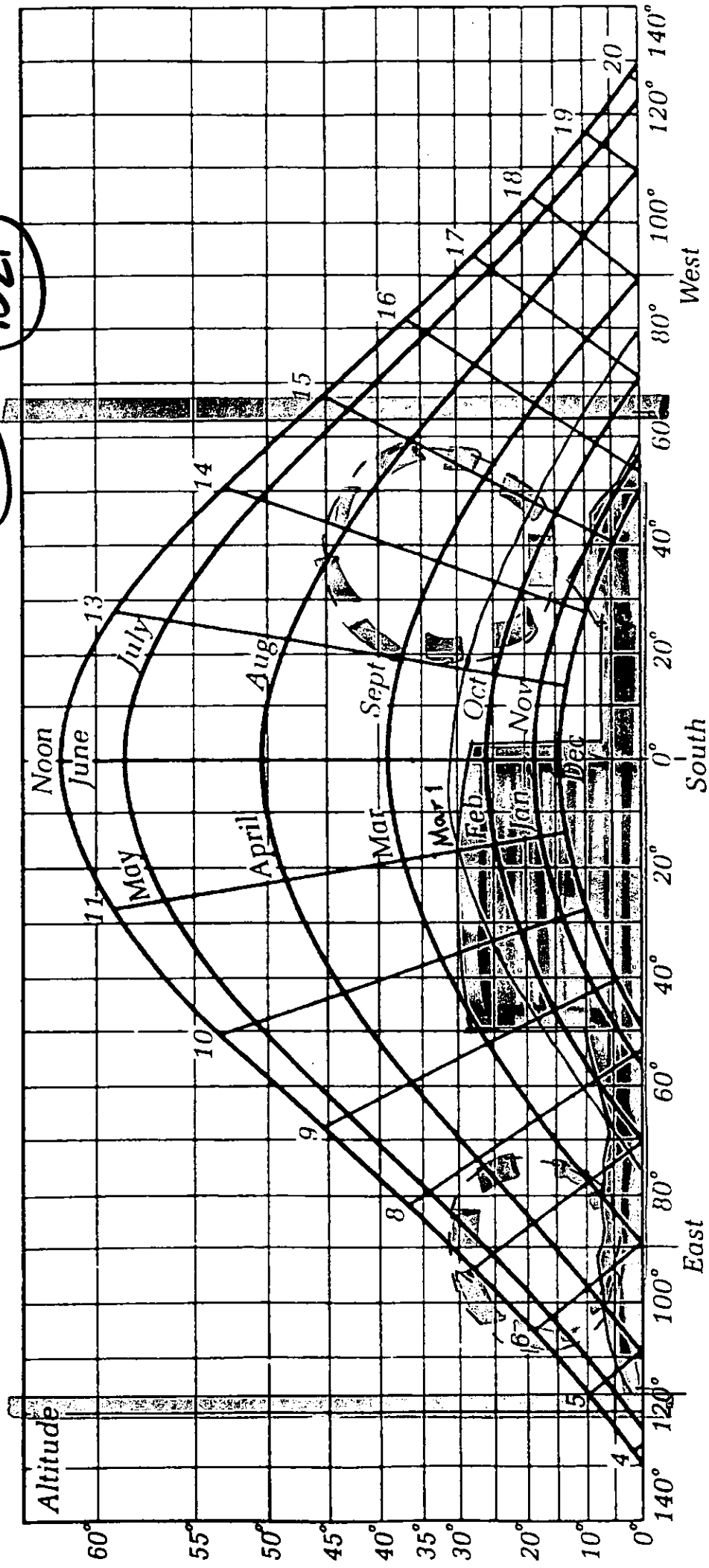


20 AUBREY WALK - PROPOSED

Sun path diagram for 52°N. All times are solar times with 1200 due south

CONSTRUCTION LIBRARY
 MCBAINS COOPER

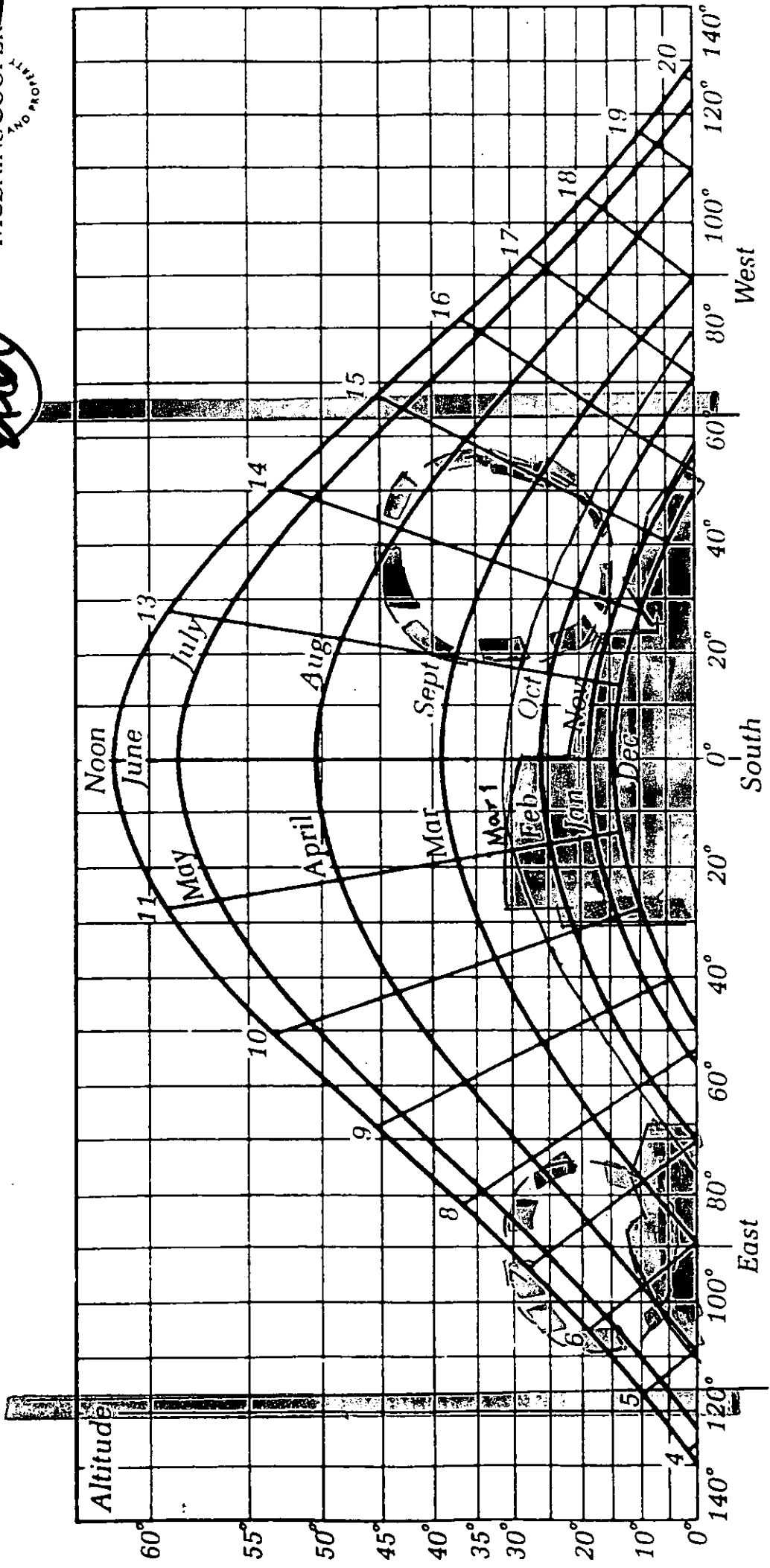
ALPH
 9021



Azimuth

18 AUBREY WALK - EXT'S

Sun path diagram for 52°N. All times are solar times with 1200 due south

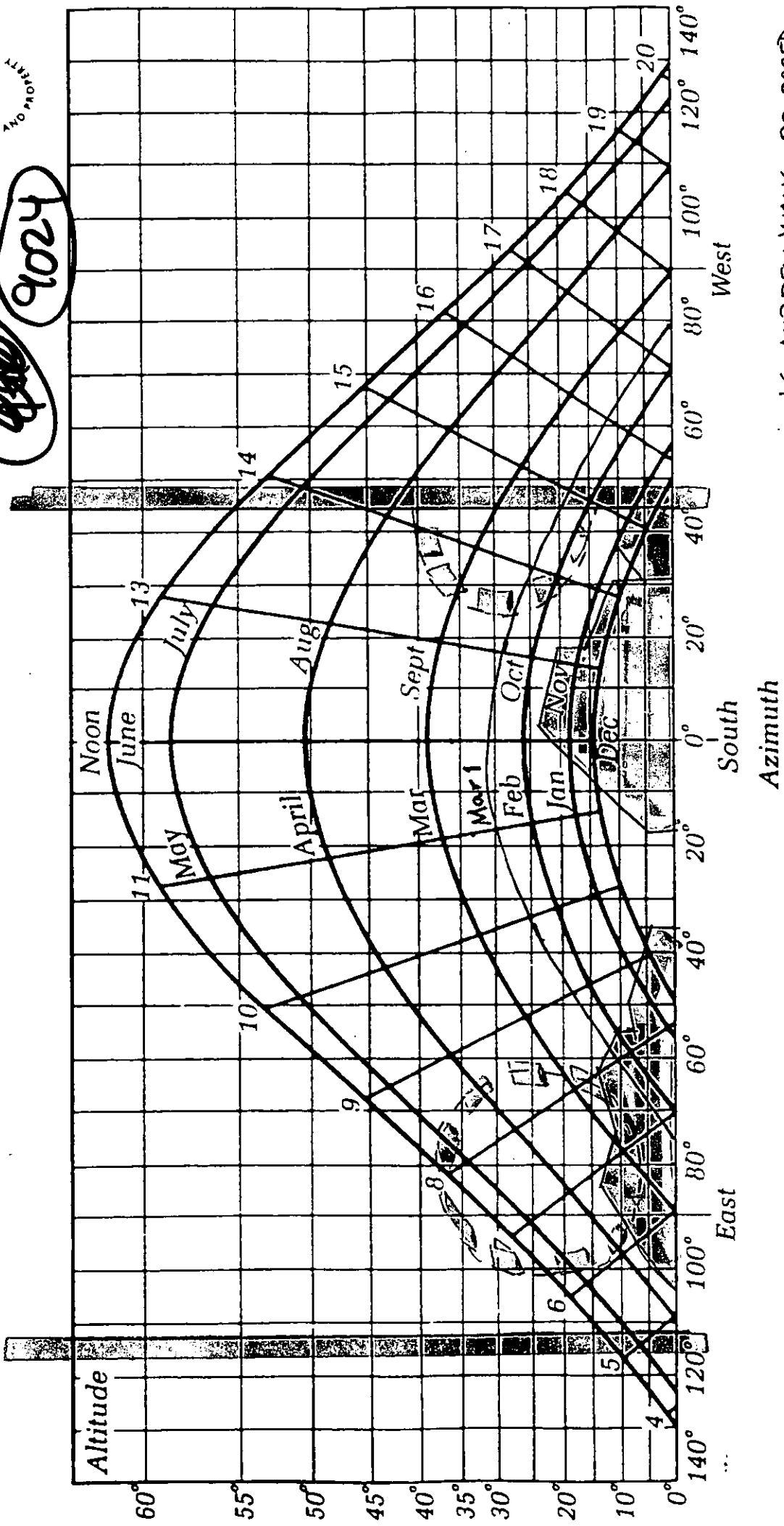


Azimuth

18 AUBREY WALK - PROPOSED

Sun path diagram for 52°N. All times are solar times with 1200 due south

Handwritten initials
 9024

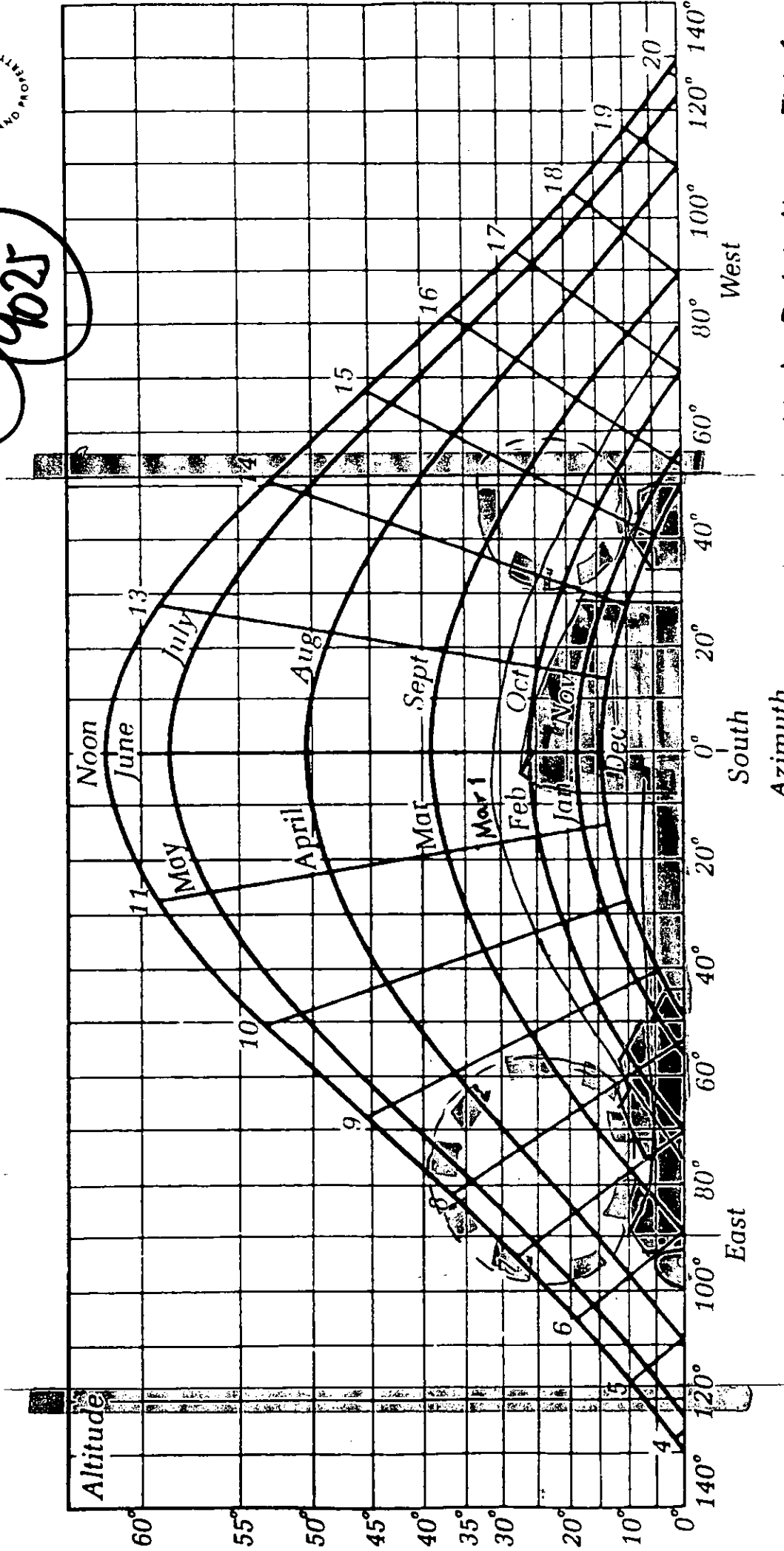


16 AUBREY WALK - PROPOSED

Sun path diagram for 52°N. All times are solar times with 1200 due south

MEBAINS COOPER
CONSTRUCTION AND PROPERTY

Handwritten: 9025

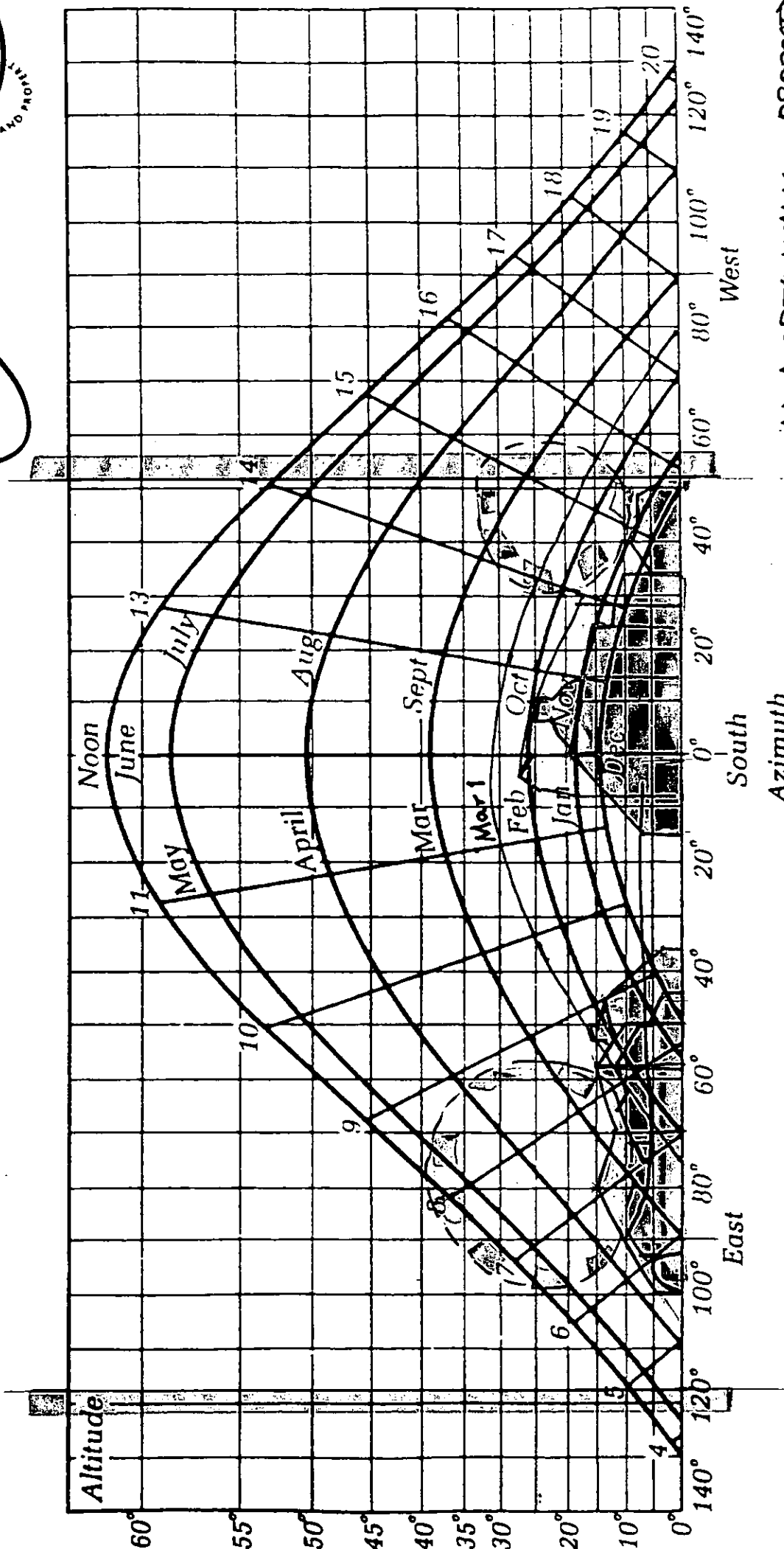


Azimuth

14 AUBREY WALK - EXT 4

Sun path diagram for 52°N. All times are solar times with 1200 due south

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Azimuth

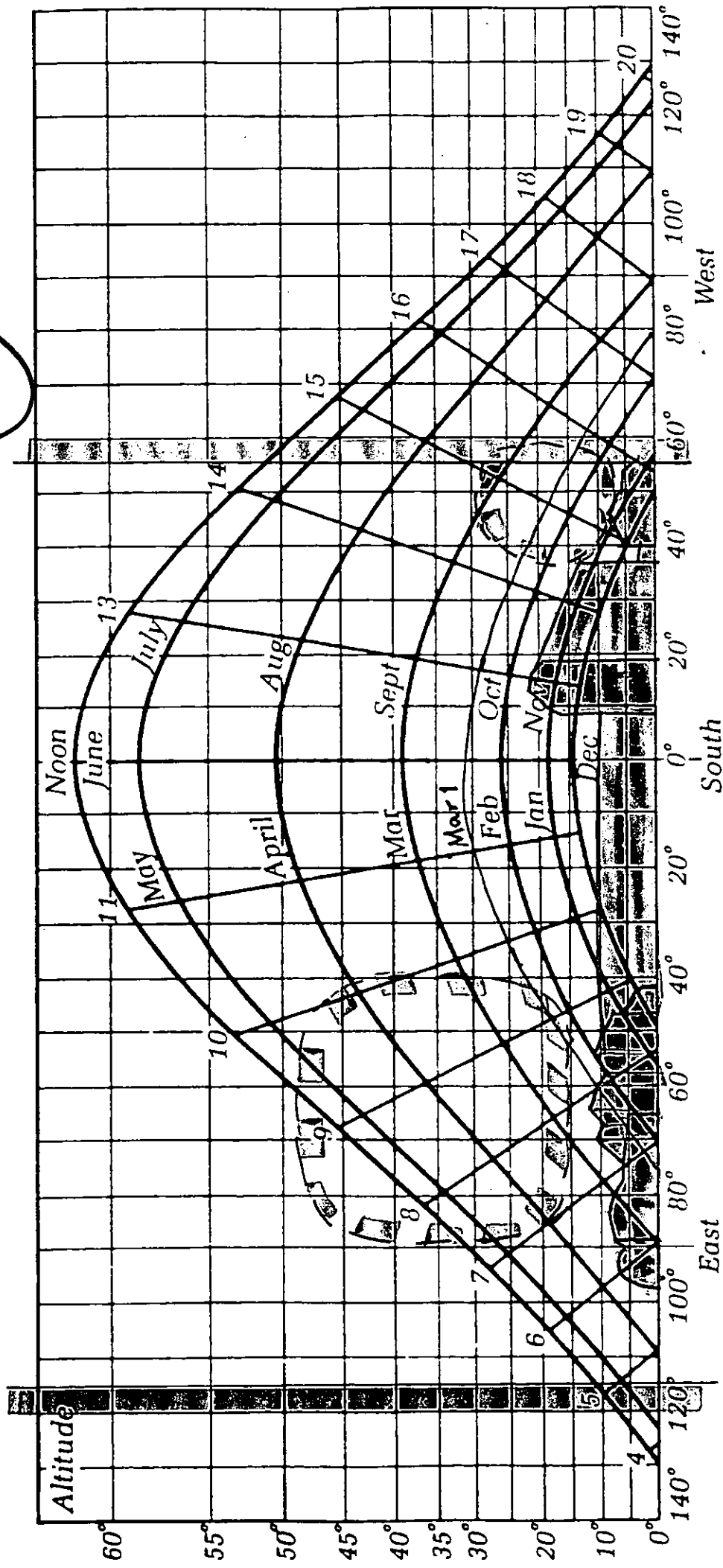
14 AUBREY WALK - PROPOSED

Sun path diagram for 52° N. All times are solar times with 1200 due south

9027

MACRAHNS COOPER
PROPERTY

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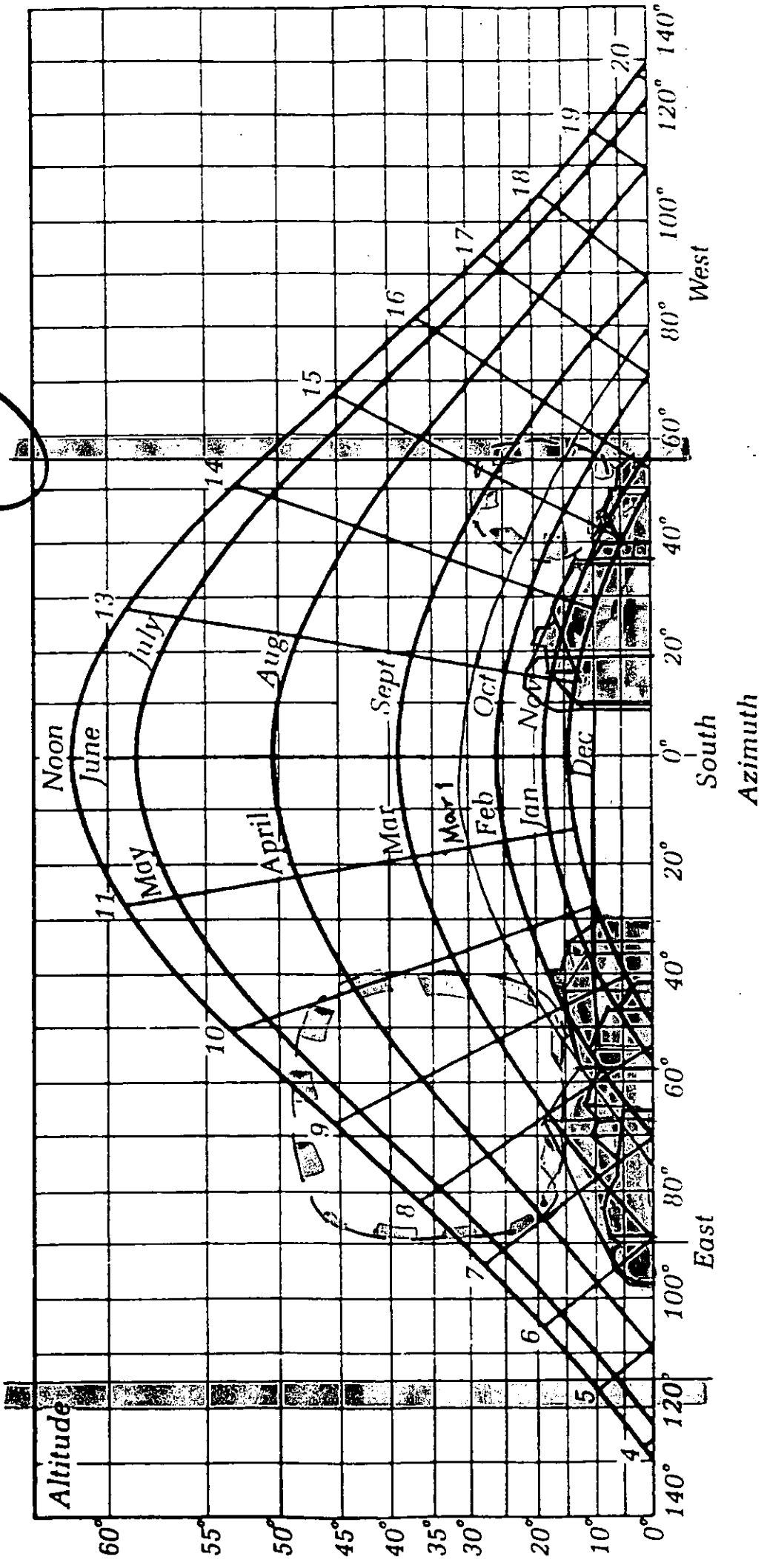


Azimuth

12 AUBREY WALK-EXT'G

Sun path diagram for 52° N. All times are solar times with 1200 due south

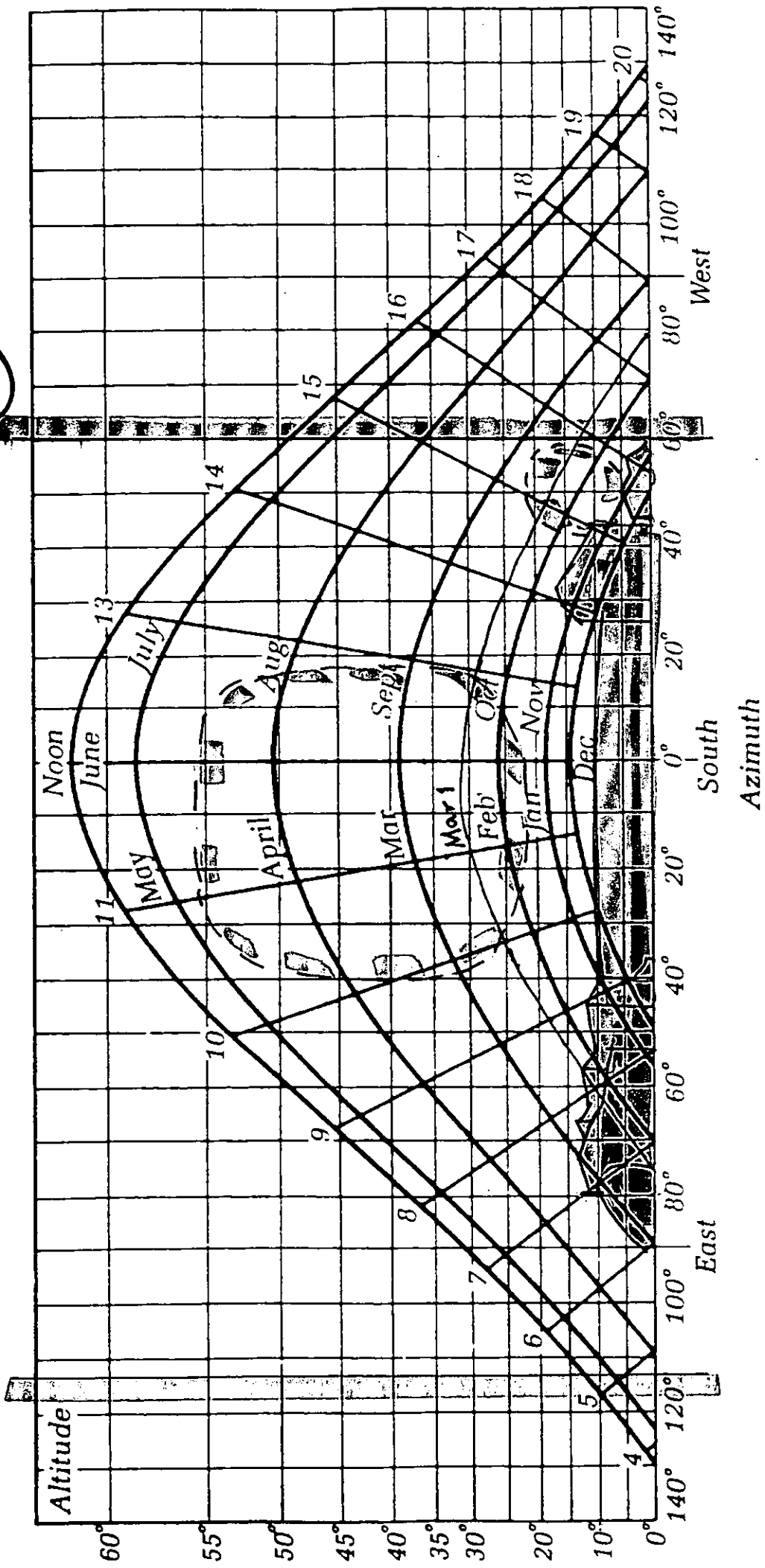
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12 AUBREY WALK-PROPOSED

Sun path diagram for 52°N. All times are solar times with 1200 due south

780A
9029
 CONSULTANTS
 MCBAINSCOOPER
 AND PARTNERS

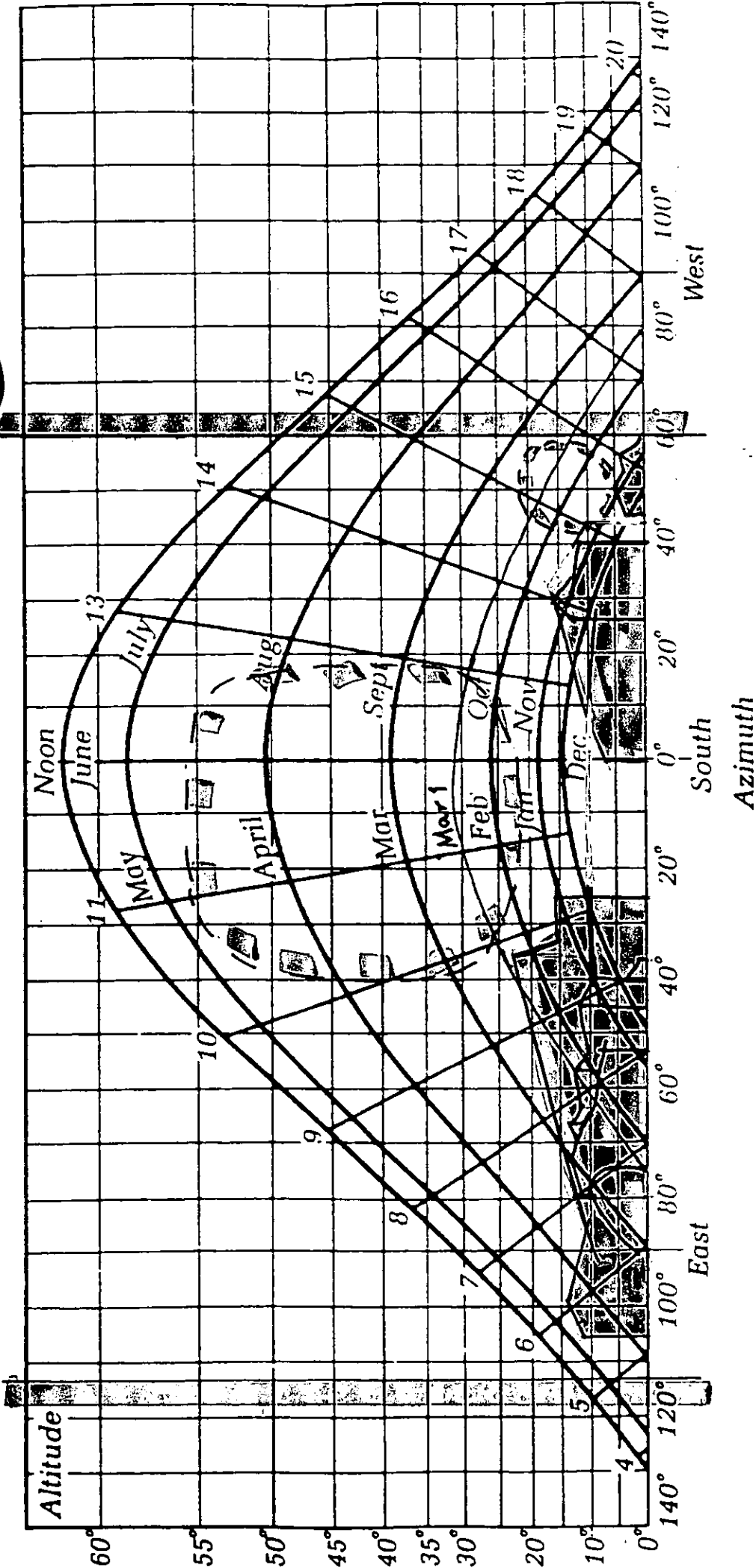


~~8 AUBREY WALK - EXT 19~~

Sun path diagram for 52° N. All times are solar times with 1200 due south

9030
 INSTRUCTION AND SERVICE
 MCBAINS COOPER

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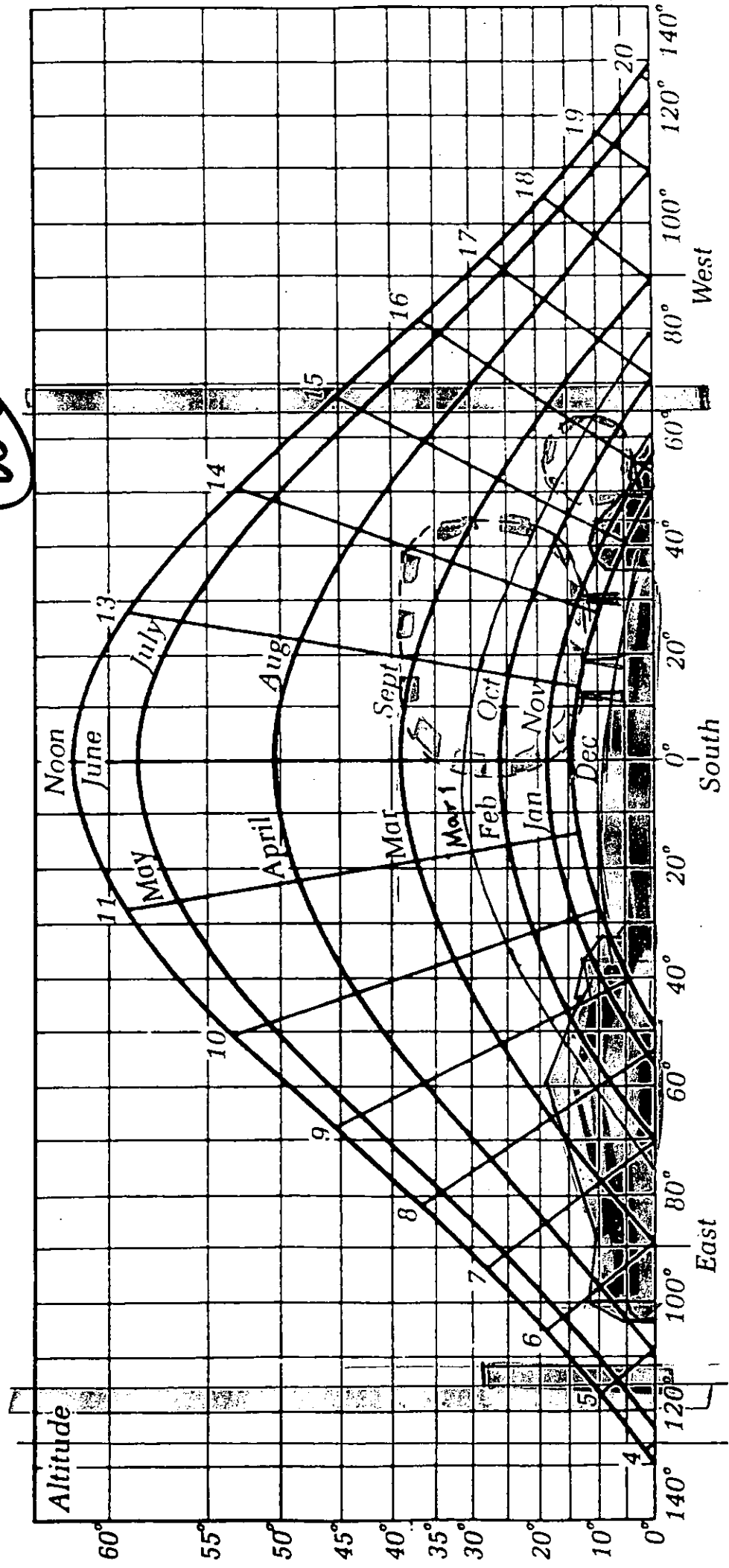


8 AUBREY WALK - PROPOSED

Sun path diagram for 52° N. All times are solar times with 1200 due south

9031

~~9031~~



Azimuth

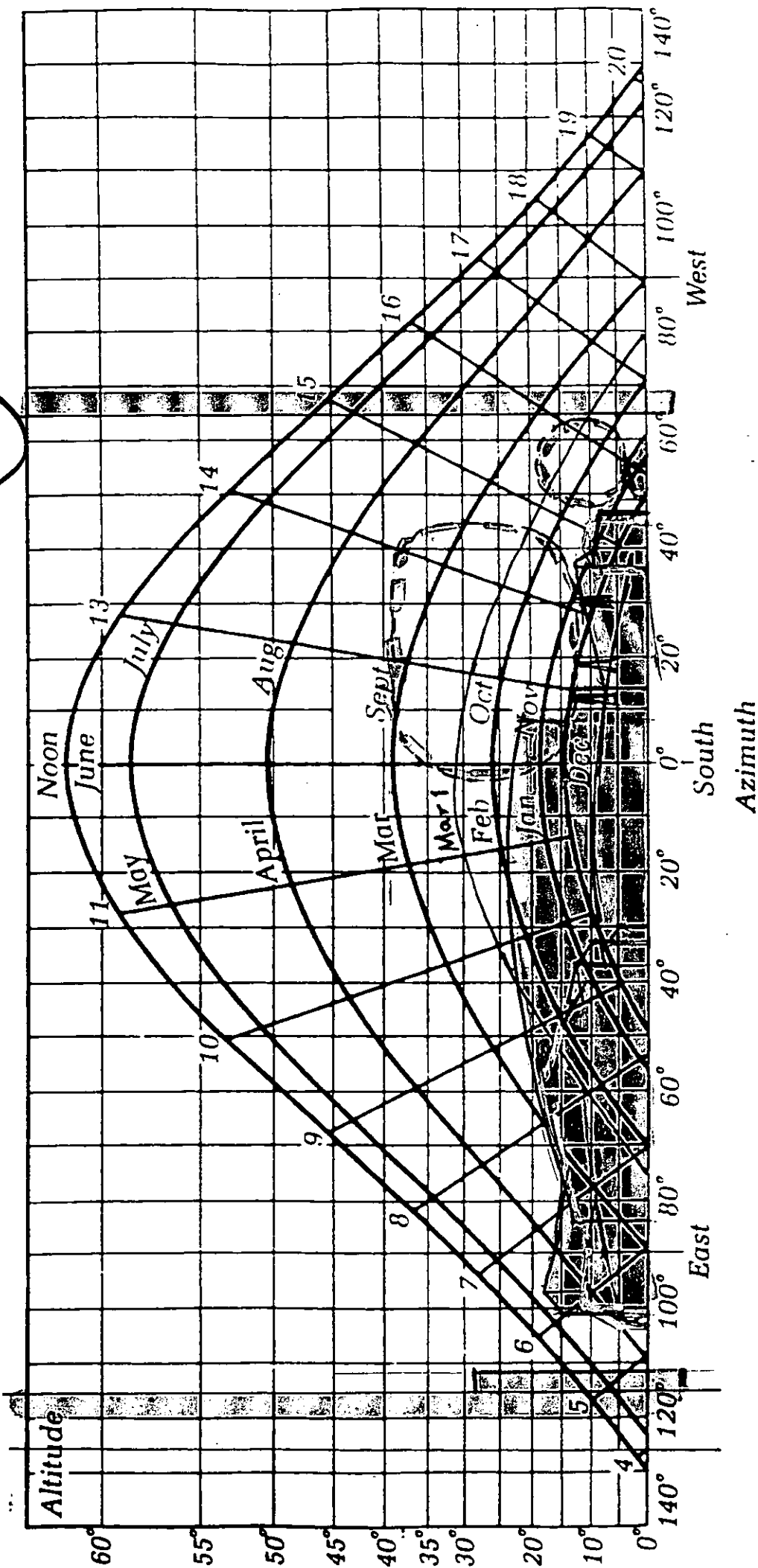
6 AUBREY WALK-EXT6

Sun path diagram for 52°N. All times are solar times with 1200 due south

9032

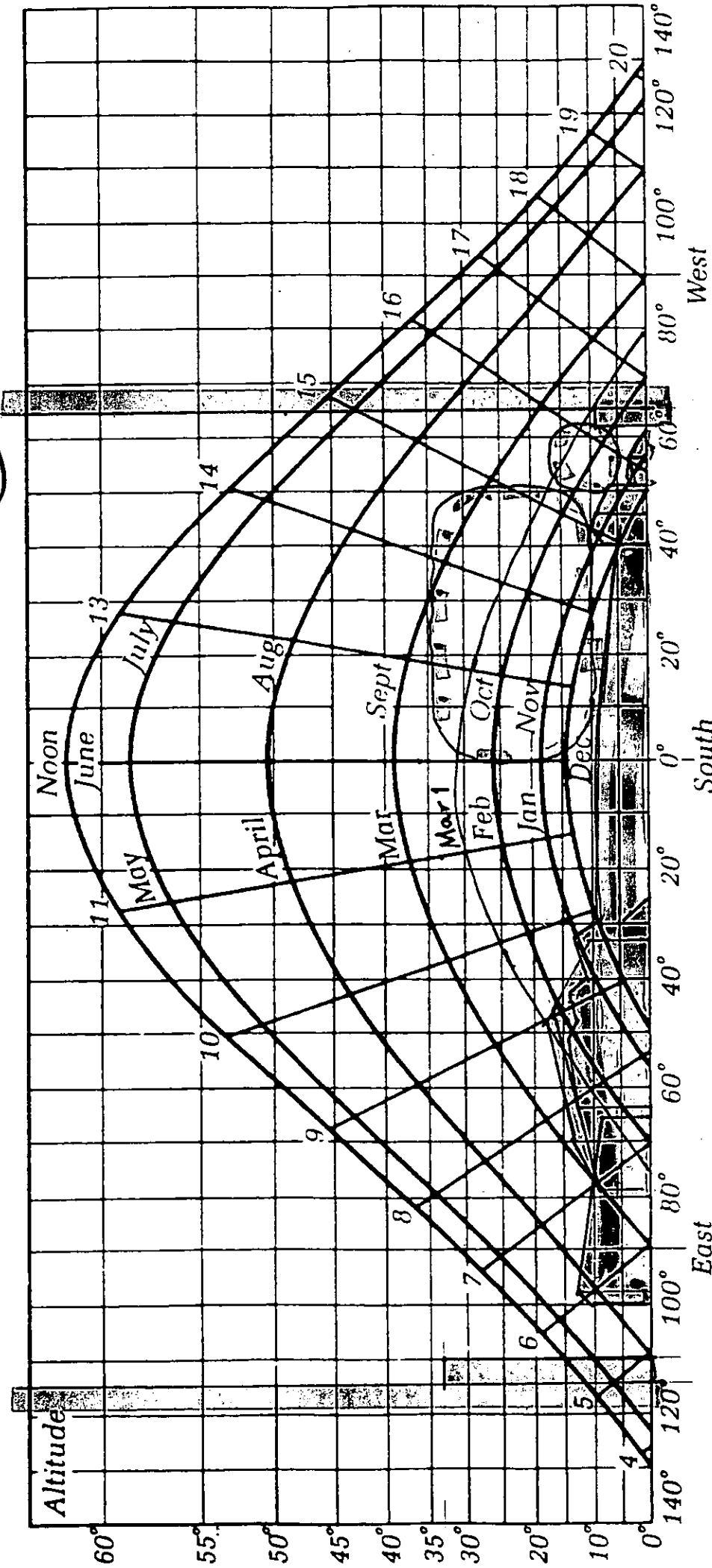
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CONSTRUCTION
MCBAINS COOPER
AND PARTNERS



6 AUBREY WALK - PROPOSED

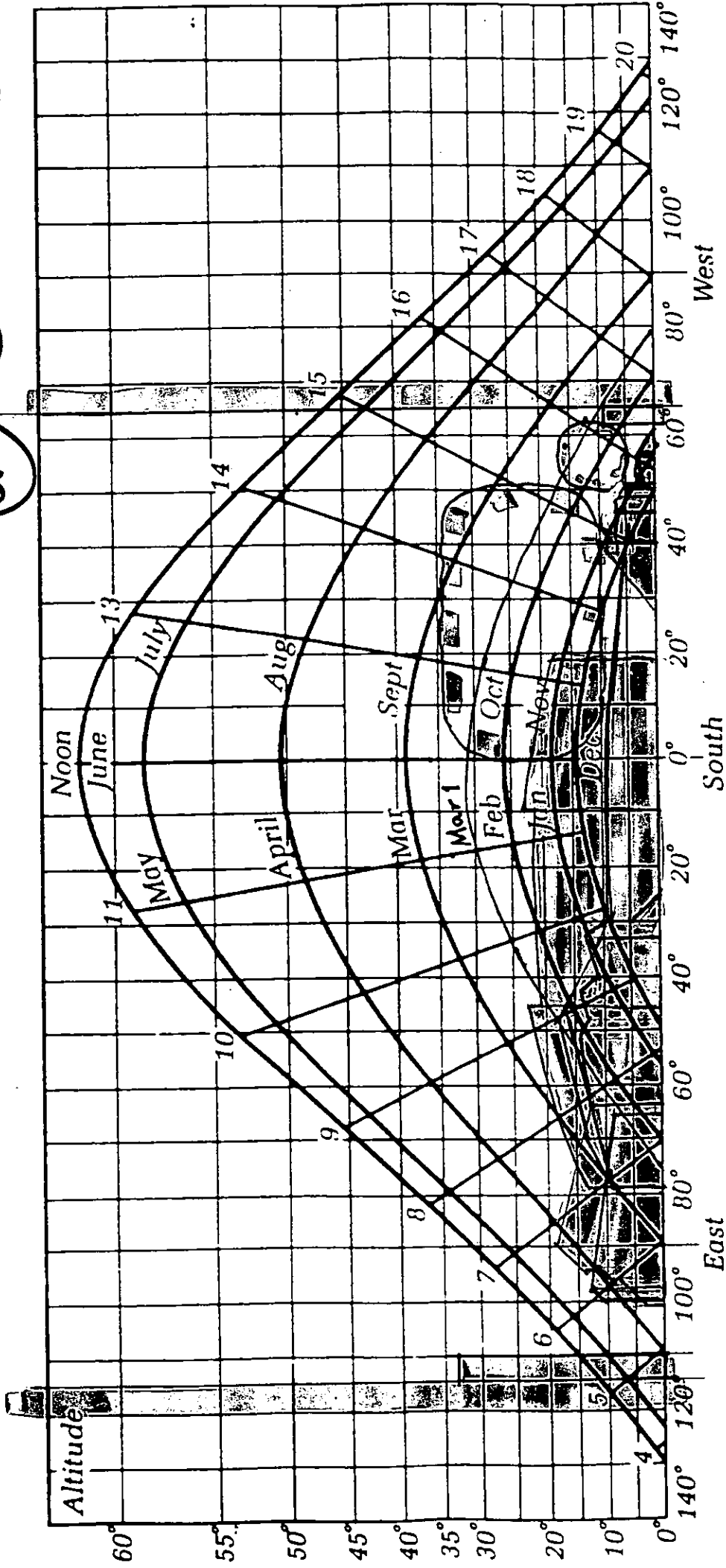
Sun path diagram for 52° N. All times are solar times with 1200 due south



4 AUBREY WALK - EXT'G

Sun path diagram for 52°N. All times are solar times with 1200 due south

Handwritten: 9034

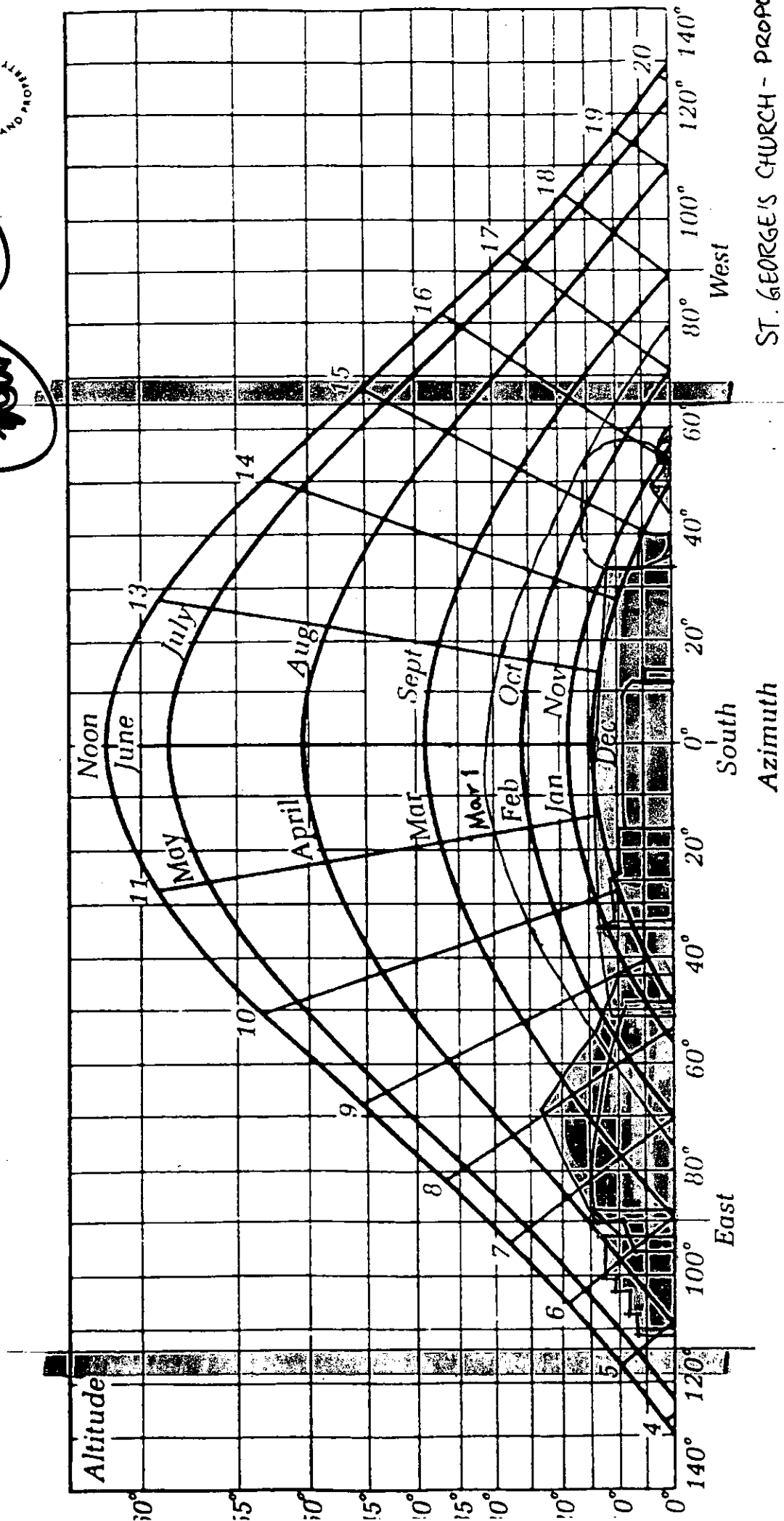


4 AUDREY WALK - PROPOSED
 Azimuth

Sun path diagram for 52°N. All times are solar times with 1200 due south

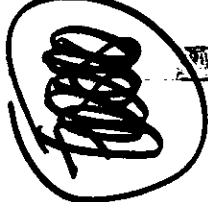



 CONSTRUCTION
 MCBAINSCOOPER
 AND PARTNERS



ST. GEORGE'S CHURCH - PROPOSED

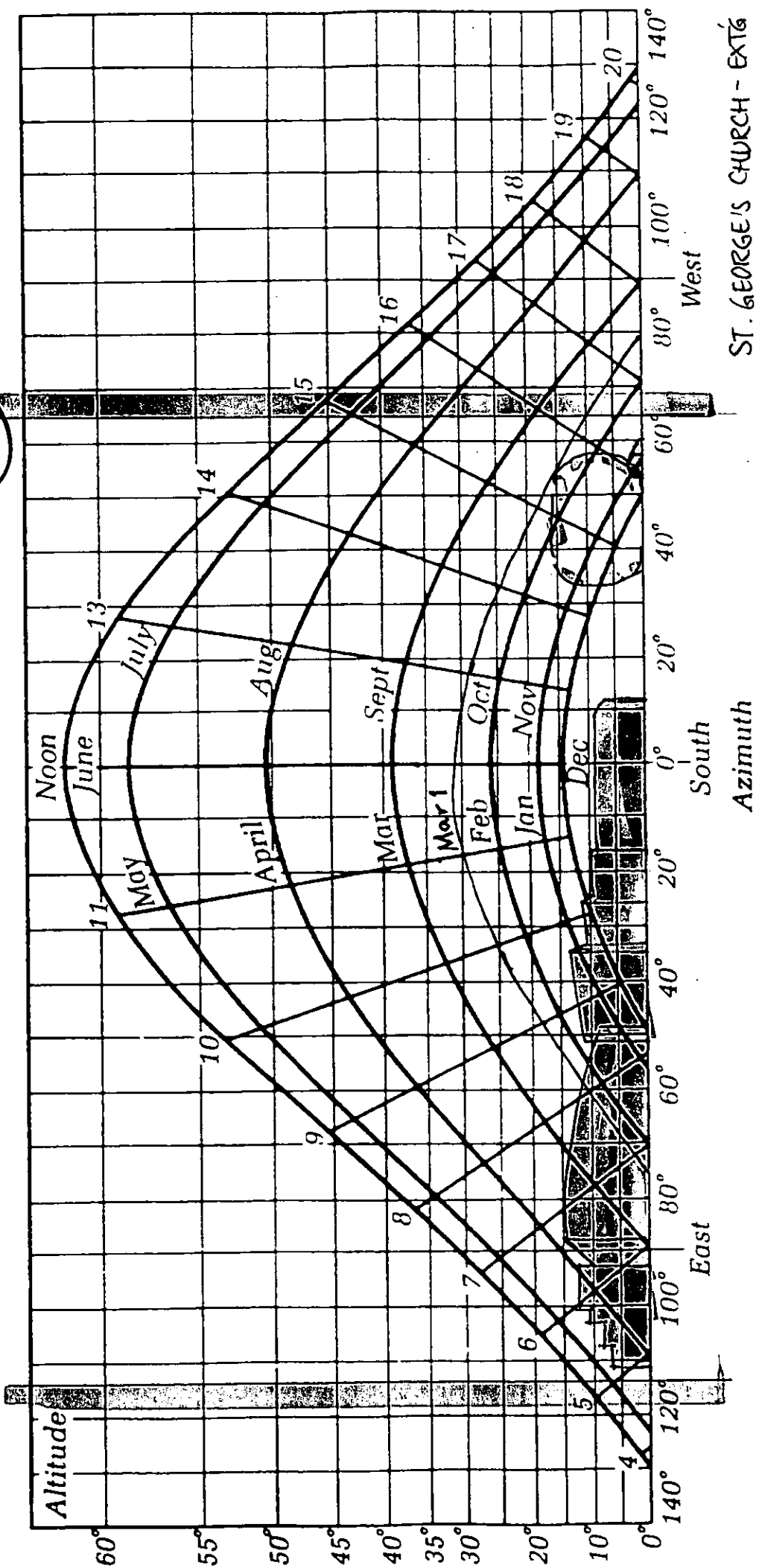
Sun path diagram for 52°N. All times are solar times with 1200 due south



 9036

 MCBAINS COOPER

 ARCHITECTS AND ENGINEERS



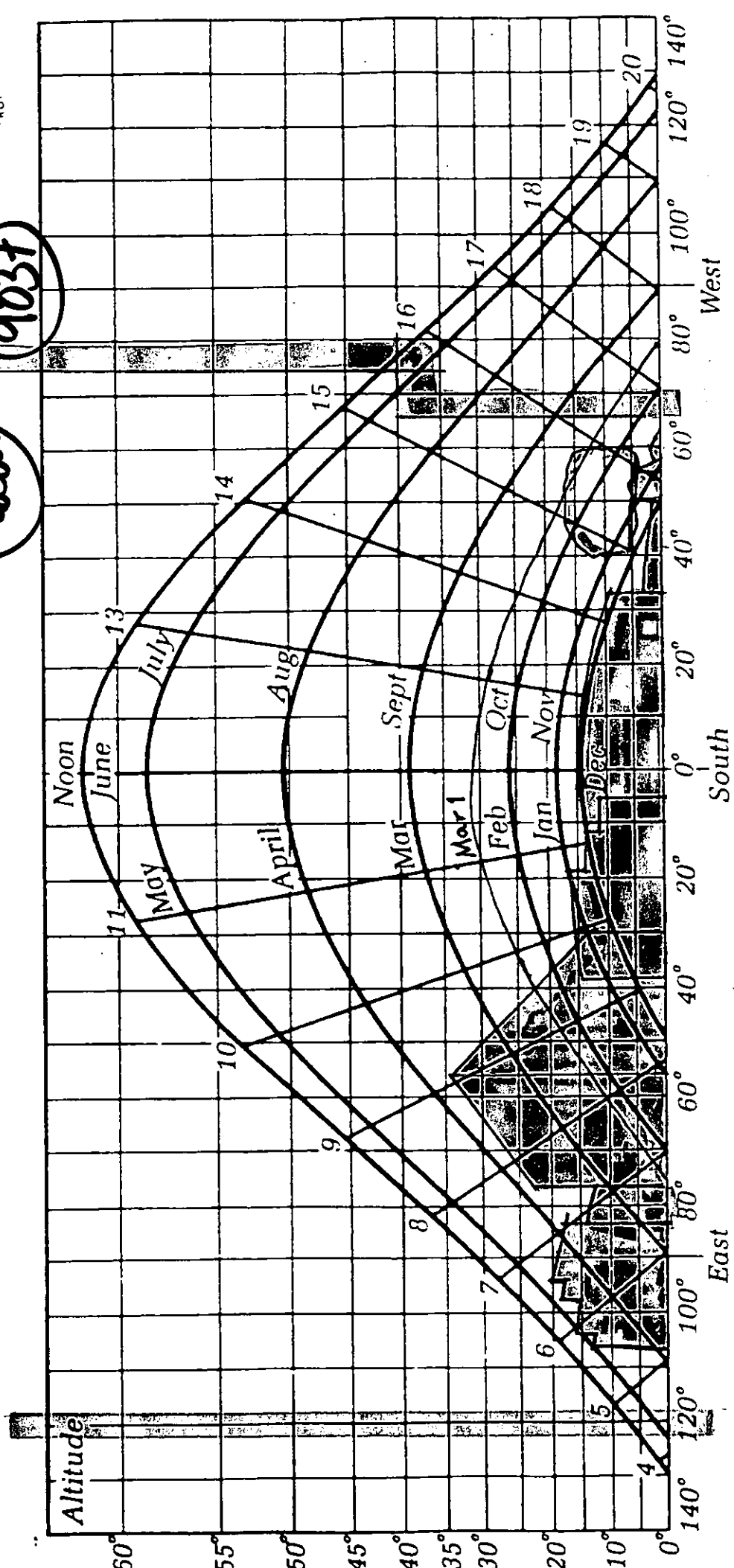
ST. GEORGE'S CHURCH - EXT 6

Sun path diagram for 52° N. All times are solar times with 1200 due south

CONSTRUCTION
MCBAINSCOOPER
 ARCHITECTS AND PLANNERS

9037

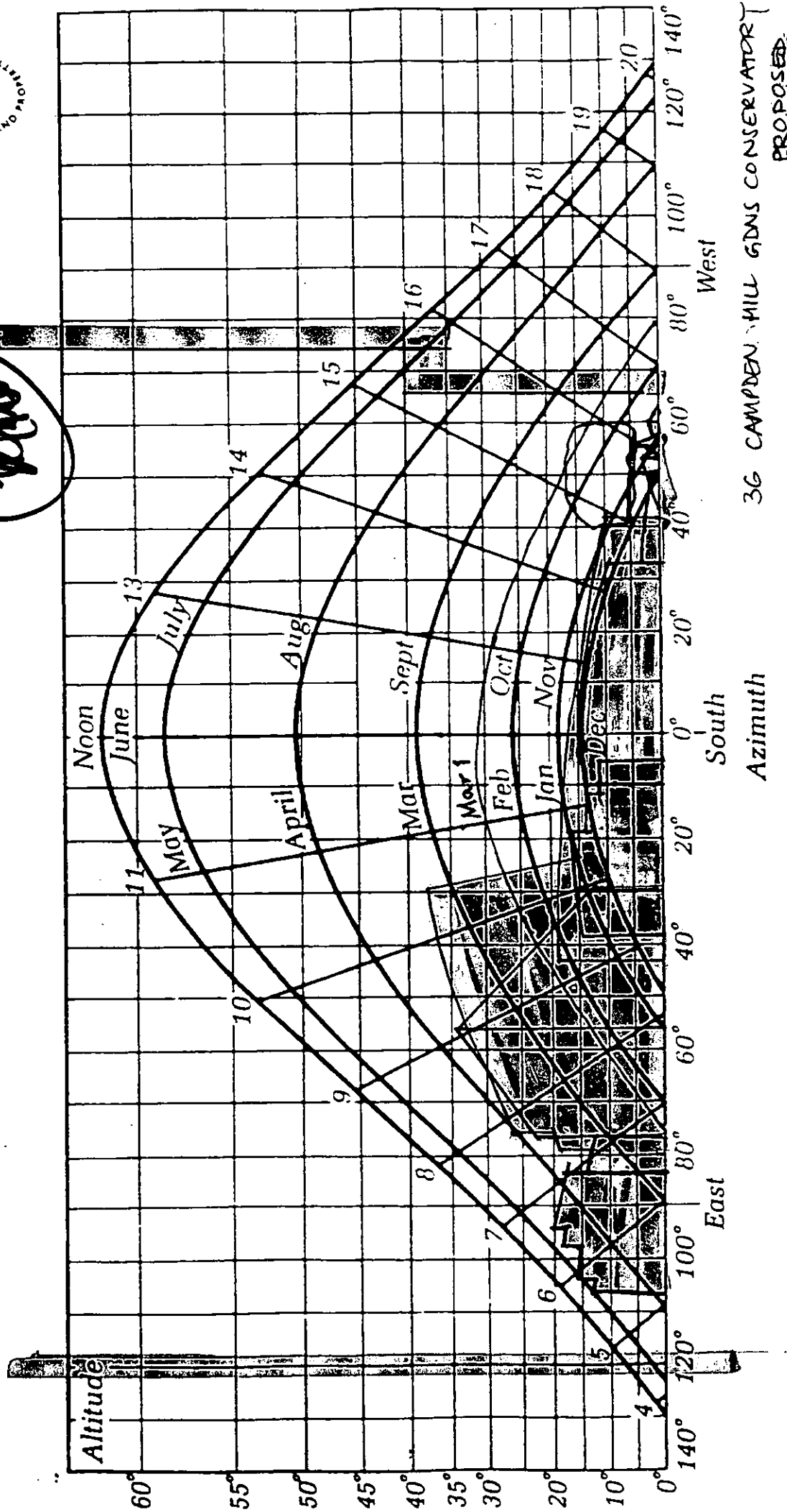
TRISA



Azimuth
 36 CAMPDEN MILL GARDENS CONSERVATORY
 EXISTING

Sun path diagram for 52° N. All times are solar times with 1200 due south

9036
 MCGAINSCOOPER
 ARCHITECTS AND ENGINEERS

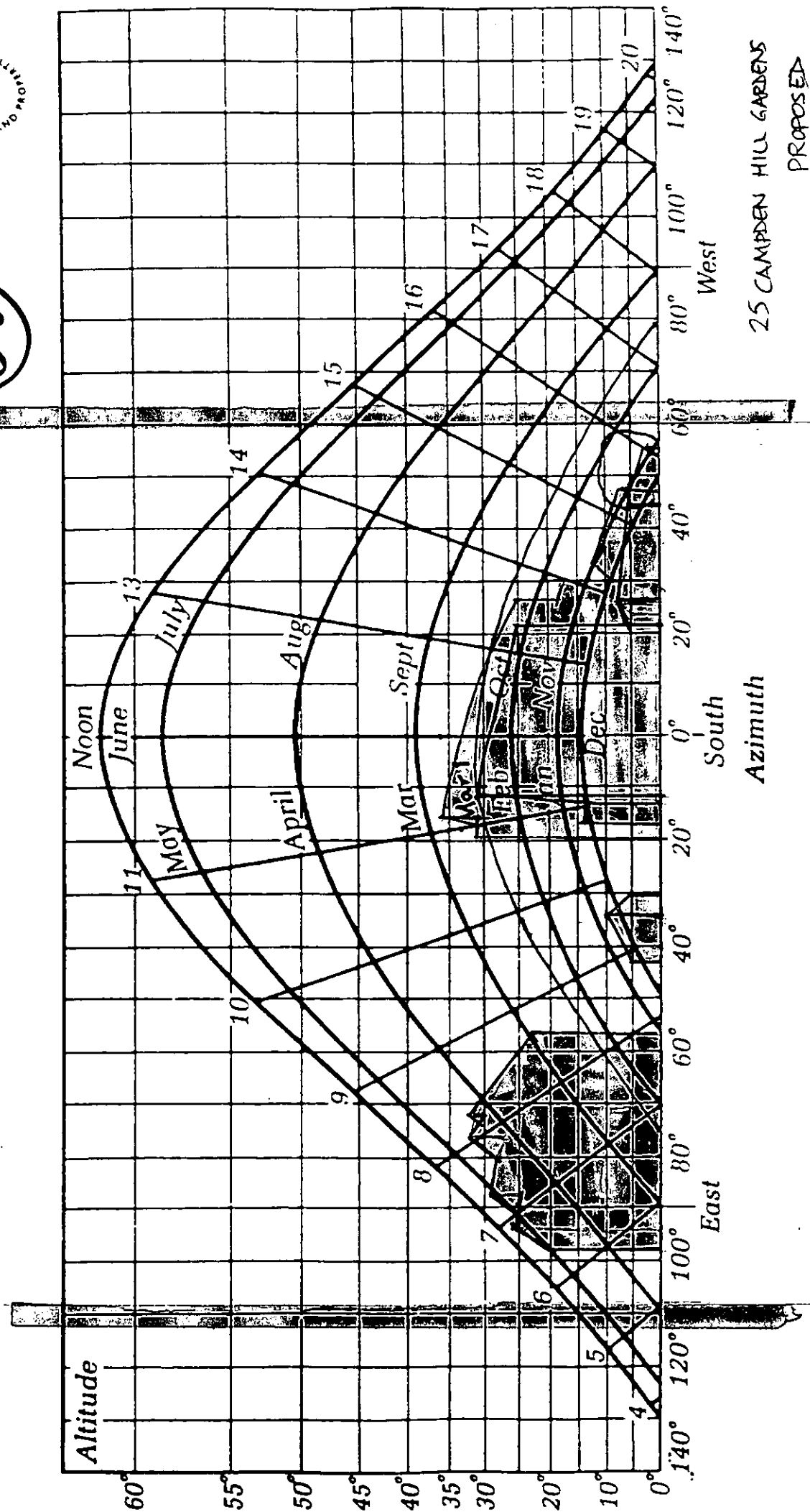


Azimuth
 36 CAMPDEN MILL GARDENS CONSERVATORY
 PROPOSED

Sun path diagram for 52° N. All times are solar times with 1200 due south

9039
 MCBAIN'S COOPER
 OF INDIAN AND ARTS

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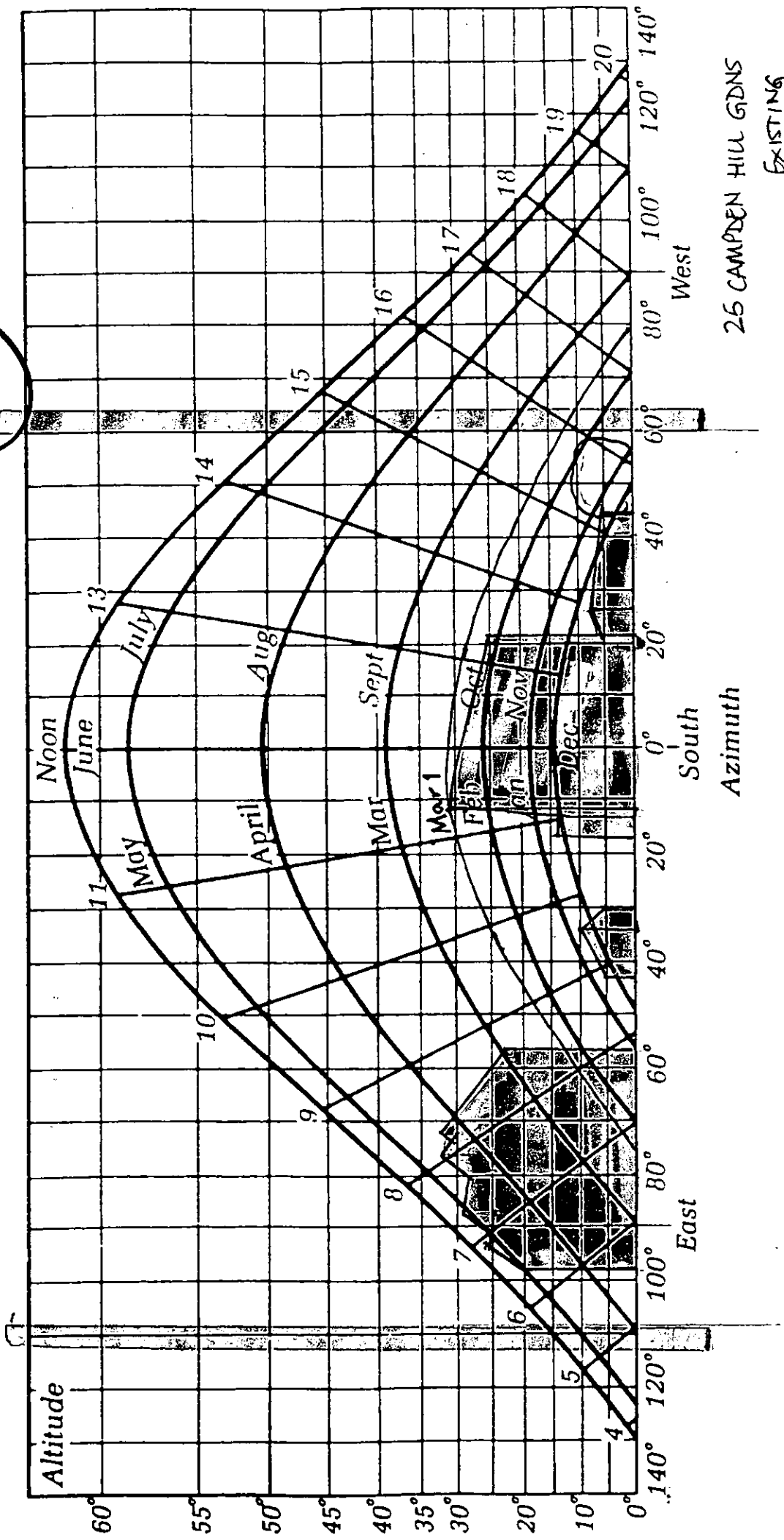
25 CAMPDEN HILL GARDENS
 PROPOSED

Sun path diagram for 52° N. All times are solar times with 1200 due south


9040

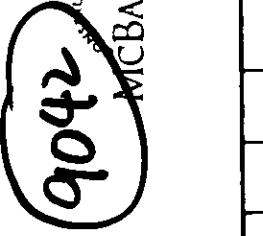
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CONSTRUCTION
MCBAINSCOOPER
PROPERTY

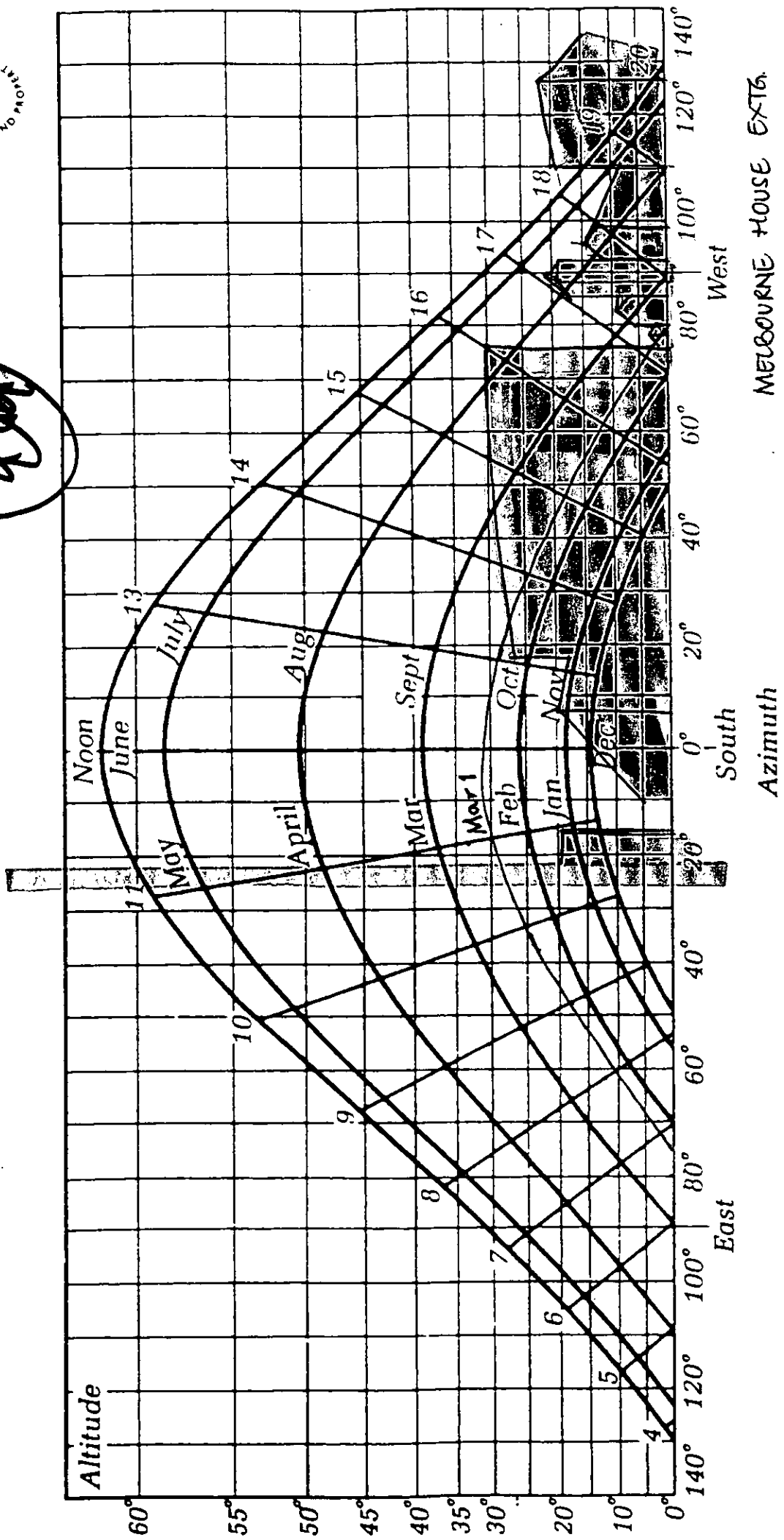


Sun path diagram for 52°N. All times are solar times with 1200 due south





MCBAINSCOOPER
 ARCHITECTS AND
 ENGINEERS



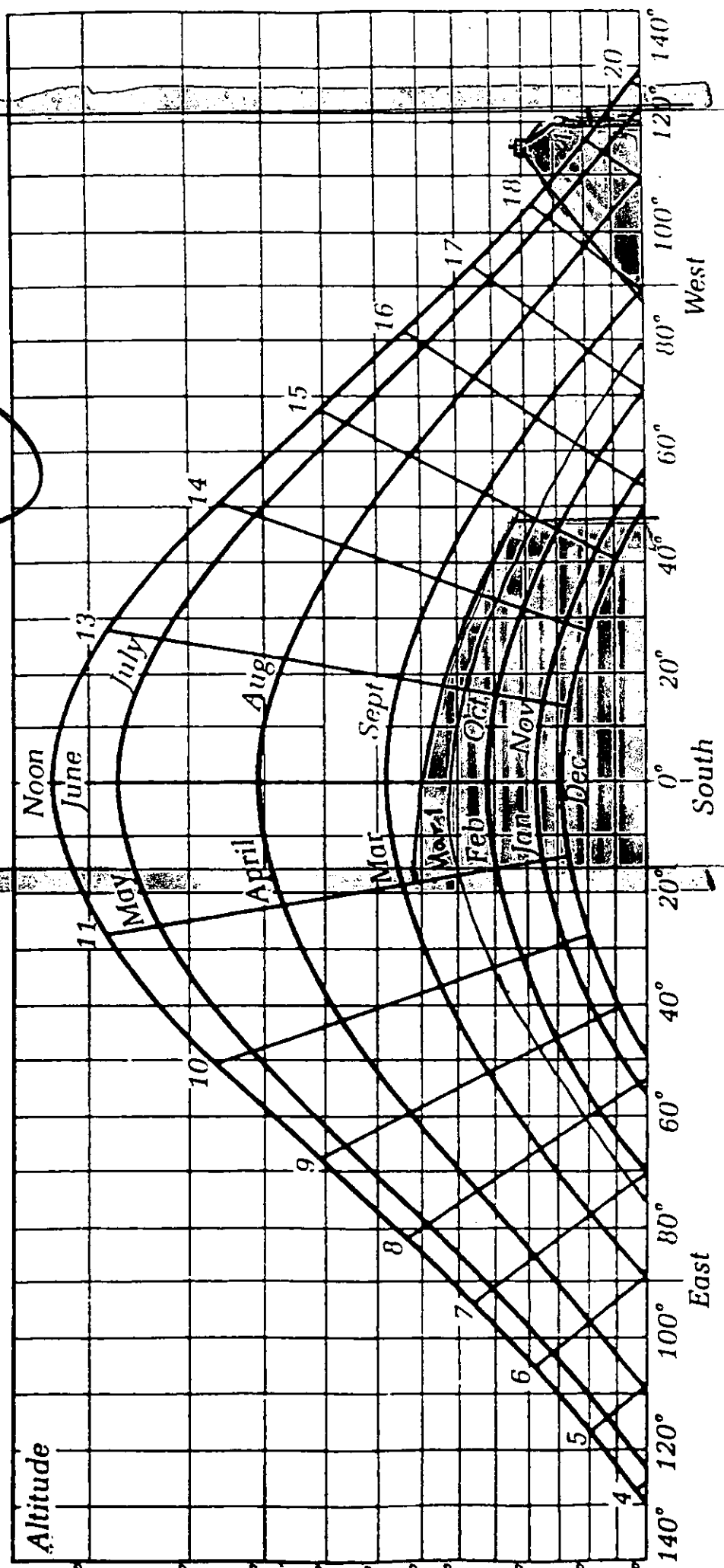
MELBOURNE HOUSE EXT6.

Sun path diagram for 52° N. All times are solar times with 1200 due south

9043

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AUCTIONEER
MCBAINS COOPER
AND
ASSOCIATES



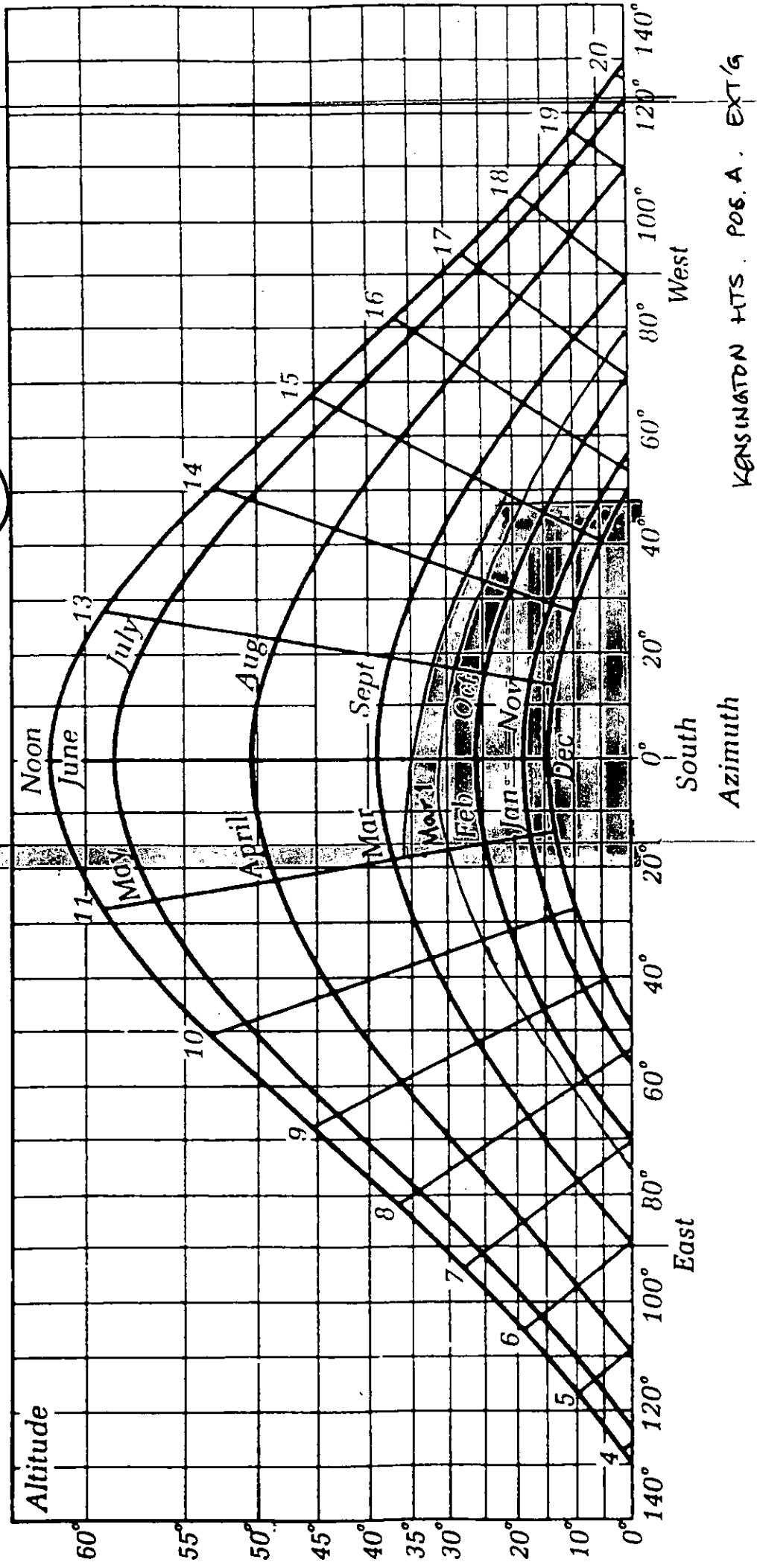
KENSINGTON HTS. P.O.S. A. PROPOSED

Sun path diagram for 52° N. All times are solar times with 1200 due south

CONSTRUCTION AND PROPERTY
MCBAINSCOOPER

90449

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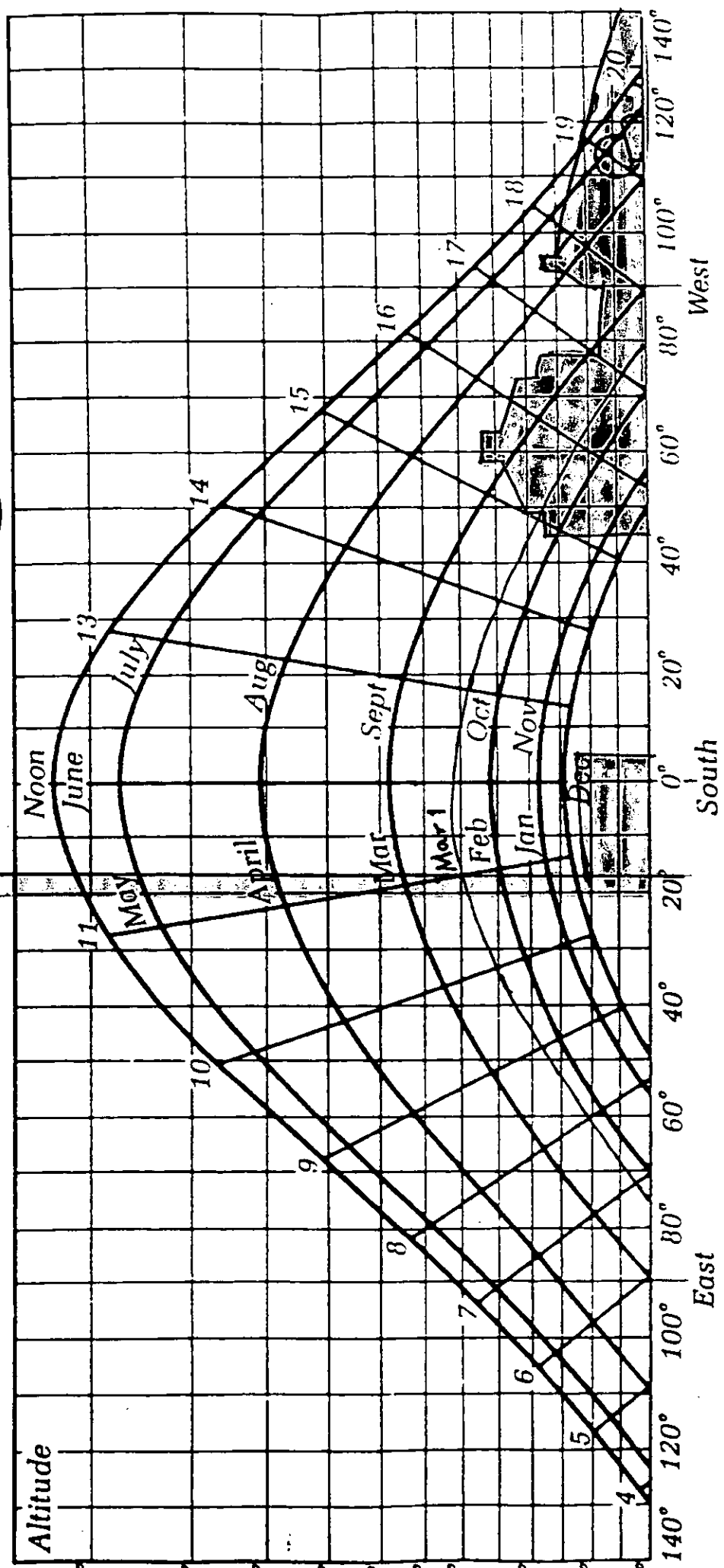


KENSINGTON HTS. POS. A. EXT'G

Sun path diagram for 52°N. All times are solar times with 1200 due south

CONTRACTOR
MCBAINS COOPER
 ARCHITECT

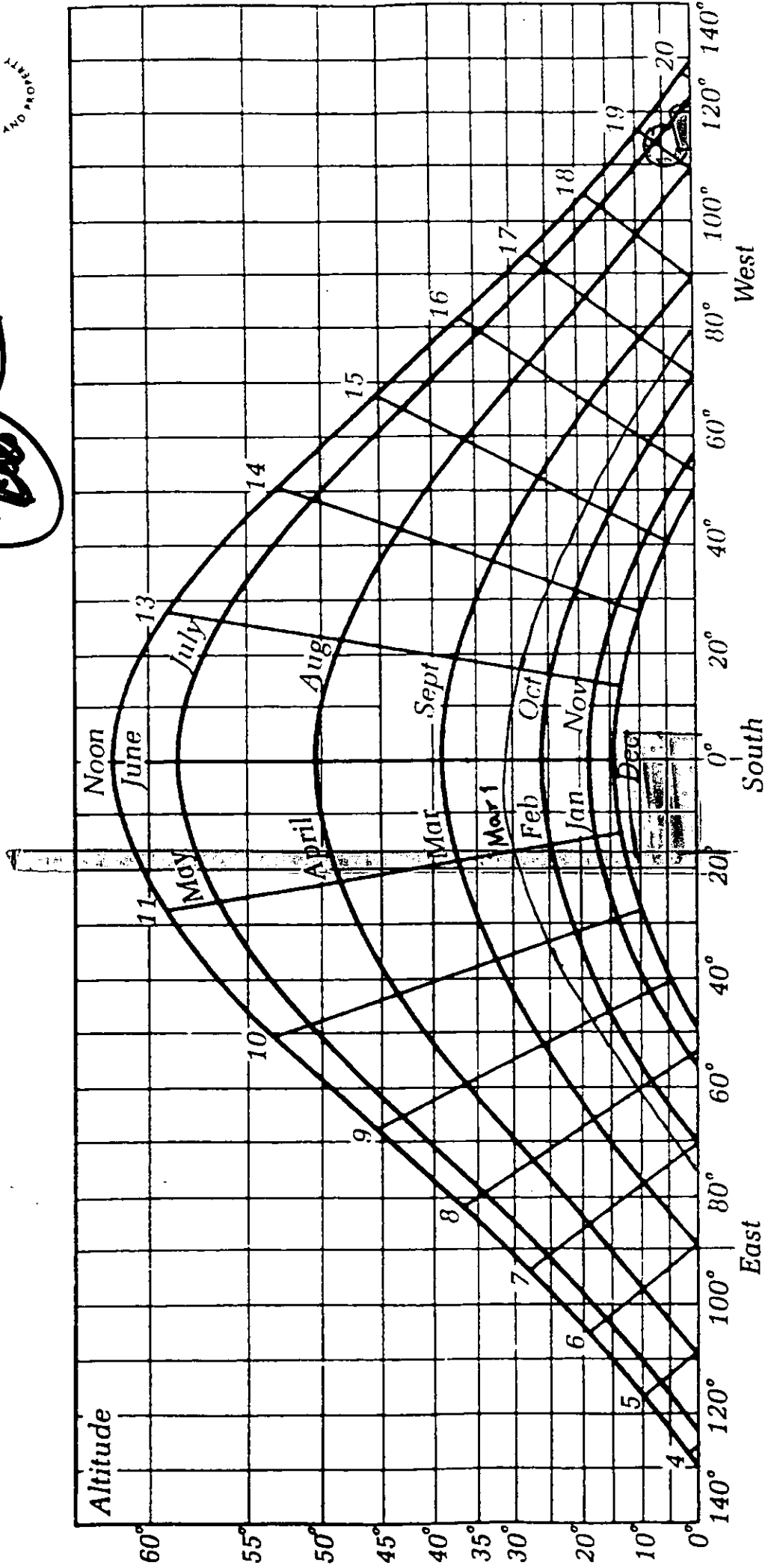
9045
BA



KENSINGTON HTS. POSN &
 PROPOSED

Sun path diagram for 52° N. All times are solar times with 1200 due south

7/27
90416



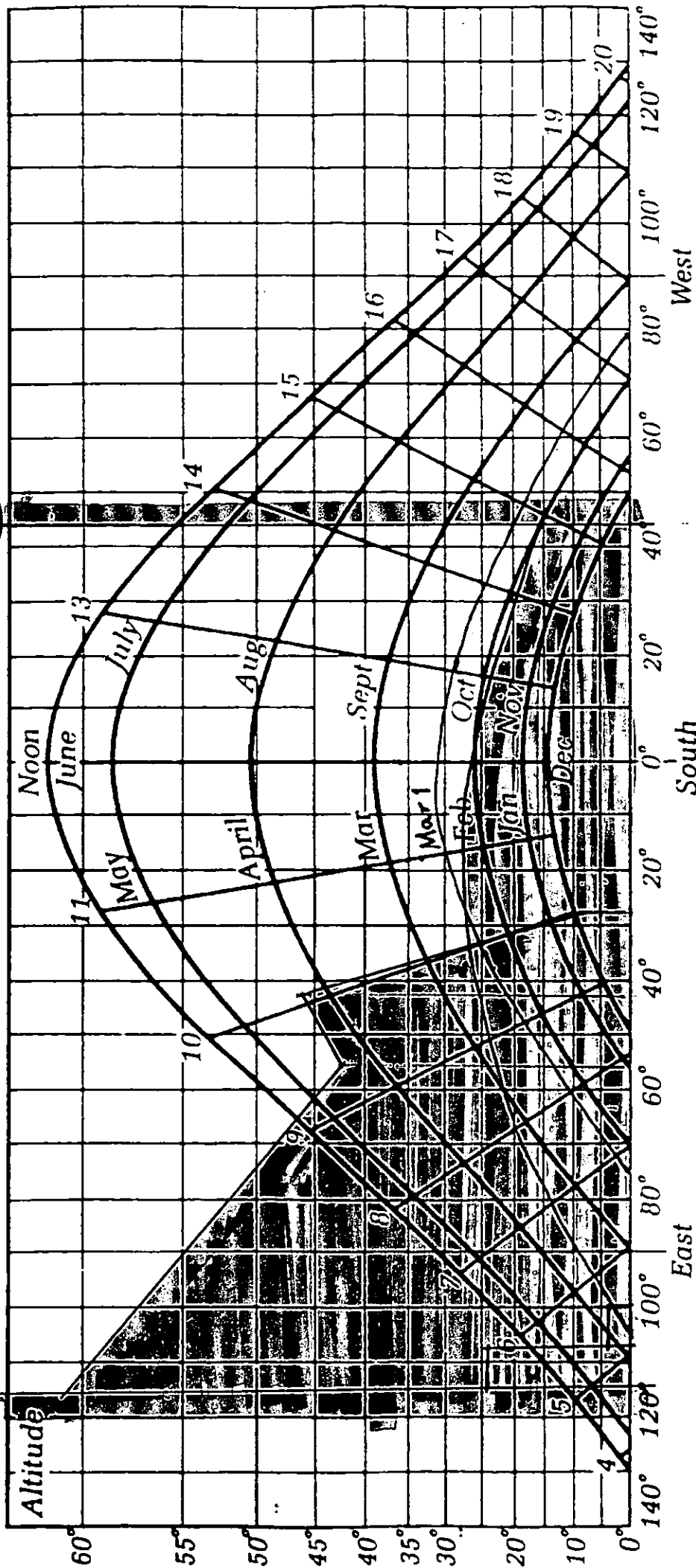
Azimuth

KENSINGTON HTS. POSN & EXISTING

Sun path diagram for 52°N. All times are solar times with 1200 duc south

9047

7689

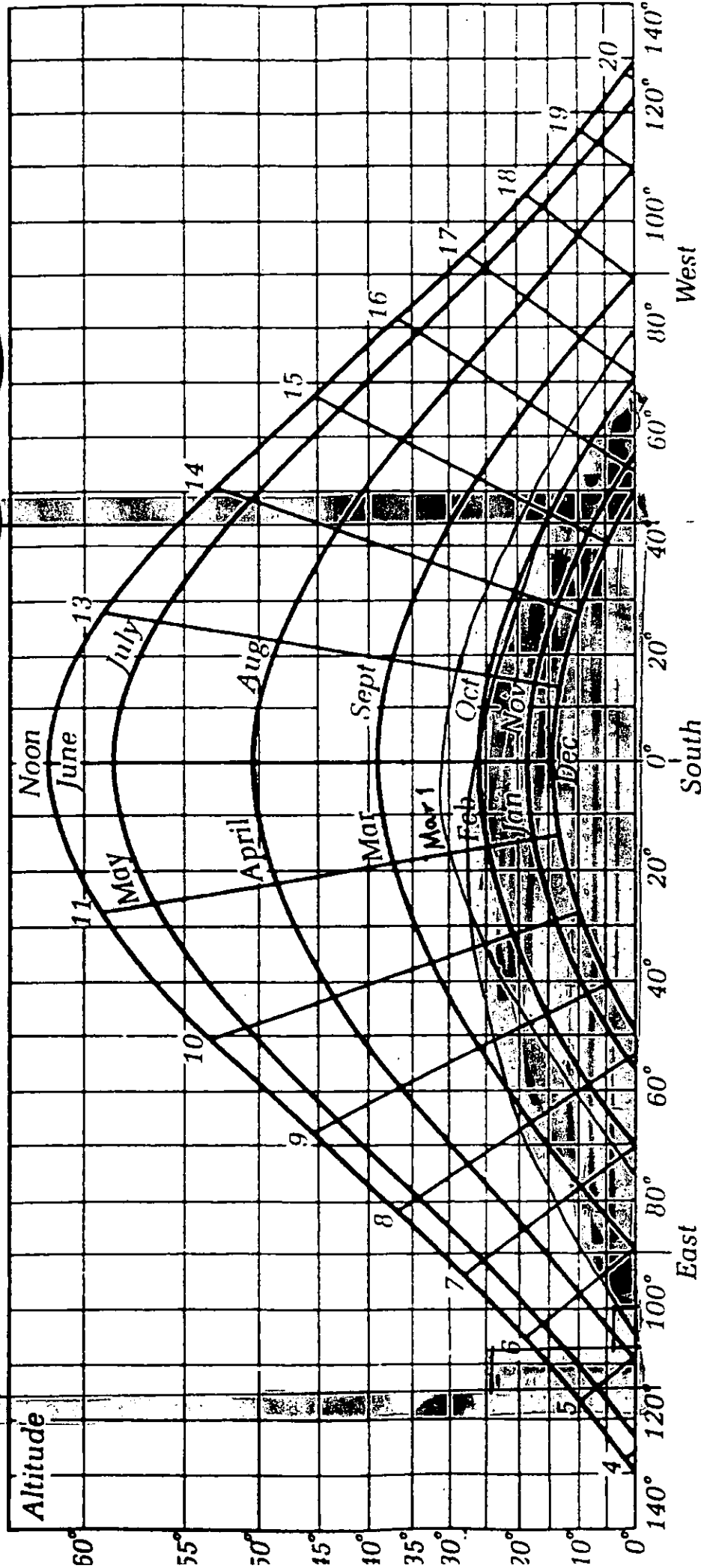


TENNIS CLUB REAR - PROPOSED

Azimuth

Sun path diagram for 52° N. All times are solar times with 1200 due south

8048 **9048**



TENNIS CLUB REAR - EASTING

Azimuth

Sun path diagram for 52°N. All times are solar times with 1200 due south