



Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex
SS6 7EW

TEL 0800 197 4836

E-MAIL enquiries@right-of-light.co.uk

WEBSITE www.right-of-light.co.uk

Daylight and Sunlight Study (Neighbouring Properties) Site at Partridge Way, London N22 8DT

8 December 2020

Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex SS6 7EW

Tel: 0800 197 4836

www.right-of-light.co.uk

DAYLIGHT AND SUNLIGHT STUDY
Site at Partridge Way, London N22 8DT

CONTENTS

1 EXECUTIVE SUMMARY	2
1.1 Overview	2
2 INFORMATION SOURCES	3
2.1 Drawings	3
2.2 Daylight Distribution Room Layout Information	3
3 METHODOLOGY OF THE STUDY	3
3.1 Local Planning Policy.....	4
3.2 National Planning Policy Framework.....	4
3.3 Daylight to Windows	5
3.4 Sunlight availability to Windows.....	6
3.5 Overshadowing to Gardens and Open Spaces	7
4 RESULTS OF THE STUDY	8
4.1 Windows & Amenity Areas Considered.....	8
4.2 Daylight to Windows	8
4.3 Sunlight to Windows	8
4.4 Overshadowing to Gardens and Open Spaces	8
4.5 Conclusion.....	8
5 CLARIFICATIONS	10
5.1 General.....	10

APPENDICES

APPENDIX 1	WINDOW & GARDEN KEY
APPENDIX 2	DAYLIGHT AND SUNLIGHT RESULTS
APPENDIX 3	OVERSHADOWING TO GARDENS AND OPEN SPACES

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Martin Arnold Ltd to undertake a daylight and sunlight study of the proposed development at Site at Partridge Way, London N22 8DT.
- 1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011.
- 1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 Northcott Avenue, 1 to 84 Finsbury House, 1 to 84 Newbury House, 2, 4, 6, 8, 10, 12 & 14 Partridge Way, 2 Cornwall Avenue, Seventh Day Adventist Church and Wood Green Pre School Playgroup.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Where room layouts are not known the daylight distribution test has not been undertaken.
- 1.1.5 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.
- 1.1.6 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Unit One Architects Ltd

0226 - 001	EXISTING LOCATION AND BLOCK PLAN	Rev P01
0226 - 002	EXISTING SITE PLAN	Rev P01
0226 - 008	EXISTING SOUTH WEST ELEVATION	Rev P01
0226 - 009	EXISTING NORTH ELEVATION	Rev P01
0226 - 101	PROPOSED BLOCK PLAN	Rev P01
0226 - 102	PROPOSED SITE PLAN	Rev P01
0226 - 103	PROPOSED GROUND FLOOR PLAN	Rev P01
0226 - 104	PROPOSED FIRST TO EIGHTH FLOOR PLAN	Rev P01
0226 - 105	PROPOSED SECOND TO EIGHTH FLOOR PLAN	Rev P01
0226 - 106	PROPOSED NINTH FLOOR PLAN	Rev P02
0226 - 107	PROPOSED ROOF PLAN	Rev P02
0226 - 108	PROPOSED SOUTH WEST ELEVATION	Rev P01
0226 - 109	PROPOSED NORTH ELEVATION	Rev P01
0226 - 110	PROPOSED SOUTH EAST ELEVATION	Rev P01

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

1 to 84 Newbury House: HWQ 3288 02	Detail Proposed Layout	Rev -
Wood Green Pre School Playgroup: A02 REV-1 A05 REV-1	Proposed Ground Floor Existing & Proposed Roof Plans	Rev 1 Rev 1
1 to 84 Finsbury House: HWQ 3288 02	Detail Proposed Layout	Rev -
<u>www.rightmove.co.uk</u> 2 to 14 Partridge Way:	Floor Plans	Rev -

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is not anticipated until sometime in 2020. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "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 in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 Daylight to Windows

- 3.3.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:
- 3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."
- 3.3.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

- 3.3.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.
- 3.3.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has

multiple windows, the largest window is usually taken as the main window and the smaller window(s) as secondary. Although we generally follow the practice of testing all windows, including secondary windows, our interpretation of the BRE guide is that the Vertical Sky Component targets do not apply to secondary windows.

Test 2 Daylight Distribution

- 3.3.8 The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.
- 3.3.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.4 Sunlight availability to Windows

- 3.4.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.
- 3.4.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have

tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.5 Overshadowing to Gardens and Open Spaces

3.5.1 The availability of sunlight should be checked for all open spaces where sunlight 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.

3.5.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this study.

3.5.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this study. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring 1 Northcott Avenue, 1 to 84 Finsbury House, 1 to 84 Newbury House, 2, 4, 6, 8, 10, 12 & 14 Partridge Way, 2 Cornwall Avenue, Seventh Day Adventist Church and Wood Green Pre School Playgroup.
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test.

Daylight Distribution

- 4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test.

4.3 Sunlight to Windows

- 4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

- 4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

- 4.5.1 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring

properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5 CLARIFICATIONS

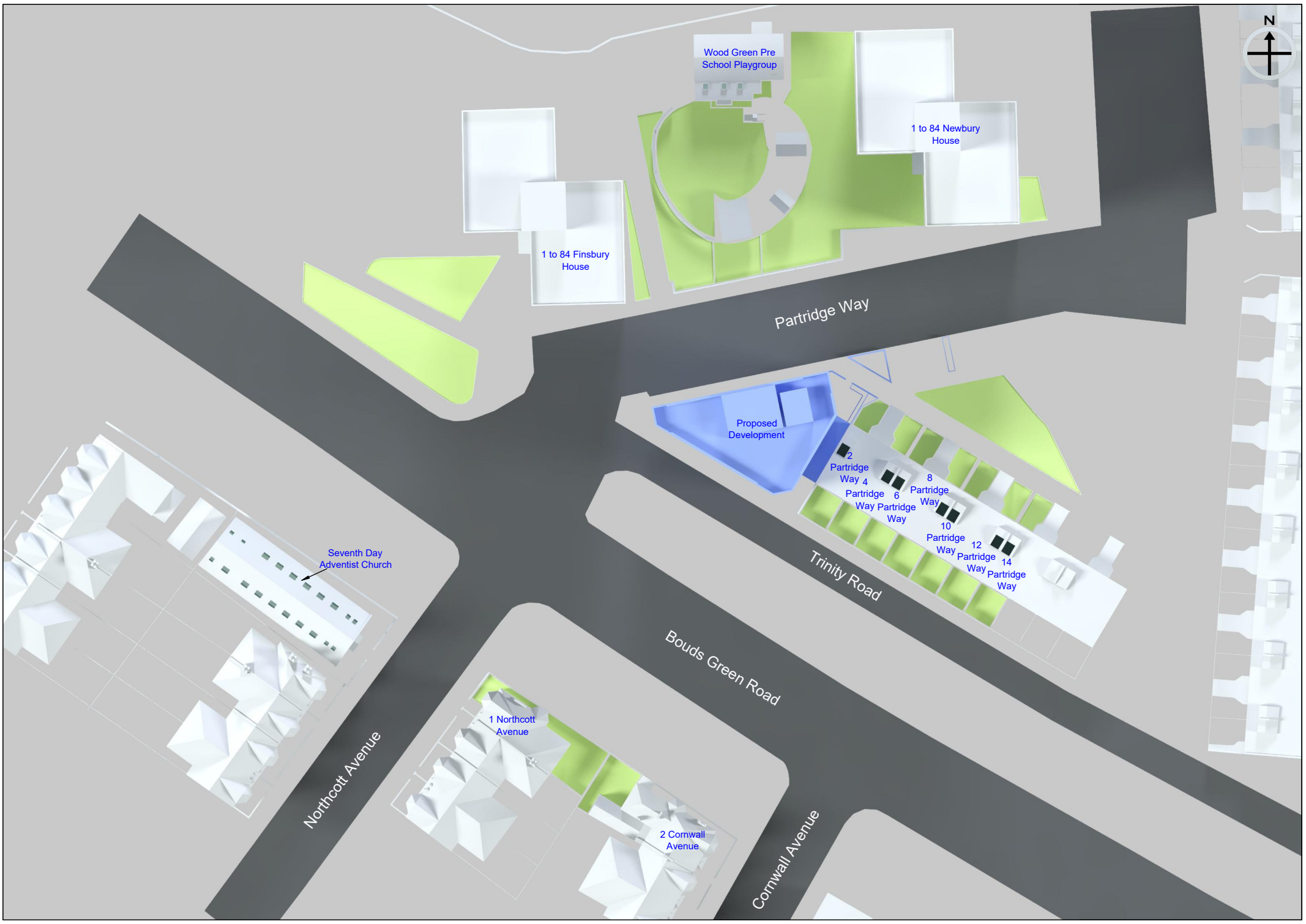
5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken on 22 June 2020. We have not had access to neighbouring properties.
- 5.1.4 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.
- 5.1.6 We have undertaken the study following the guidelines of the RICS publication “Surveying Safely”. Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.
- 5.1.7 This report is based upon and subject to the scope of work set out in Right of Light Consulting’s quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



Wood Green Pre
School Playgroup

1 to 84 Newbury
House

1 to 84 Finsbury
House

Proposed
Development

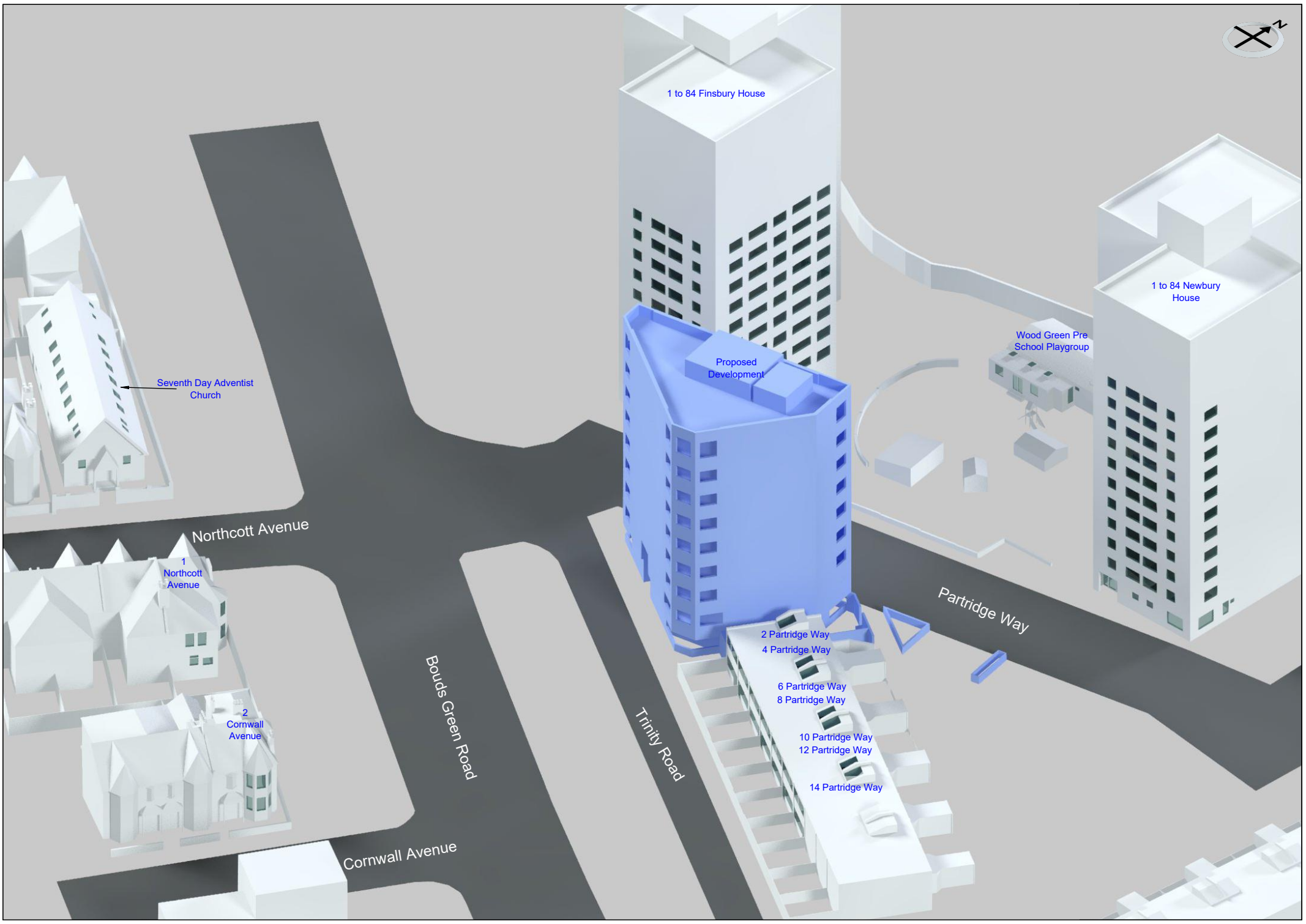
Seventh Day
Adventist Church

2 Partridge
Way 4
Partridge
Way 6
Partridge
Way 8
Partridge
Way 10
Partridge
Way 12
Partridge
Way 14
Partridge
Way

1 Northcott
Avenue

2 Cornwall
Avenue





1 to 84 Finsbury House

1 to 84 Newbury House

Seventh Day Adventist Church

Proposed Development

Wood Green Pre School Playgroup

Northcott Avenue

1 Northcott Avenue

2 Cornwall Avenue

Bonpus Green Road

Trinity Road

Cornwall Avenue

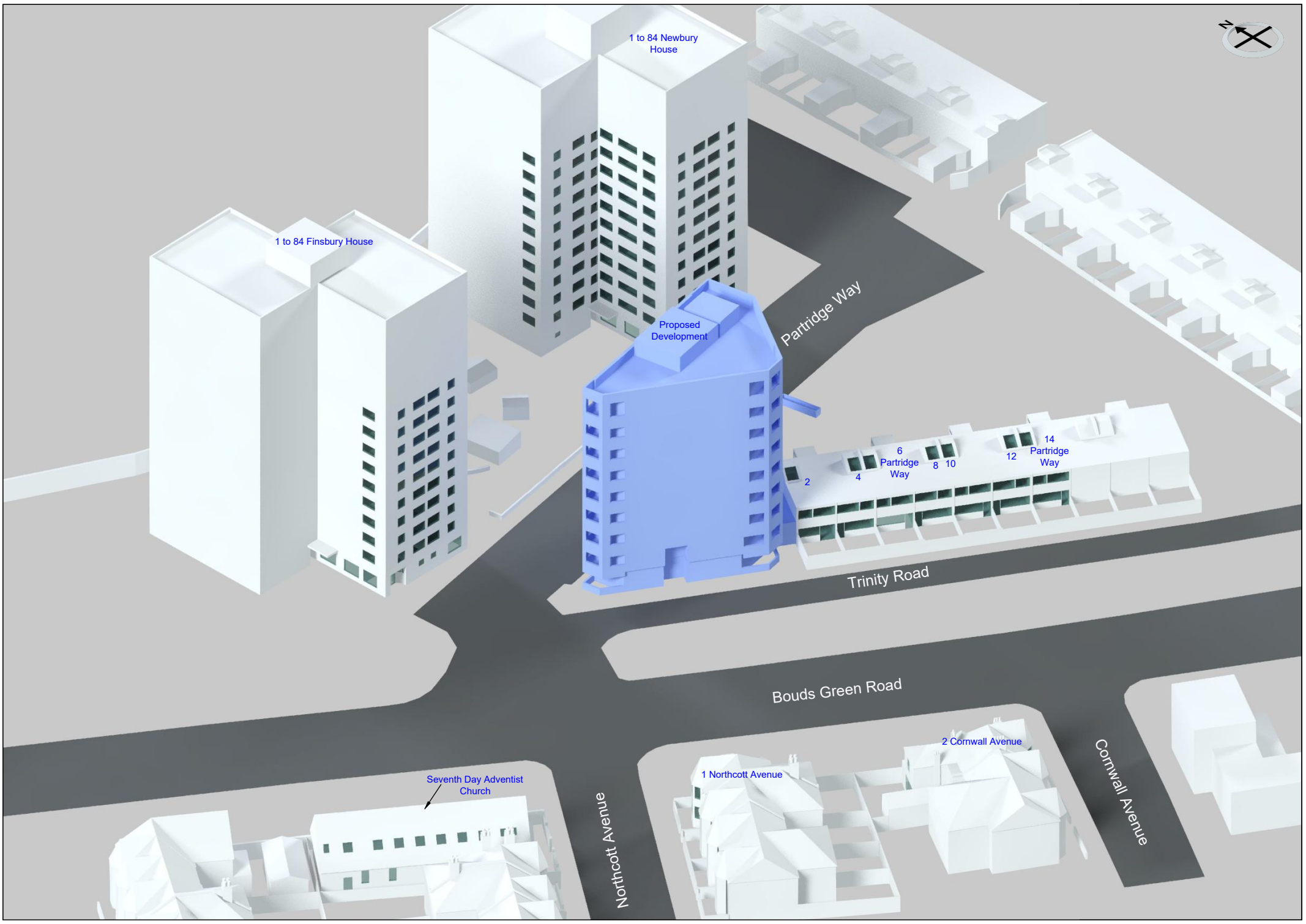
Partridge Way

2 Partridge Way
4 Partridge Way

6 Partridge Way
8 Partridge Way

10 Partridge Way
12 Partridge Way

14 Partridge Way



1 to 84 Newbury House

1 to 84 Finsbury House

Proposed Development

Partridge Way

Partridge Way

Partridge Way

Trinity Road

Bouds Green Road

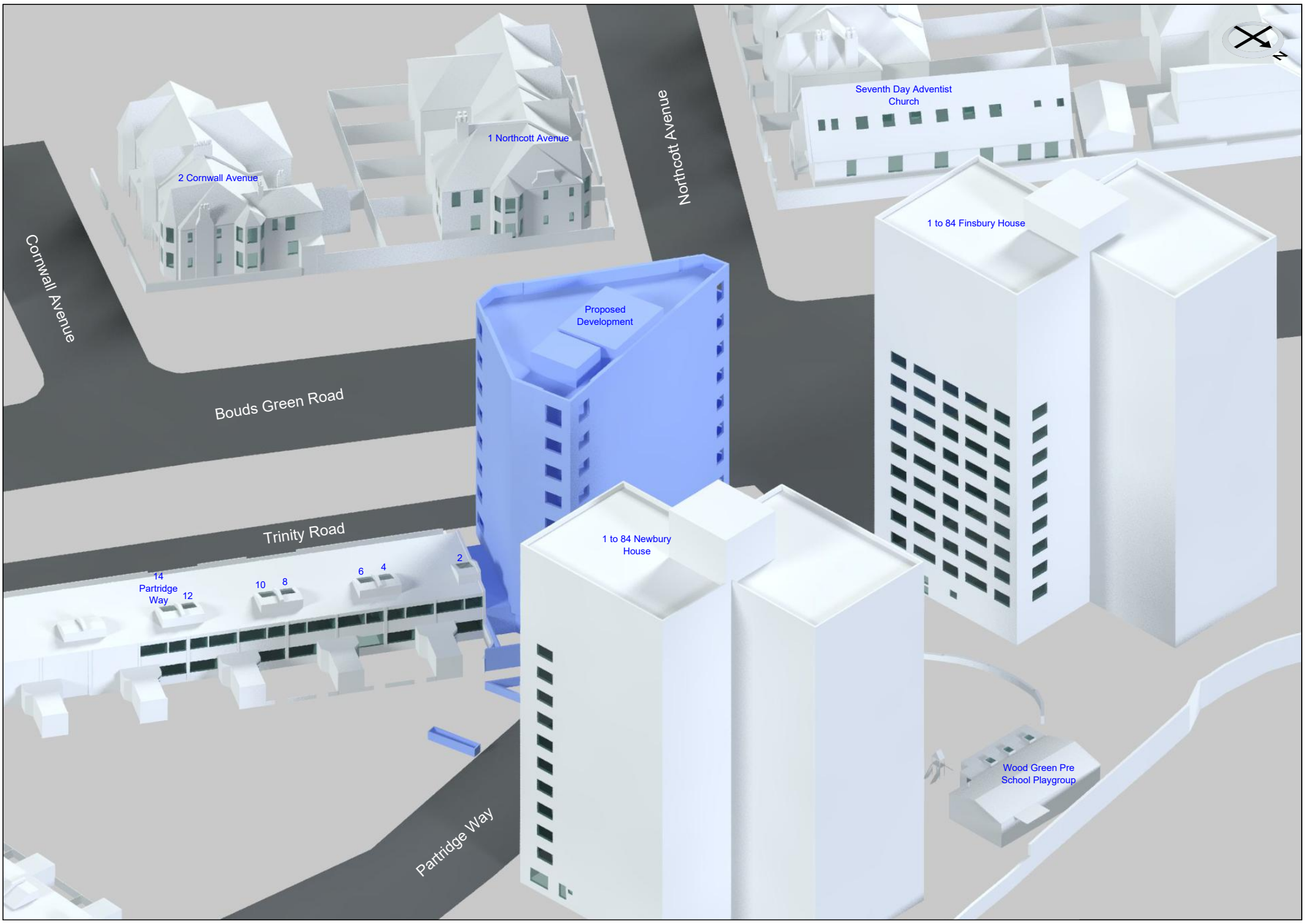
Seventh Day Adventist Church

Northcott Avenue

1 Northcott Avenue

2 Cornwall Avenue

Cornwall Avenue



Cornwall Avenue

2 Cornwall Avenue

1 Northcott Avenue

Northcott Avenue

Seventh Day Adventist Church

1 to 84 Finsbury House

Proposed Development

1 to 84 Newbury House

Bouds Green Road

Trinity Road

14 Partridge Way

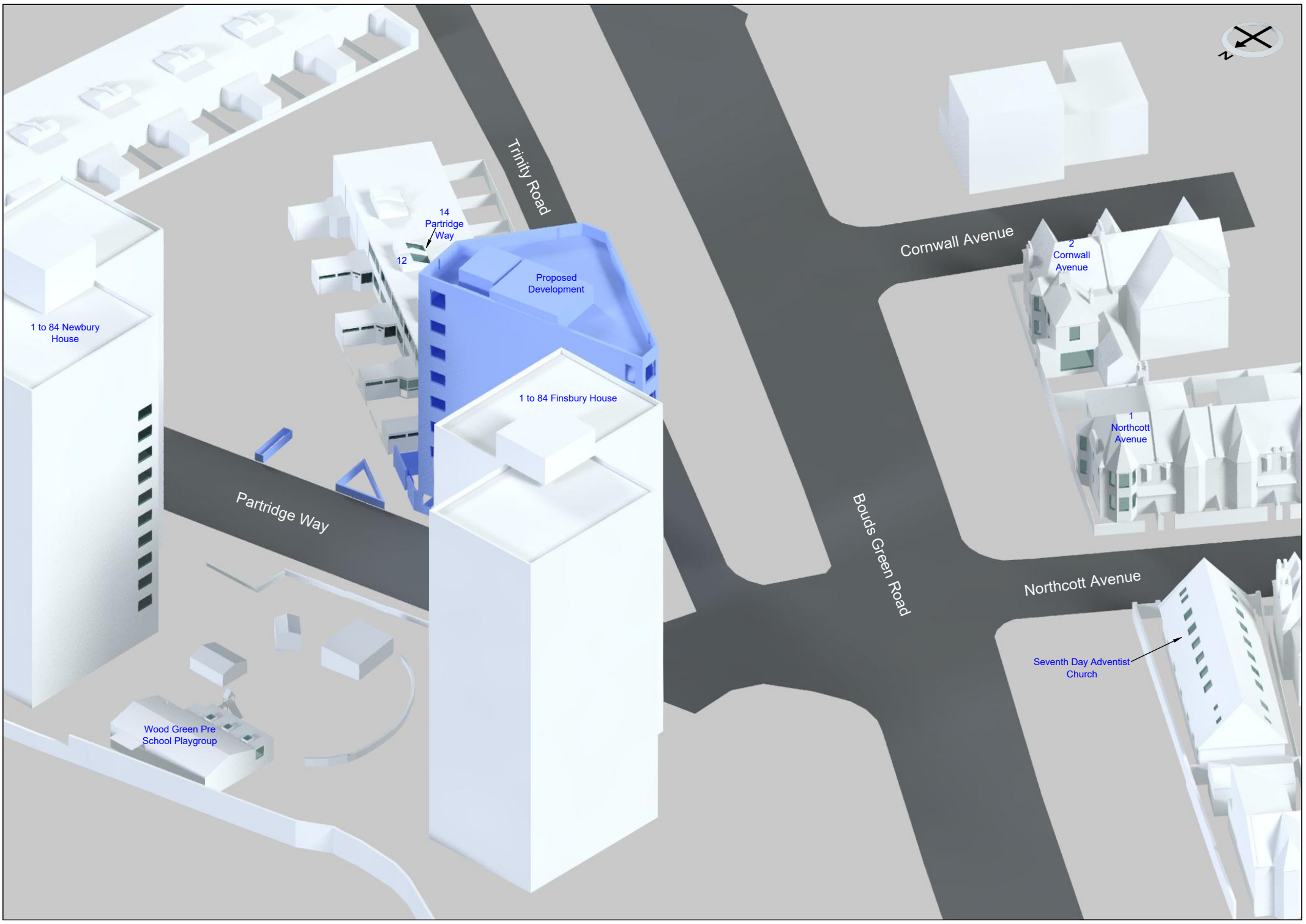
10 8

6 4

2

Partridge Way

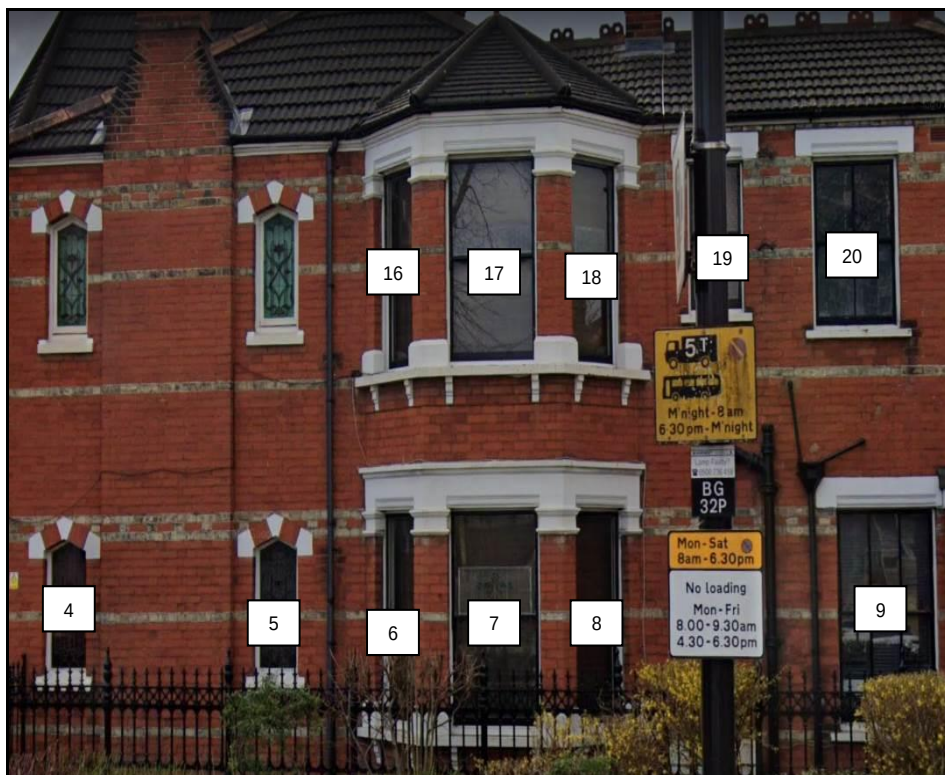
Wood Green Pre School Playgroup



Neighbouring Windows



2 Cornwall Avenue



2 Cornwall Avenue



2 Cornwall Avenue



1 Northcott Avenue



1 Northcott Avenue



1 Northcott Avenue



Seventh Day Adventist Church



Seventh Day Adventist Church



Seventh Day Adventist Church



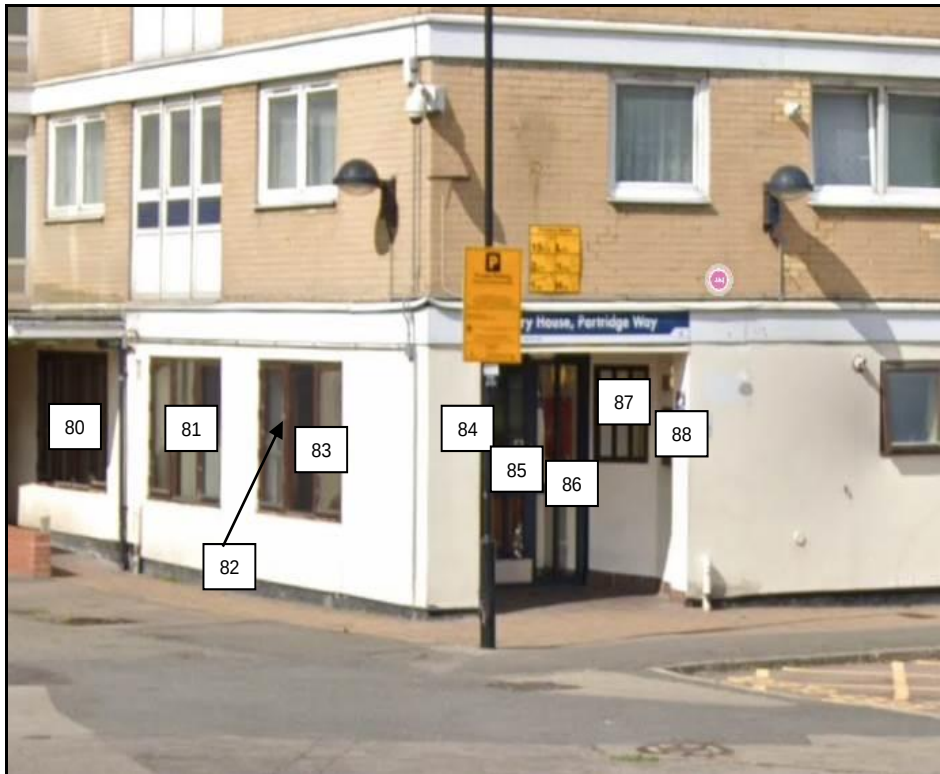
Seventh Day Adventist Church



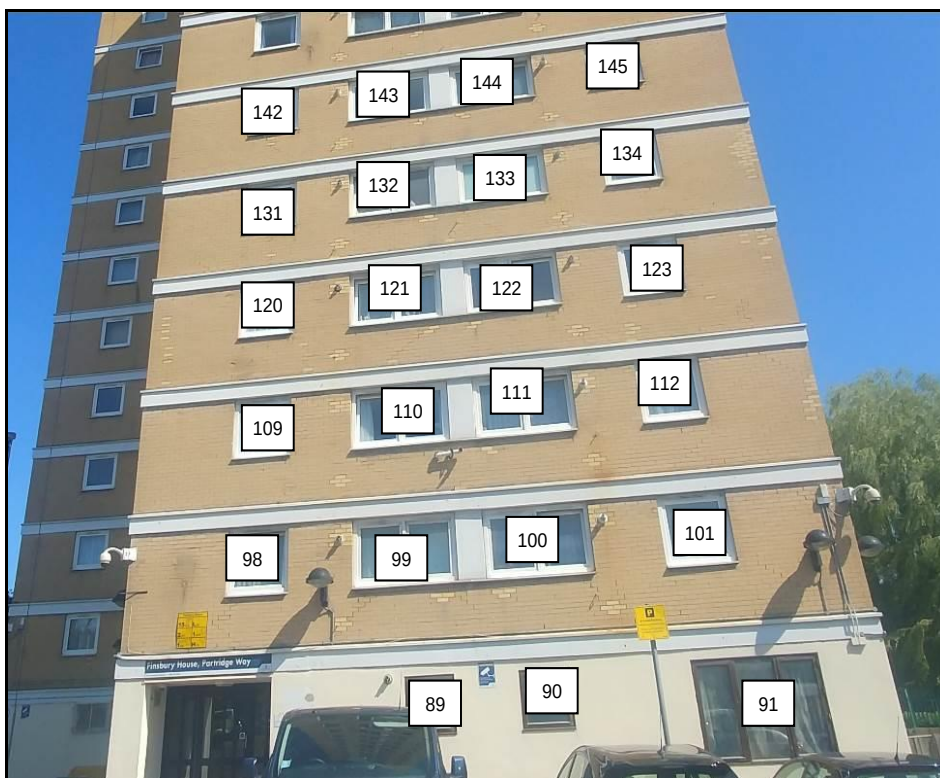
Seventh Day Adventist Church



1 to 84 Finsbury House



1 to 84 Finsbury House



1 to 84 Finsbury House



1 to 84 Finsbury House



1 to 84 Finsbury House



1 to 84 Finsbury House



1 to 84 Finsbury House



1 to 84 Finsbury House



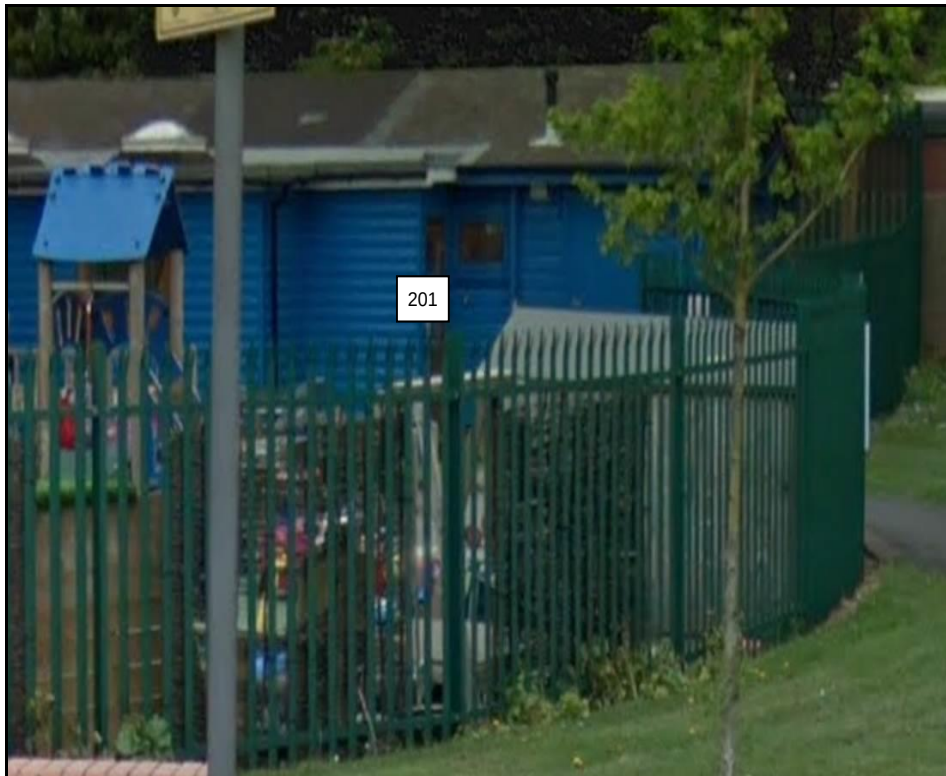
1 to 84 Finsbury House



Wood Green Pre School Playgroup



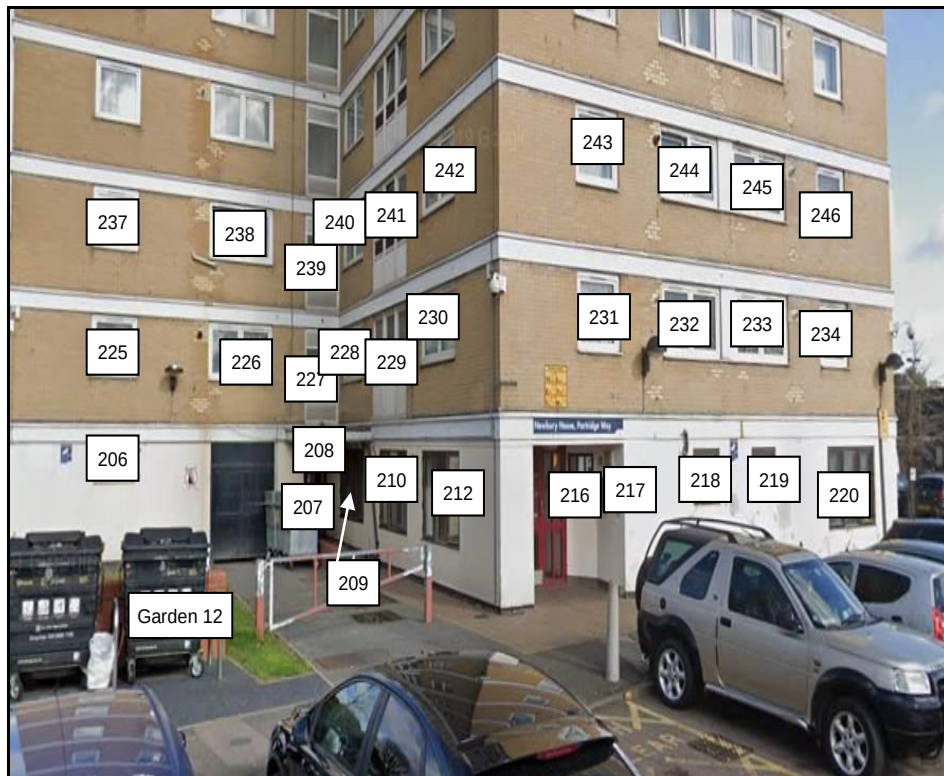
Wood Green Pre School Playgroup



Wood Green Pre School Playgroup



Wood Green Pre School Playgroup



1 to 84 Newbury House



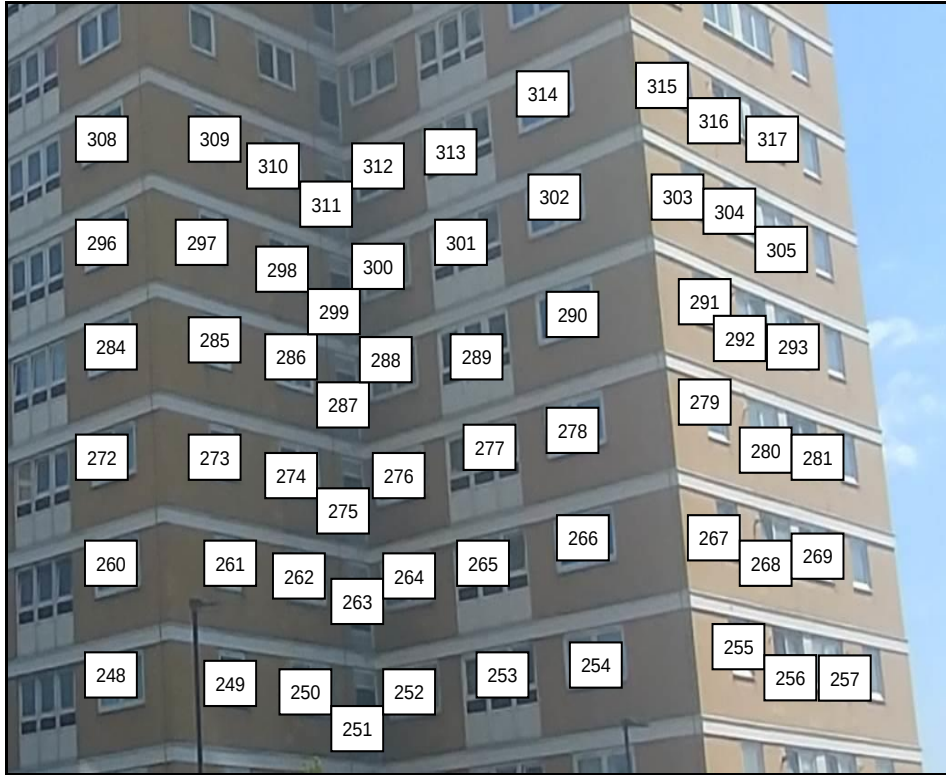
Wood Green Pre School Playgroup



1 to 84 Newbury House



1 to 84 Newbury House



1 to 84 Newbury House



1 to 84 Newbury House



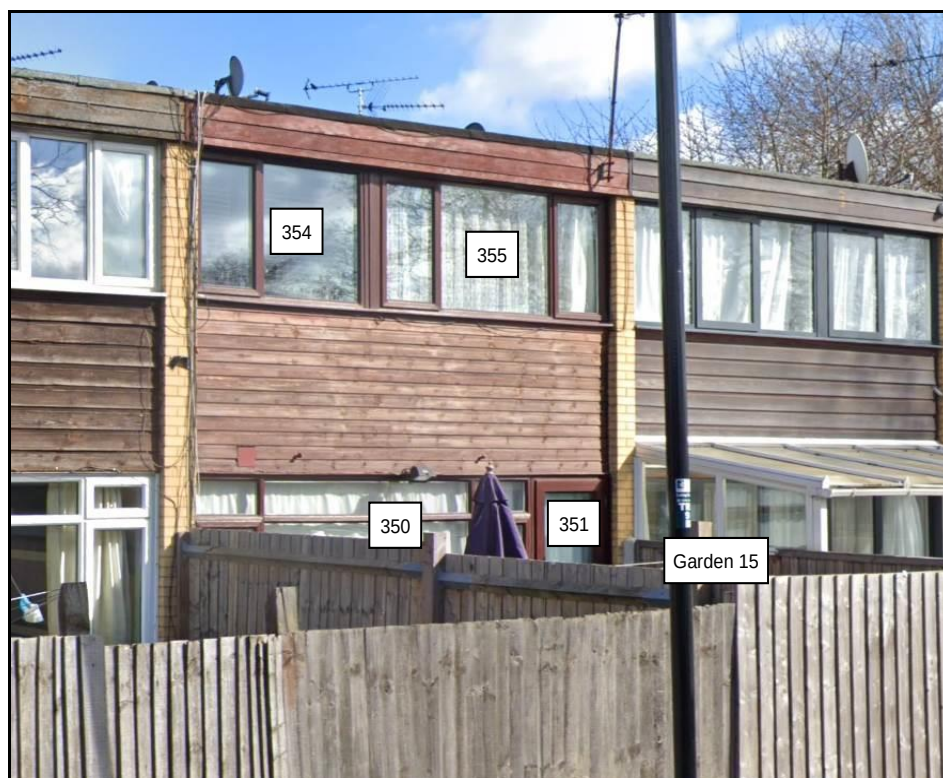
1 to 84 Newbury House



1 to 84 Newbury House



14 Partridge Way



14 Partridge Way



14 Partridge Way



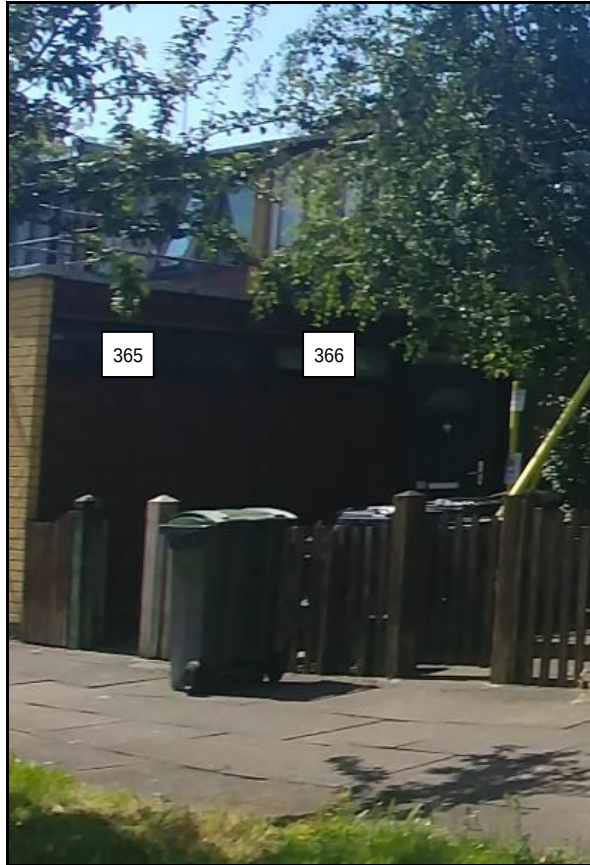
12 Partridge Way



12 Partridge Way



12 Partridge Way



10 Partridge Way



10 Partridge Way



10 Partridge Way



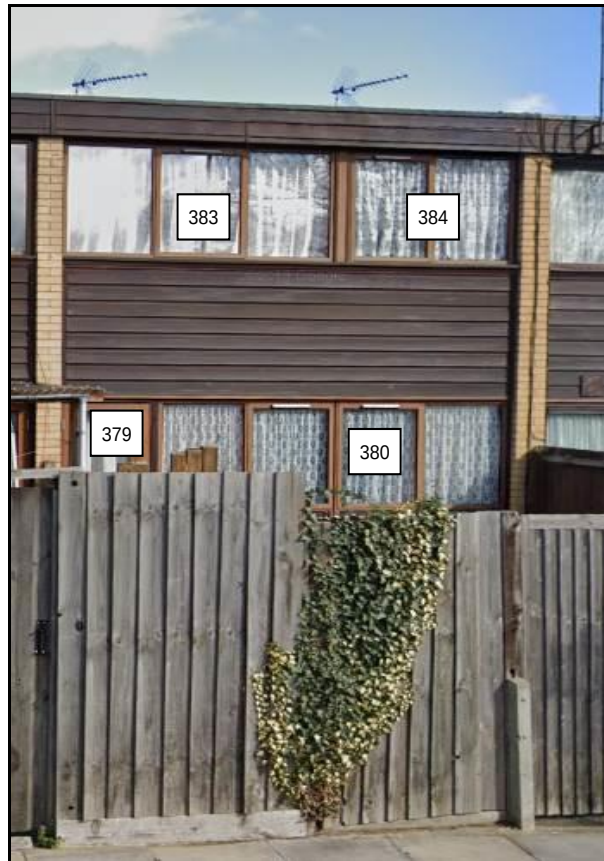
10 Partridge Way



8 Partridge Way



8 Partridge Way



8 Partridge Way



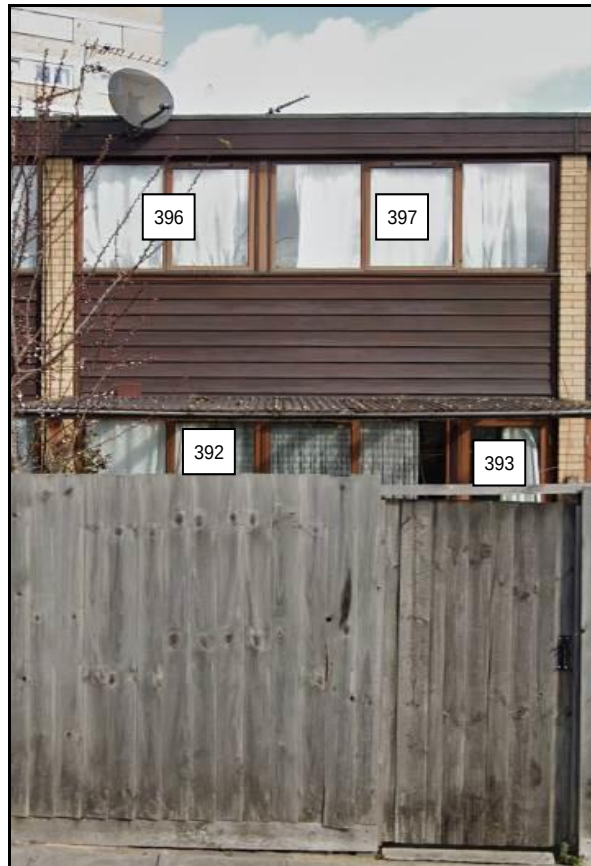
6 Partridge Way



6 Partridge Way



6 Partridge Way



6 Partridge Way



4 Partridge Way



4 Partridge Way



4 Partridge Way



2 Partridge Way



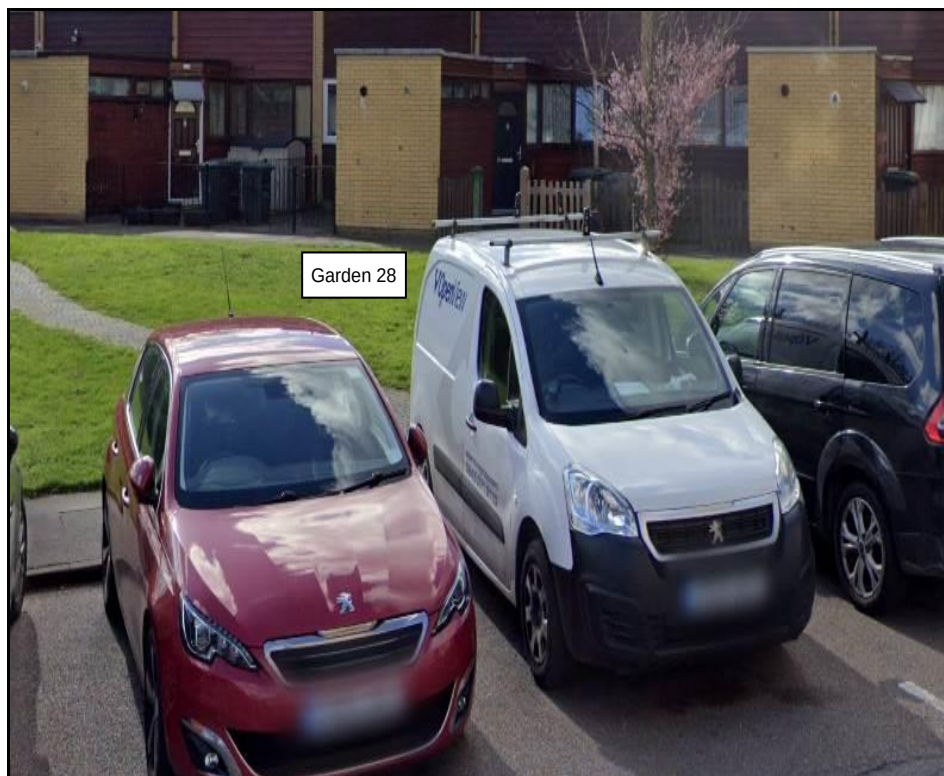
2 Partridge Way



2 Partridge Way



2 Partridge Way



Amenity Garden

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>2 Cornwall Avenue</u>					
<u>Ground Floor</u>					
Window 1	Domestic	25.4%	25.4%	0.0%	1.0
Window 2	Domestic	35.1%	35.1%	0.0%	1.0
Window 3	Domestic	35.3%	34.1%	1.2%	0.97
Window 4	Domestic	34.9%	32.4%	2.5%	0.93
Window 5	Domestic	33.4%	30.8%	2.6%	0.92
Window 6	Domestic	31.8%	31.1%	0.7%	0.98
Window 7	Domestic	35.3%	32.6%	2.7%	0.92
Window 8	Domestic	27.6%	25.1%	2.5%	0.91
Window 9	Domestic	25.3%	24.6%	0.7%	0.97
Window 10	Domestic	29.3%	28.5%	0.8%	0.97
<u>First Floor</u>					
Window 11	Domestic	32.3%	32.3%	0.0%	1.0
Window 12	Domestic	36.9%	36.9%	0.0%	1.0
Window 13	Domestic	36.3%	35.2%	1.1%	0.97
Window 14	Domestic	35.3%	33.0%	2.3%	0.93
Window 15	Domestic	34.4%	32.1%	2.3%	0.93
Window 16	Domestic	33.1%	32.4%	0.7%	0.98
Window 17	Domestic	35.8%	33.4%	2.4%	0.93
Window 18	Domestic	30.7%	28.4%	2.3%	0.93
Window 19	Domestic	33.4%	31.1%	2.3%	0.93
Window 20	Domestic	35.1%	32.7%	2.4%	0.93
Window 21	Domestic	34.2%	33.5%	0.7%	0.98
<u>1 Northcott Avenue</u>					
<u>Ground Floor</u>					
Window 22	Domestic	33.4%	33.3%	0.1%	1.0
Window 23	Domestic	34.2%	34.2%	0.0%	1.0
Window 24	Domestic	33.5%	33.5%	0.0%	1.0
Window 25	Domestic	29.6%	27.2%	2.4%	0.92
Window 26	Domestic	33.2%	31.7%	1.5%	0.95
Window 27	Domestic	33.8%	31.1%	2.7%	0.92

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 28	Domestic	28.8%	27.2%	1.6%	0.94
Window 29	Domestic	32.7%	30.2%	2.5%	0.92
Window 30	Domestic	33.2%	30.8%	2.4%	0.93
Window 31	Domestic	32.2%	30.7%	1.5%	0.95
Window 32	Domestic	34.1%	34.1%	0.0%	1.0
Window 33	Domestic	27.6%	27.6%	0.0%	1.0
<u>First Floor</u>					
Window 34	Domestic	35.9%	35.9%	0.0%	1.0
Window 35	Domestic	36.1%	36.1%	0.0%	1.0
Window 36 (BW)	Domestic	34.0%	31.8%	2.2%	0.94
Window 37	Domestic	30.9%	28.7%	2.2%	0.93
Window 38	Domestic	35.7%	34.2%	1.5%	0.96
Window 39	Domestic	34.2%	31.7%	2.5%	0.93
Window 40	Domestic	30.0%	28.6%	1.4%	0.95
Window 41	Domestic	33.7%	31.5%	2.2%	0.93
Window 42	Domestic	33.4%	31.3%	2.1%	0.94
Window 43	Domestic	32.8%	31.5%	1.3%	0.96
Window 44	Domestic	35.4%	35.4%	0.0%	1.0
Window 45	Domestic	31.7%	31.7%	0.0%	1.0
<u>Seventh Day Adventist Church</u>					
<u>Ground Floor</u>					
Window 46	Non Domestic	28.2%	27.3%	0.9%	0.97
Window 47	Non Domestic	30.4%	28.6%	1.8%	0.94
Window 48	Non Domestic	30.4%	28.7%	1.7%	0.94
Window 49	Non Domestic	30.5%	29.0%	1.5%	0.95
Window 50	Non Domestic	30.7%	29.4%	1.3%	0.96
Window 51	Non Domestic	30.9%	29.8%	1.1%	0.96
Window 52	Non Domestic	31.1%	30.1%	1.0%	0.97
Window 53	Non Domestic	32.5%	32.5%	0.0%	1.0
Window 54	Non Domestic	31.7%	31.7%	0.0%	1.0
Window 55	Non Domestic	29.3%	29.3%	0.0%	1.0
Window 56	Non Domestic	16.3%	16.3%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 57	Non Domestic	10.2%	10.2%	0.0%	1.0
Window 58	Non Domestic	12.2%	12.2%	0.0%	1.0
Window 59	Non Domestic	28.1%	28.1%	0.0%	1.0
Window 60	Non Domestic	72.3%	71.5%	0.8%	0.99
Window 61	Non Domestic	72.4%	71.6%	0.8%	0.99
Window 62	Non Domestic	72.4%	71.6%	0.8%	0.99
Window 63	Non Domestic	72.3%	71.6%	0.7%	0.99
Window 64	Non Domestic	72.3%	71.6%	0.7%	0.99
Window 65	Non Domestic	72.2%	71.5%	0.7%	0.99
Window 66	Non Domestic	72.2%	71.6%	0.6%	0.99
Window 67	Non Domestic	72.3%	71.7%	0.6%	0.99
Window 68	Non Domestic	72.2%	71.7%	0.5%	0.99
Window 69	Non Domestic	72.4%	72.0%	0.4%	0.99
Window 70	Non Domestic	74.2%	74.2%	0.0%	1.0
Window 71	Non Domestic	74.1%	74.1%	0.0%	1.0
Window 72	Non Domestic	73.8%	73.8%	0.0%	1.0
Window 73	Non Domestic	73.4%	73.4%	0.0%	1.0
Window 74	Non Domestic	72.8%	72.8%	0.0%	1.0
Window 75	Non Domestic	71.4%	71.4%	0.0%	1.0
Window 76	Non Domestic	69.6%	69.6%	0.0%	1.0
Window 77	Non Domestic	68.2%	68.2%	0.0%	1.0
Window 78	Non Domestic	68.7%	68.7%	0.0%	1.0
Window 79	Non Domestic	69.3%	69.3%	0.0%	1.0
<u>1 to 84 Finsbury House</u>					
<u>Ground Floor</u>					
Window 80	Hall	12.3%	12.3%	0.0%	1.0
Window 81	Hall	28.4%	28.4%	0.0%	1.0
Window 82	Hall	3.7%	3.7%	0.0%	1.0
Window 83	Lobby	31.6%	31.6%	0.0%	1.0
Window 84	Lobby	7.9%	5.8%	2.1%	0.73
Window 85	Lobby	16.6%	14.8%	1.8%	0.89
Window 86	Lobby	16.7%	16.7%	0.0%	1.0
Window 87	Lobby	10.0%	10.0%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 88	Lobby	10.2%	10.2%	0.0%	1.0
Window 89	Kitchen	37.6%	31.3%	6.3%	0.83
Window 90	Bathroom/WC	37.6%	30.0%	7.6%	0.8
Window 91	Community Area	37.5%	27.3%	10.2%	0.73
Window 92	Community Area	30.9%	22.2%	8.7%	0.72
Window 93	Community Area	30.5%	23.2%	7.3%	0.76
Window 94	Community Area	29.9%	23.0%	6.9%	0.77
Window 95	Community Area	30.5%	23.6%	6.9%	0.77
Window 96	Staff Room	30.0%	24.5%	5.5%	0.82
<u>First Floor</u>					
Window 97	Domestic	31.9%	31.9%	0.0%	1.0
Window 98	Domestic	38.3%	33.8%	4.5%	0.88
Window 99	Domestic	38.4%	32.4%	6.0%	0.84
Window 100	Domestic	38.4%	31.0%	7.4%	0.81
Window 101	Domestic	38.4%	28.8%	9.6%	0.75
Window 102	Domestic	32.0%	23.7%	8.3%	0.74
Window 103	Domestic	31.6%	24.9%	6.7%	0.79
Window 104	Domestic	31.2%	25.7%	5.5%	0.82
Window 105	Domestic	30.7%	26.3%	4.4%	0.86
Window 106	Domestic	30.3%	26.6%	3.7%	0.88
Window 107	Domestic	28.5%	28.5%	0.0%	1.0
<u>Second Floor</u>					
Window 108	Domestic	32.3%	32.3%	0.0%	1.0
Window 109	Domestic	39.0%	34.7%	4.3%	0.89
Window 110	Domestic	39.0%	33.4%	5.6%	0.86
Window 111	Domestic	39.0%	32.0%	7.0%	0.82
Window 112	Domestic	39.0%	29.8%	9.2%	0.76
Window 113	Domestic	32.6%	24.8%	7.8%	0.76
Window 114	Domestic	32.2%	25.9%	6.3%	0.8
Window 115	Domestic	31.8%	26.7%	5.1%	0.84
Window 116	Domestic	31.4%	27.2%	4.2%	0.87

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 117	Domestic	30.9%	27.6%	3.3%	0.89
Window 118	Domestic	28.6%	28.6%	0.0%	1.0
<u>Third Floor</u>					
Window 119	Domestic	32.7%	32.7%	0.0%	1.0
Window 120	Domestic	39.5%	35.5%	4.0%	0.9
Window 121	Domestic	39.5%	34.3%	5.2%	0.87
Window 122	Domestic	39.5%	32.9%	6.6%	0.83
Window 123	Domestic	39.4%	30.8%	8.6%	0.78
Window 124	Domestic	33.1%	25.9%	7.2%	0.78
Window 125	Domestic	32.7%	26.9%	5.8%	0.82
Window 126	Domestic	32.3%	27.7%	4.6%	0.86
Window 127	Domestic	31.9%	28.2%	3.7%	0.88
Window 128	Domestic	31.5%	28.5%	3.0%	0.9
Window 129	Domestic	28.8%	28.8%	0.0%	1.0
<u>Fourth Floor</u>					
Window 130	Domestic	32.7%	32.7%	0.0%	1.0
Window 131	Domestic	39.5%	36.0%	3.5%	0.91
Window 132	Domestic	39.5%	34.8%	4.7%	0.88
Window 133	Domestic	39.5%	33.5%	6.0%	0.85
Window 134	Domestic	39.5%	31.6%	7.9%	0.8
Window 135	Domestic	33.6%	27.1%	6.5%	0.81
Window 136	Domestic	33.2%	28.1%	5.1%	0.85
Window 137	Domestic	32.9%	28.7%	4.2%	0.87
Window 138	Domestic	32.5%	29.2%	3.3%	0.9
Window 139	Domestic	32.1%	29.4%	2.7%	0.92
Window 140	Domestic	28.9%	28.9%	0.0%	1.0
<u>Fifth Floor</u>					
Window 141	Domestic	32.8%	32.8%	0.0%	1.0
Window 142	Domestic	39.5%	36.5%	3.0%	0.92
Window 143	Domestic	39.5%	35.4%	4.1%	0.9

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 144	Domestic	39.5%	34.3%	5.2%	0.87
Window 145	Domestic	39.5%	32.5%	7.0%	0.82
Window 146	Domestic	34.1%	28.4%	5.7%	0.83
Window 147	Domestic	33.8%	29.3%	4.5%	0.87
Window 148	Domestic	33.4%	29.9%	3.5%	0.9
Window 149	Domestic	33.1%	30.3%	2.8%	0.92
Window 150	Domestic	32.7%	30.5%	2.2%	0.93
Window 151	Domestic	29.1%	29.1%	0.0%	1.0
<u>Sixth Floor</u>					
Window 152	Domestic	32.9%	32.9%	0.0%	1.0
Window 153	Domestic	39.5%	37.0%	2.5%	0.94
Window 154	Domestic	39.5%	36.1%	3.4%	0.91
Window 155	Domestic	39.5%	35.1%	4.4%	0.89
Window 156	Domestic	39.5%	33.5%	6.0%	0.85
Window 157	Domestic	34.7%	29.9%	4.8%	0.86
Window 158	Domestic	34.4%	30.7%	3.7%	0.89
Window 159	Domestic	34.1%	31.2%	2.9%	0.91
Window 160	Domestic	33.8%	31.5%	2.3%	0.93
Window 161	Domestic	33.4%	31.6%	1.8%	0.95
Window 162	Domestic	29.3%	29.3%	0.0%	1.0
<u>Seventh Floor</u>					
Window 163	Domestic	33.0%	33.0%	0.0%	1.0
Window 164	Domestic	39.5%	37.6%	1.9%	0.95
Window 165	Domestic	39.5%	36.9%	2.6%	0.93
Window 166	Domestic	39.5%	36.1%	3.4%	0.91
Window 167	Domestic	39.5%	34.8%	4.7%	0.88
Window 168	Domestic	35.3%	31.5%	3.8%	0.89
Window 169	Domestic	35.0%	32.2%	2.8%	0.92
Window 170	Domestic	34.7%	32.5%	2.2%	0.94
Window 171	Domestic	34.4%	32.7%	1.7%	0.95
Window 172	Domestic	34.1%	32.7%	1.4%	0.96
Window 173	Domestic	29.6%	29.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Eighth Floor</u>					
Window 174	Domestic	33.2%	33.2%	0.0%	1.0
Window 175	Domestic	39.5%	38.1%	1.4%	0.96
Window 176	Domestic	39.5%	37.6%	1.9%	0.95
Window 177	Domestic	39.5%	37.1%	2.4%	0.94
Window 178	Domestic	39.5%	36.1%	3.4%	0.91
Window 179	Domestic	35.9%	33.2%	2.7%	0.92
Window 180	Domestic	35.6%	33.6%	2.0%	0.94
Window 181	Domestic	35.4%	33.8%	1.6%	0.95
Window 182	Domestic	35.1%	33.9%	1.2%	0.97
Window 183	Domestic	34.8%	33.8%	1.0%	0.97
Window 184	Domestic	29.9%	29.9%	0.0%	1.0
<u>Ninth Floor</u>					
Window 185	Domestic	33.4%	33.4%	0.0%	1.0
Window 186	Domestic	39.5%	38.7%	0.8%	0.98
Window 187	Domestic	39.5%	38.4%	1.1%	0.97
Window 188	Domestic	39.5%	38.1%	1.4%	0.96
Window 189	Domestic	39.5%	37.5%	2.0%	0.95
Window 190	Domestic	36.5%	34.9%	1.6%	0.96
Window 191	Domestic	36.2%	35.1%	1.1%	0.97
Window 192	Domestic	36.0%	35.1%	0.9%	0.98
Window 193	Domestic	35.8%	35.1%	0.7%	0.98
Window 194	Domestic	35.6%	35.0%	0.6%	0.98
Window 195	Domestic	30.3%	30.3%	0.0%	1.0
<u>Wood Green Pre School Playgroup</u>					
<u>Ground Floor</u>					
Window 196	Play Room	22.4%	22.4%	0.0%	1.0
Window 197	Play Room	25.1%	19.4%	5.7%	0.77
Window 198	Play Room	25.6%	19.9%	5.7%	0.78
Window 199	Play Room	25.7%	20.0%	5.7%	0.78

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 200	Play Room	25.9%	20.2%	5.7%	0.78
Window 201	Play Room	8.5%	8.3%	0.2%	0.98
Window 202	Play Room	75.8%	74.2%	1.6%	0.98
Window 203	Play Room	74.8%	73.5%	1.3%	0.98
Window 204	Play Room	74.9%	73.3%	1.6%	0.98
Window 205	Store/Utilities	24.2%	19.8%	4.4%	0.82
<u>1 to 84 Newbury House</u>					
<u>Ground Floor</u>					
Window 206	Domestic	27.0%	21.4%	5.6%	0.79
Window 207	Domestic & Staircase	3.1%	2.2%	0.9%	0.71
Window 208	Domestic & Staircase	1.0%	0.7%	0.3%	0.7
Window 209	Non-Habitable	5.9%	3.0%	2.9%	0.51
Window 210	Domestic	21.2%	17.5%	3.7%	0.83
Window 211	Non-Habitable	3.6%	2.2%	1.4%	0.61
Window 212	Domestic	24.4%	20.3%	4.1%	0.83
Window 213	Domestic	7.0%	7.0%	0.0%	1.0
Window 214	Domestic	14.7%	13.8%	0.9%	0.94
Window 215	Non-Habitable	15.2%	12.0%	3.2%	0.79
Window 216	Non-Habitable	8.3%	5.3%	3.0%	0.64
Window 217	Non-Habitable	9.5%	5.5%	4.0%	0.58
Window 218	Domestic	36.9%	33.2%	3.7%	0.9
Window 219	Domestic	36.9%	33.6%	3.3%	0.91
Window 220	Domestic	36.7%	33.9%	2.8%	0.92
Window 221	Domestic	37.2%	37.2%	0.0%	1.0
Window 222	Domestic	37.2%	37.2%	0.0%	1.0
Window 223	Domestic	37.4%	37.4%	0.0%	1.0
<u>First Floor</u>					
Window 224	Domestic	29.7%	27.5%	2.2%	0.93
Window 225	Domestic	28.0%	22.6%	5.4%	0.81
Window 226	Domestic	23.4%	18.7%	4.7%	0.8
Window 227	Non-Habitable	19.0%	14.8%	4.2%	0.78
Window 228	Domestic	15.5%	12.7%	2.8%	0.82

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 229	Domestic	21.2%	17.9%	3.3%	0.84
Window 230	Domestic	25.2%	21.4%	3.8%	0.85
Window 231	Domestic	38.1%	34.0%	4.1%	0.89
Window 232	Domestic	38.2%	34.6%	3.6%	0.91
Window 233	Domestic	38.2%	35.1%	3.1%	0.92
Window 234	Domestic	38.2%	35.6%	2.6%	0.93
Window 235	Domestic	38.6%	38.6%	0.0%	1.0
<u>Second Floor</u>					
Window 236	Domestic	30.3%	28.3%	2.0%	0.93
Window 237	Domestic	28.6%	23.6%	5.0%	0.83
Window 238	Domestic	23.9%	19.6%	4.3%	0.82
Window 239	Domestic	19.4%	15.5%	3.9%	0.8
Window 240	Domestic	16.1%	13.5%	2.6%	0.84
Window 241	Domestic	21.8%	18.7%	3.1%	0.86
Window 242	Domestic	25.9%	22.3%	3.6%	0.86
Window 243	Domestic	39.0%	35.1%	3.9%	0.9
Window 244	Domestic	39.0%	35.7%	3.3%	0.92
Window 245	Domestic	39.1%	36.2%	2.9%	0.93
Window 246	Domestic	39.1%	36.6%	2.5%	0.94
Window 247	Domestic	39.5%	39.5%	0.0%	1.0
<u>Third Floor</u>					
Window 248	Domestic	30.9%	29.0%	1.9%	0.94
Window 249	Domestic	28.9%	24.4%	4.5%	0.84
Window 250	Domestic	24.2%	20.2%	4.0%	0.83
Window 251	Domestic	19.7%	16.1%	3.6%	0.82
Window 252	Domestic	16.6%	14.2%	2.4%	0.86
Window 253	Domestic	22.4%	19.6%	2.8%	0.88
Window 254	Domestic	26.5%	23.2%	3.3%	0.88
Window 255	Domestic	39.2%	35.6%	3.6%	0.91
Window 256	Domestic	39.2%	36.2%	3.0%	0.92
Window 257	Domestic	39.2%	36.6%	2.6%	0.93
Window 258	Domestic	39.3%	37.0%	2.3%	0.94
Window 259	Domestic	39.5%	39.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Fourth Floor</u>					
Window 260	Domestic	31.4%	29.8%	1.6%	0.95
Window 261	Domestic	29.1%	25.1%	4.0%	0.86
Window 262	Domestic	24.3%	20.9%	3.4%	0.86
Window 263	Domestic	19.8%	16.7%	3.1%	0.84
Window 264	Domestic	17.1%	15.0%	2.1%	0.88
Window 265	Domestic	22.9%	20.5%	2.4%	0.9
Window 266	Domestic	27.0%	24.1%	2.9%	0.89
Window 267	Domestic	39.2%	36.1%	3.1%	0.92
Window 268	Domestic	39.3%	36.6%	2.7%	0.93
Window 269	Domestic	39.3%	36.9%	2.4%	0.94
Window 270	Domestic	39.3%	37.3%	2.0%	0.95
Window 271	Domestic	39.5%	39.5%	0.0%	1.0
<u>Fifth Floor</u>					
Window 272	Domestic	32.0%	30.7%	1.3%	0.96
Window 273	Domestic	29.3%	25.9%	3.4%	0.88
Window 274	Domestic	24.5%	21.5%	3.0%	0.88
Window 275	Domestic	19.9%	17.2%	2.7%	0.86
Window 276	Domestic	17.5%	15.8%	1.7%	0.9
Window 277	Domestic	23.4%	21.4%	2.0%	0.91
Window 278	Domestic	27.6%	25.1%	2.5%	0.91
Window 279	Domestic	39.3%	36.5%	2.8%	0.93
Window 280	Domestic	39.3%	37.0%	2.3%	0.94
Window 281	Domestic	39.3%	37.3%	2.0%	0.95
Window 282	Domestic	39.3%	37.6%	1.7%	0.96
Window 283	Domestic	39.5%	39.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Sixth Floor</u>					
Window 284	Domestic	32.7%	31.5%	1.2%	0.96
Window 285	Domestic	29.5%	26.7%	2.8%	0.91
Window 286	Domestic	24.6%	22.2%	2.4%	0.9
Window 287	Domestic	20.0%	17.8%	2.2%	0.89
Window 288	Domestic	18.0%	16.6%	1.4%	0.92
Window 289	Domestic	24.0%	22.3%	1.7%	0.93
Window 290	Domestic	28.2%	26.1%	2.1%	0.93
Window 291	Domestic	39.3%	37.0%	2.3%	0.94
Window 292	Domestic	39.3%	37.4%	1.9%	0.95
Window 293	Domestic	39.3%	37.7%	1.6%	0.96
Window 294	Domestic	39.3%	37.9%	1.4%	0.96
Window 295	Domestic	39.5%	39.5%	0.0%	1.0
<u>Seventh Floor</u>					
Window 296	Domestic	33.4%	32.5%	0.9%	0.97
Window 297	Domestic	29.8%	27.6%	2.2%	0.93
Window 298	Domestic	24.8%	22.9%	1.9%	0.92
Window 299	Domestic	20.1%	18.3%	1.8%	0.91
Window 300	Domestic	18.5%	17.4%	1.1%	0.94
Window 301	Domestic	24.6%	23.3%	1.3%	0.95
Window 302	Domestic	28.8%	27.2%	1.6%	0.94
Window 303	Domestic	39.3%	37.5%	1.8%	0.95
Window 304	Domestic	39.3%	37.8%	1.5%	0.96
Window 305	Domestic	39.3%	38.1%	1.2%	0.97
Window 306	Domestic	39.4%	38.3%	1.1%	0.97
Window 307	Domestic	39.5%	39.5%	0.0%	1.0
<u>Eighth Floor</u>					
Window 308	Domestic	34.1%	33.4%	0.7%	0.98
Window 309	Domestic	30.2%	28.6%	1.6%	0.95
Window 310	Domestic	25.1%	23.7%	1.4%	0.94
Window 311	Domestic	20.2%	18.9%	1.3%	0.94
Window 312	Domestic	19.1%	18.3%	0.8%	0.96
Window 313	Domestic	25.4%	24.4%	1.0%	0.96

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 314	Domestic	29.6%	28.4%	1.2%	0.96
Window 315	Domestic	39.3%	38.0%	1.3%	0.97
Window 316	Domestic	39.3%	38.3%	1.0%	0.97
Window 317	Domestic	39.4%	38.4%	1.0%	0.97
Window 318	Domestic	39.4%	38.6%	0.8%	0.98
Window 319	Domestic	39.5%	39.5%	0.0%	1.0
<u>Ninth Floor</u>					
Window 320	Domestic	34.9%	34.4%	0.5%	0.99
Window 321	Domestic	30.7%	29.7%	1.0%	0.97
Window 322	Domestic	25.5%	24.6%	0.9%	0.96
Window 323	Domestic	20.4%	19.5%	0.9%	0.96
Window 324	Domestic	19.7%	19.1%	0.6%	0.97
Window 325	Domestic	26.2%	25.5%	0.7%	0.97
Window 326	Domestic	30.4%	29.7%	0.7%	0.98
Window 328	Domestic	39.3%	38.5%	0.8%	0.98
Window 327	Domestic	39.4%	38.7%	0.7%	0.98
Window 329	Domestic	39.4%	38.8%	0.6%	0.98
Window 330	Domestic	39.4%	38.9%	0.5%	0.99
Window 331	Domestic	39.5%	39.5%	0.0%	1.0
<u>Tenth Floor</u>					
Window 332	Domestic	35.6%	35.4%	0.2%	0.99
Window 333	Domestic	31.4%	30.9%	0.5%	0.98
Window 334	Domestic	26.0%	25.6%	0.4%	0.98
Window 335	Domestic	20.6%	20.1%	0.5%	0.98
Window 336	Domestic	20.3%	20.1%	0.2%	0.99
Window 337	Domestic	27.1%	26.8%	0.3%	0.99
Window 338	Domestic	31.5%	31.1%	0.4%	0.99
Window 339	Domestic	39.4%	39.0%	0.4%	0.99
Window 340	Domestic	39.4%	39.0%	0.4%	0.99
Window 341	Domestic	39.4%	39.1%	0.3%	0.99
Window 342	Domestic	39.4%	39.1%	0.3%	0.99
Window 343	Domestic	39.5%	39.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>14 Partridge Way</u>					
<u>Ground Floor</u>					
Window 344	Domestic	27.2%	24.0%	3.2%	0.88
Window 345	Domestic	24.3%	21.7%	2.6%	0.89
Window 346	Domestic	26.8%	25.7%	1.1%	0.96
Window 347	Domestic	28.5%	27.4%	1.1%	0.96
Window 348	Domestic	16.4%	15.5%	0.9%	0.95
Window 349	Domestic	30.6%	30.6%	0.0%	1.0
Window 350	Domestic	37.0%	36.9%	0.1%	1.0
Window 351	Domestic	37.2%	37.1%	0.1%	1.0
Window 356	Staircase & Domestic	90.8%	89.8%	1.0%	0.99
<u>First Floor</u>					
Window 352	Domestic	35.6%	35.5%	0.1%	1.0
Window 353	Domestic	35.3%	35.3%	0.0%	1.0
Window 354	Domestic	38.4%	38.4%	0.0%	1.0
Window 355	Domestic	38.5%	38.4%	0.1%	1.0
<u>12 Partridge Way</u>					
<u>Ground Floor</u>					
Window 357	Domestic	31.4%	31.4%	0.0%	1.0
Window 358	Domestic	37.4%	37.3%	0.1%	1.0
Window 359	Domestic	37.2%	37.0%	0.2%	0.99
Window 364	Staircase & Domestic	89.4%	87.6%	1.8%	0.98
<u>First Floor</u>					
Window 360	Domestic	35.0%	34.9%	0.1%	1.0
Window 361	Domestic	34.6%	34.5%	0.1%	1.0
Window 362	Domestic	38.4%	38.3%	0.1%	1.0
Window 363	Domestic	38.4%	38.3%	0.1%	1.0

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>10 Partridge Way</u>					
<u>Ground Floor</u>					
Window 365	Domestic	26.0%	21.1%	4.9%	0.81
Window 366	Domestic	23.3%	19.0%	4.3%	0.82
Window 367	Domestic	24.9%	23.3%	1.6%	0.94
Window 368	Domestic	26.7%	25.0%	1.7%	0.94
Window 369	Domestic	15.3%	13.7%	1.6%	0.9
Window 370	Domestic	28.7%	28.6%	0.1%	1.0
Window 371	Domestic	37.3%	37.1%	0.2%	0.99
Window 372	Domestic	37.1%	36.9%	0.2%	0.99
Window 377	Staircase & Domestic	90.0%	87.0%	3.0%	0.97
<u>First Floor</u>					
Window 373	Domestic	34.1%	34.0%	0.1%	1.0
Window 374	Domestic	33.6%	33.5%	0.1%	1.0
Window 375	Domestic	38.3%	38.1%	0.2%	0.99
Window 376	Domestic	38.4%	38.2%	0.2%	0.99
<u>8 Partridge Way</u>					
<u>Ground Floor</u>					
Window 378	Domestic	29.4%	29.3%	0.1%	1.0
Window 379	Domestic	37.3%	36.9%	0.4%	0.99
Window 380	Domestic	37.2%	36.8%	0.4%	0.99
Window 385	Staircase & Domestic	88.7%	84.2%	4.5%	0.95
<u>First Floor</u>					
Window 381	Domestic	33.1%	33.0%	0.1%	1.0
Window 382	Domestic	32.6%	32.5%	0.1%	1.0
Window 383	Domestic	38.3%	37.9%	0.4%	0.99
Window 384	Domestic	38.3%	38.0%	0.3%	0.99

Appendix 2 - Vertical Sky Component

Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>6 Partridge Way</u>					
<u>Ground Floor</u>					
Window 386 (Secondary)	Domestic	25.2%	17.3%	7.9%	0.69
Window 387 (Secondary)	Domestic	22.4%	15.8%	6.6%	0.71
Window 388	Domestic	22.2%	19.7%	2.5%	0.89
Window 389	Domestic	24.6%	21.8%	2.8%	0.89
Window 390	Domestic	14.8%	12.1%	2.7%	0.82
Window 391	Domestic	26.3%	26.0%	0.3%	0.99
Window 392	Domestic	37.2%	36.6%	0.6%	0.98
Window 393	Domestic	37.0%	36.3%	0.7%	0.98
Window 398	Staircase & Domestic	89.0%	80.6%	8.4%	0.91
<u>First Floor</u>					
Window 394	Domestic	32.0%	31.7%	0.3%	0.99
Window 395	Domestic	31.5%	31.1%	0.4%	0.99
Window 396	Domestic	38.2%	37.4%	0.8%	0.98
Window 397	Domestic	38.3%	37.7%	0.6%	0.98
<u>4 Partridge Way</u>					
<u>Ground Floor</u>					
Window 399	Domestic	26.7%	26.3%	0.4%	0.99
Window 400	Domestic	37.0%	35.2%	1.8%	0.95
Window 401	Domestic	36.9%	35.6%	1.3%	0.96
Window 406	Staircase & Domestic	87.7%	76.2%	11.5%	0.87
<u>First Floor</u>					
Window 402	Domestic	31.0%	30.4%	0.6%	0.98
Window 403	Domestic	30.5%	29.7%	0.8%	0.97
Window 404	Domestic	38.2%	36.6%	1.6%	0.96
Window 405	Domestic	38.2%	37.1%	1.1%	0.97
<u>2 Partridge Way</u>					
<u>Ground Floor</u>					
Window 407 (Secondary)	Domestic	27.8%	13.8%	14.0%	0.5
Window 408 (Secondary)	Domestic	25.2%	11.9%	13.3%	0.47
Window 409 (Secondary)	Domestic	22.4%	14.8%	7.6%	0.66
Window 410 (Secondary)	Domestic	15.4%	7.5%	7.9%	0.49

Appendix 2 - Vertical Sky Component
Site at Partridge Way, London N22 8DT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 411	Domestic	24.8%	20.4%	4.4%	0.82
Window 412	Domestic	36.7%	32.8%	3.9%	0.89
Window 413	Domestic	37.1%	34.6%	2.5%	0.93
Window 418	Staircase & Domestic	87.8%	62.7%	25.1%	0.71
<u>First Floor</u>					
Window 414	Domestic	30.0%	28.4%	1.6%	0.95
Window 415	Domestic	29.5%	27.0%	2.5%	0.92
Window 416	Domestic	38.2%	33.6%	4.6%	0.88
Window 417	Domestic	38.2%	35.4%	2.8%	0.93

Appendix 2 - Daylight Distribution
Site at Partridge Way, London N22 8DT

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>1 to 84 Finsbury House</u>					
<u>Ground Floor</u>					
Windows 80 to 82	Hall	100%	100%	0.0%	1.0
Windows 83 to 88	Lobby	93%	93%	0.0%	1.0
Window 89	Kitchen	88%	87%	1.0%	0.99
Window 90	Bathroom/WC	90%	85%	5.0%	0.94
Windows 91 to 95	Community Area	100%	100%	0.0%	1.0
Window 96	Staff Room	87%	87%	0.0%	1.0
<u>Wood Green Pre School Playgroup</u>					
<u>Ground Floor</u>					
Windows 196 to 204	Play Room	100%	100%	0.0%	1.0
Window 205	Store/Utilities	47%	42%	5.0%	0.89

Appendix 2 - Sunlight to Windows

Site at Partridge Way, London N22 8DT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>2 Cornwall Avenue</u>									
<u>Ground Floor</u>									
Window 1	Domestic	52%	52%	0%	1.0	15%	15%	0%	1.0
Window 2	Domestic	63%	63%	0%	1.0	18%	18%	0%	1.0
<u>First Floor</u>									
Window 11	Domestic	67%	67%	0%	1.0	20%	20%	0%	1.0
Window 12	Domestic	64%	64%	0%	1.0	21%	21%	0%	1.0
<u>1 Northcott Avenue</u>									
<u>Ground Floor</u>									
Window 22	Domestic	63%	63%	0%	1.0	18%	18%	0%	1.0
Window 23	Domestic	64%	64%	0%	1.0	19%	19%	0%	1.0
Window 24	Domestic	64%	64%	0%	1.0	19%	19%	0%	1.0
Window 33	Domestic	25%	25%	0%	1.0	4%	4%	0%	1.0
<u>First Floor</u>									
Window 34	Domestic	63%	63%	0%	1.0	21%	21%	0%	1.0
Window 35	Domestic	64%	64%	0%	1.0	22%	22%	0%	1.0
Window 45	Domestic	37%	37%	0%	1.0	4%	4%	0%	1.0
<u>Seventh Day Adventist Church</u>									
<u>Ground Floor</u>									
Window 46	Non Domestic	48%	47%	1%	0.98	13%	13%	0%	1.0
Window 53	Non Domestic	61%	61%	0%	1.0	20%	20%	0%	1.0
Window 54	Non Domestic	59%	59%	0%	1.0	19%	19%	0%	1.0
Window 55	Non Domestic	57%	57%	0%	1.0	15%	15%	0%	1.0
Window 56	Non Domestic	32%	32%	0%	1.0	3%	3%	0%	1.0
Window 57	Non Domestic	22%	22%	0%	1.0	2%	2%	0%	1.0
Window 58	Non Domestic	27%	27%	0%	1.0	12%	12%	0%	1.0
Window 59	Non Domestic	50%	50%	0%	1.0	18%	18%	0%	1.0
Window 70	Non Domestic	87%	87%	0%	1.0	28%	28%	0%	1.0
Window 71	Non Domestic	86%	86%	0%	1.0	27%	27%	0%	1.0
Window 72	Non Domestic	88%	88%	0%	1.0	28%	28%	0%	1.0

Appendix 2 - Sunlight to Windows
Site at Partridge Way, London N22 8DT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 73	Non Domestic	87%	87%	0%	1.0	27%	27%	0%	1.0
Window 74	Non Domestic	85%	85%	0%	1.0	25%	25%	0%	1.0
Window 75	Non Domestic	78%	78%	0%	1.0	18%	18%	0%	1.0
Window 76	Non Domestic	76%	76%	0%	1.0	16%	16%	0%	1.0
Window 77	Non Domestic	74%	74%	0%	1.0	17%	17%	0%	1.0
Window 78	Non Domestic	76%	76%	0%	1.0	19%	19%	0%	1.0
Window 79	Non Domestic	74%	74%	0%	1.0	19%	19%	0%	1.0
<u>1 to 84 Finsbury House</u>									
<u>Ground Floor</u>									
Window 80	Hall	25%	25%	0%	1.0	15%	15%	0%	1.0
Window 81	Hall	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 82	Hall	7%	7%	0%	1.0	6%	6%	0%	1.0
Window 83	Lobby	49%	49%	0%	1.0	14%	14%	0%	1.0
Window 84	Lobby	13%	9%	4%	0.69	11%	7%	4%	0.64
Window 85	Lobby	25%	21%	4%	0.84	21%	18%	3%	0.86
Window 86	Lobby	26%	26%	0%	1.0	21%	21%	0%	1.0
Window 87	Lobby	15%	15%	0%	1.0	15%	15%	0%	1.0
Window 88	Lobby	31%	31%	0%	1.0	13%	13%	0%	1.0
Window 89	Kitchen	85%	66%	19%	0.78	28%	22%	6%	0.79
Window 90	Bathroom/WC	85%	67%	18%	0.79	28%	22%	6%	0.79
Window 91	Community Area	85%	59%	26%	0.69	28%	19%	9%	0.68
<u>First Floor</u>									
Window 97	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 98	Domestic	87%	75%	12%	0.86	30%	26%	4%	0.87
Window 99	Domestic	87%	69%	18%	0.79	30%	24%	6%	0.8
Window 100	Domestic	87%	70%	17%	0.8	30%	24%	6%	0.8
Window 101	Domestic	87%	64%	23%	0.74	30%	21%	9%	0.7
<u>Second Floor</u>									
Window 108	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 109	Domestic	87%	74%	13%	0.85	30%	25%	5%	0.83
Window 110	Domestic	87%	73%	14%	0.84	30%	24%	6%	0.8
Window 111	Domestic	87%	73%	14%	0.84	30%	24%	6%	0.8
Window 112	Domestic	87%	67%	20%	0.77	30%	21%	9%	0.7

Appendix 2 - Sunlight to Windows
Site at Partridge Way, London N22 8DT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Third Floor</u>									
Window 119	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 120	Domestic	87%	76%	11%	0.87	30%	25%	5%	0.83
Window 121	Domestic	87%	75%	12%	0.86	30%	24%	6%	0.8
Window 122	Domestic	87%	75%	12%	0.86	30%	24%	6%	0.8
Window 123	Domestic	87%	70%	17%	0.8	30%	21%	9%	0.7
<u>Fourth Floor</u>									
Window 130	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 131	Domestic	87%	78%	9%	0.9	30%	25%	5%	0.83
Window 132	Domestic	87%	76%	11%	0.87	30%	24%	6%	0.8
Window 133	Domestic	87%	77%	10%	0.89	30%	24%	6%	0.8
Window 134	Domestic	87%	73%	14%	0.84	30%	21%	9%	0.7
<u>Fifth Floor</u>									
Window 141	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 142	Domestic	87%	80%	7%	0.92	30%	25%	5%	0.83
Window 143	Domestic	87%	78%	9%	0.9	30%	24%	6%	0.8
Window 144	Domestic	87%	79%	8%	0.91	30%	24%	6%	0.8
Window 145	Domestic	87%	75%	12%	0.86	30%	21%	9%	0.7
<u>Sixth Floor</u>									
Window 152	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 153	Domestic	87%	83%	4%	0.95	30%	26%	4%	0.87
Window 154	Domestic	87%	81%	6%	0.93	30%	24%	6%	0.8
Window 155	Domestic	87%	81%	6%	0.93	30%	24%	6%	0.8
Window 156	Domestic	87%	78%	9%	0.9	30%	21%	9%	0.7

Appendix 2 - Sunlight to Windows
Site at Partridge Way, London N22 8DT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Seventh Floor</u>									
Window 163	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 164	Domestic	87%	83%	4%	0.95	30%	26%	4%	0.87
Window 165	Domestic	87%	82%	5%	0.94	30%	25%	5%	0.83
Window 166	Domestic	87%	82%	5%	0.94	30%	25%	5%	0.83
Window 167	Domestic	87%	81%	6%	0.93	30%	24%	6%	0.8
<u>Eighth Floor</u>									
Window 174	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 175	Domestic	87%	85%	2%	0.98	30%	28%	2%	0.93
Window 176	Domestic	87%	84%	3%	0.97	30%	27%	3%	0.9
Window 177	Domestic	87%	84%	3%	0.97	30%	27%	3%	0.9
Window 178	Domestic	87%	83%	4%	0.95	30%	26%	4%	0.87
<u>Ninth Floor</u>									
Window 185	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 186	Domestic	87%	86%	1%	0.99	30%	29%	1%	0.97
Window 187	Domestic	87%	86%	1%	0.99	30%	29%	1%	0.97
Window 188	Domestic	87%	85%	2%	0.98	30%	28%	2%	0.93
Window 189	Domestic	87%	86%	1%	0.99	30%	29%	1%	0.97
<u>Wood Green Pre School Playgroup</u>									
<u>Ground Floor</u>									
Window 196	Play Room	19%	18%	1%	0.95	5%	4%	1%	0.8
Window 197	Play Room	43%	35%	8%	0.81	18%	10%	8%	0.56
Window 198	Play Room	44%	37%	7%	0.84	19%	12%	7%	0.63
Window 199	Play Room	42%	35%	7%	0.83	18%	11%	7%	0.61
Window 200	Play Room	45%	37%	8%	0.82	21%	13%	8%	0.62
Window 202	Play Room	50%	44%	6%	0.88	18%	12%	6%	0.67
Window 203	Play Room	52%	46%	6%	0.88	19%	13%	6%	0.68
Window 204	Play Room	50%	43%	7%	0.86	19%	12%	7%	0.63
Window 205	Store/Utilities	42%	36%	6%	0.86	17%	11%	6%	0.65

Appendix 2 - Sunlight to Windows

Site at Partridge Way, London N22 8DT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>1 to 84 Newbury House</u>									
<u>Ground Floor</u>									
Window 206	Domestic	48%	40%	8%	0.83	22%	14%	8%	0.64
Window 207	Domestic & Staircase	4%	4%	0%	1.0	4%	4%	0%	1.0
Window 208	Domestic & Staircase	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 209	Non-Habitable	14%	8%	6%	0.57	13%	7%	6%	0.54
Window 210	Domestic	39%	29%	10%	0.74	14%	6%	8%	0.43
Window 211	Domestic	6%	3%	3%	0.5	5%	2%	3%	0.4
Window 212	Domestic	41%	31%	10%	0.76	15%	8%	7%	0.53
Window 213	Domestic	11%	11%	0%	1.0	11%	11%	0%	1.0
Window 214	Domestic	21%	19%	2%	0.9	21%	19%	2%	0.9
Window 215	Non-Habitable	22%	17%	5%	0.77	22%	17%	5%	0.77
Window 216	Domestic	13%	9%	4%	0.69	13%	9%	4%	0.69
Window 217	Non-Habitable	28%	21%	7%	0.75	15%	10%	5%	0.67
Window 218	Domestic	85%	76%	9%	0.89	30%	25%	5%	0.83
Window 219	Domestic	85%	77%	8%	0.91	30%	25%	5%	0.83
Window 220	Domestic	85%	78%	7%	0.92	30%	26%	4%	0.87
<u>First Floor</u>									
Window 224	Domestic	35%	27%	8%	0.77	13%	5%	8%	0.38
Window 225	Domestic	48%	41%	7%	0.85	22%	15%	7%	0.68
Window 226	Domestic	43%	36%	7%	0.84	18%	11%	7%	0.61
Window 227	Domestic	36%	30%	6%	0.83	14%	8%	6%	0.57
Window 228	Domestic	35%	29%	6%	0.83	13%	7%	6%	0.54
Window 229	Domestic	37%	30%	7%	0.81	13%	6%	7%	0.46
Window 230	Domestic	41%	32%	9%	0.78	15%	8%	7%	0.53
Window 231	Domestic	85%	78%	7%	0.92	30%	25%	5%	0.83
Window 232	Domestic	85%	78%	7%	0.92	30%	25%	5%	0.83
Window 233	Domestic	85%	78%	7%	0.92	30%	25%	5%	0.83
Window 234	Domestic	85%	79%	6%	0.93	30%	26%	4%	0.87
<u>Second Floor</u>									
Window 236	Domestic	35%	28%	7%	0.8	13%	6%	7%	0.46
Window 237	Domestic	50%	44%	6%	0.88	22%	16%	6%	0.73
Window 238	Domestic	43%	37%	6%	0.86	18%	12%	6%	0.67
Window 239	Domestic	36%	31%	5%	0.86	14%	9%	5%	0.64

Appendix 2 - Sunlight to Windows
Site at Partridge Way, London N22 8DT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 240	Domestic	36%	31%	5%	0.86	13%	8%	5%	0.62
Window 241	Domestic	38%	32%	6%	0.84	13%	7%	6%	0.54
Window 242	Domestic	42%	35%	7%	0.83	15%	8%	7%	0.53
Window 243	Domestic	85%	79%	6%	0.93	30%	25%	5%	0.83
Window 244	Domestic	85%	79%	6%	0.93	30%	25%	5%	0.83
Window 245	Domestic	85%	80%	5%	0.94	30%	25%	5%	0.83
Window 246	Domestic	85%	81%	4%	0.95	30%	26%	4%	0.87
<u>Third Floor</u>									
Window 248	Domestic	37%	31%	6%	0.84	13%	7%	6%	0.54
Window 249	Domestic	50%	45%	5%	0.9	22%	17%	5%	0.77
Window 250	Domestic	44%	39%	5%	0.89	18%	13%	5%	0.72
Window 251	Domestic	37%	32%	5%	0.86	14%	9%	5%	0.64
Window 252	Domestic	37%	32%	5%	0.86	13%	8%	5%	0.62
Window 253	Domestic	39%	34%	5%	0.87	13%	8%	5%	0.62
Window 254	Domestic	42%	36%	6%	0.86	15%	9%	6%	0.6
Window 255	Domestic	85%	79%	6%	0.93	30%	25%	5%	0.83
Window 256	Domestic	85%	80%	5%	0.94	30%	25%	5%	0.83
Window 257	Domestic	85%	80%	5%	0.94	30%	25%	5%	0.83
Window 258	Domestic	86%	82%	4%	0.95	30%	26%	4%	0.87
<u>Fourth Floor</u>									
Window 260	Domestic	37%	32%	5%	0.86	13%	8%	5%	0.62
Window 261	Domestic	52%	48%	4%	0.92	22%	18%	4%	0.82
Window 262	Domestic	44%	39%	5%	0.89	18%	13%	5%	0.72
Window 263	Domestic	37%	34%	3%	0.92	14%	11%	3%	0.79
Window 264	Domestic	37%	34%	3%	0.92	13%	10%	3%	0.77
Window 265	Domestic	39%	34%	5%	0.87	13%	8%	5%	0.62
Window 266	Domestic	42%	37%	5%	0.88	15%	10%	5%	0.67
Window 267	Domestic	85%	80%	5%	0.94	30%	25%	5%	0.83
Window 268	Domestic	86%	81%	5%	0.94	30%	25%	5%	0.83
Window 269	Domestic	86%	81%	5%	0.94	30%	25%	5%	0.83
Window 270	Domestic	87%	83%	4%	0.95	30%	26%	4%	0.87

Appendix 2 - Sunlight to Windows
Site at Partridge Way, London N22 8DT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Fifth Floor</u>									
Window 272	Domestic	40%	36%	4%	0.9	13%	9%	4%	0.69
Window 273	Domestic	52%	49%	3%	0.94	22%	19%	3%	0.86
Window 274	Domestic	44%	40%	4%	0.91	18%	14%	4%	0.78
Window 275	Domestic	37%	34%	3%	0.92	14%	11%	3%	0.79
Window 276	Domestic	38%	35%	3%	0.92	13%	10%	3%	0.77
Window 277	Domestic	40%	37%	3%	0.93	13%	10%	3%	0.77
Window 278	Domestic	43%	39%	4%	0.91	15%	11%	4%	0.73
Window 279	Domestic	86%	82%	4%	0.95	30%	26%	4%	0.87
Window 280	Domestic	86%	82%	4%	0.95	30%	26%	4%	0.87
Window 281	Domestic	87%	83%	4%	0.95	30%	26%	4%	0.87
Window 282	Domestic	87%	84%	3%	0.97	30%	27%	3%	0.9
<u>Sixth Floor</u>									
Window 284	Domestic	40%	36%	4%	0.9	13%	9%	4%	0.69
Window 285	Domestic	52%	49%	3%	0.94	22%	19%	3%	0.86
Window 286	Domestic	45%	42%	3%	0.93	18%	15%	3%	0.83
Window 287	Domestic	38%	36%	2%	0.95	14%	12%	2%	0.86
Window 288	Domestic	39%	37%	2%	0.95	13%	11%	2%	0.85
Window 289	Domestic	41%	38%	3%	0.93	13%	10%	3%	0.77
Window 290	Domestic	44%	41%	3%	0.93	15%	12%	3%	0.8
Window 291	Domestic	87%	83%	4%	0.95	30%	26%	4%	0.87
Window 292	Domestic	87%	83%	4%	0.95	30%	26%	4%	0.87
Window 293	Domestic	87%	83%	4%	0.95	30%	26%	4%	0.87
Window 294	Domestic	87%	85%	2%	0.98	30%	28%	2%	0.93
<u>Seventh Floor</u>									
Window 296	Domestic	43%	41%	2%	0.95	13%	11%	2%	0.85
Window 297	Domestic	54%	52%	2%	0.96	22%	20%	2%	0.91
Window 298	Domestic	47%	46%	1%	0.98	18%	17%	1%	0.94
Window 299	Domestic	40%	39%	1%	0.98	14%	13%	1%	0.93
Window 300	Domestic	41%	40%	1%	0.98	13%	12%	1%	0.92

Appendix 2 - Sunlight to Windows

Site at Partridge Way, London N22 8DT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 301	Domestic	43%	42%	1%	0.98	13%	12%	1%	0.92
Window 302	Domestic	47%	44%	3%	0.94	15%	12%	3%	0.8
Window 303	Domestic	87%	84%	3%	0.97	30%	27%	3%	0.9
Window 304	Domestic	87%	84%	3%	0.97	30%	27%	3%	0.9
Window 305	Domestic	87%	84%	3%	0.97	30%	27%	3%	0.9
Window 306	Domestic	87%	86%	1%	0.99	30%	29%	1%	0.97
<u>Eighth Floor</u>									
Window 308	Domestic	44%	44%	0%	1.0	13%	13%	0%	1.0
Window 309	Domestic	56%	56%	0%	1.0	22%	22%	0%	1.0
Window 310	Domestic	48%	47%	1%	0.98	18%	17%	1%	0.94
Window 311	Domestic	40%	39%	1%	0.98	14%	13%	1%	0.93
Window 312	Domestic	41%	40%	1%	0.98	13%	12%	1%	0.92
Window 313	Domestic	43%	42%	1%	0.98	13%	12%	1%	0.92
Window 314	Domestic	47%	45%	2%	0.96	15%	13%	2%	0.87
Window 315	Domestic	87%	85%	2%	0.98	30%	28%	2%	0.93
Window 316	Domestic	87%	85%	2%	0.98	30%	28%	2%	0.93
Window 317	Domestic	87%	86%	1%	0.99	30%	29%	1%	0.97
Window 318	Domestic	87%	86%	1%	0.99	30%	29%	1%	0.97
<u>Ninth Floor</u>									
Window 320	Domestic	45%	45%	0%	1.0	13%	13%	0%	1.0
Window 321	Domestic	56%	56%	0%	1.0	22%	22%	0%	1.0
Window 322	Domestic	48%	48%	0%	1.0	18%	18%	0%	1.0
Window 323	Domestic	41%	41%	0%	1.0	14%	14%	0%	1.0
Window 324	Domestic	42%	42%	0%	1.0	13%	13%	0%	1.0
Window 325	Domestic	45%	45%	0%	1.0	13%	13%	0%	1.0
Window 326	Domestic	48%	47%	1%	0.98	15%	14%	1%	0.93
Window 328	Domestic	87%	86%	1%	0.99	30%	29%	1%	0.97
Window 327	Domestic	87%	86%	1%	0.99	30%	29%	1%	0.97
Window 329	Domestic	87%	86%	1%	0.99	30%	29%	1%	0.97
Window 330	Domestic	87%	86%	1%	0.99	30%	29%	1%	0.97

Appendix 2 - Sunlight to Windows
Site at Partridge Way, London N22 8DT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Tenth Floor									
Window 332	Domestic	45%	45%	0%	1.0	13%	13%	0%	1.0
Window 333	Domestic	60%	60%	0%	1.0	22%	22%	0%	1.0
Window 334	Domestic	50%	50%	0%	1.0	18%	18%	0%	1.0
Window 335	Domestic	42%	42%	0%	1.0	14%	14%	0%	1.0
Window 336	Domestic	43%	43%	0%	1.0	13%	13%	0%	1.0
Window 337	Domestic	46%	46%	0%	1.0	13%	13%	0%	1.0
Window 338	Domestic	49%	49%	0%	1.0	15%	15%	0%	1.0
Window 339	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 340	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 341	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 342	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
14 Partridge Way									
Ground Floor									
Window 350	Domestic	78%	77%	1%	0.99	26%	26%	0%	1.0
Window 351	Domestic	74%	73%	1%	0.99	25%	25%	0%	1.0
Window 356	Staircase & Domestic	95%	95%	0%	1.0	30%	30%	0%	1.0
First Floor									
Window 354	Domestic	80%	79%	1%	0.99	28%	28%	0%	1.0
Window 355	Domestic	78%	77%	1%	0.99	27%	27%	0%	1.0
12 Partridge Way									
Ground Floor									
Window 358	Domestic	77%	77%	0%	1.0	26%	26%	0%	1.0
Window 359	Domestic	76%	75%	1%	0.99	26%	26%	0%	1.0
Window 364	Staircase & Domestic	86%	84%	2%	0.98	27%	27%	0%	1.0
First Floor									
Window 362	Domestic	80%	79%	1%	0.99	28%	28%	0%	1.0
Window 363	Domestic	78%	77%	1%	0.99	28%	28%	0%	1.0

Appendix 2 - Sunlight to Windows

Site at Partridge Way, London N22 8DT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>10 Partridge Way</u>									
<u>Ground Floor</u>									
Window 371	Domestic	74%	73%	1%	0.99	25%	25%	0%	1.0
Window 372	Domestic	78%	77%	1%	0.99	26%	26%	0%	1.0
Window 377	Staircase & Domestic	95%	93%	2%	0.98	30%	30%	0%	1.0
<u>First Floor</u>									
Window 375	Domestic	80%	79%	1%	0.99	28%	28%	0%	1.0
Window 376	Domestic	79%	78%	1%	0.99	28%	28%	0%	1.0
<u>8 Partridge Way</u>									
<u>Ground Floor</u>									
Window 379	Domestic	79%	78%	1%	0.99	28%	28%	0%	1.0
Window 380	Domestic	78%	77%	1%	0.99	28%	28%	0%	1.0
Window 385	Staircase & Domestic	86%	81%	5%	0.94	27%	27%	0%	1.0
<u>First Floor</u>									
Window 383	Domestic	80%	79%	1%	0.99	28%	28%	0%	1.0
Window 384	Domestic	78%	77%	1%	0.99	28%	28%	0%	1.0
<u>6 Partridge Way</u>									
<u>Ground Floor</u>									
Window 392	Domestic	76%	74%	2%	0.97	27%	27%	0%	1.0
Window 393	Domestic	80%	78%	2%	0.98	28%	28%	0%	1.0
Window 398	Staircase & Domestic	95%	90%	5%	0.95	30%	30%	0%	1.0
<u>First Floor</u>									
Window 396	Domestic	80%	78%	2%	0.98	28%	28%	0%	1.0
Window 397	Domestic	79%	77%	2%	0.97	28%	28%	0%	1.0
<u>4 Partridge Way</u>									
<u>Ground Floor</u>									
Window 400	Domestic	78%	74%	4%	0.95	27%	27%	0%	1.0
Window 401	Domestic	77%	74%	3%	0.96	27%	27%	0%	1.0
Window 406	Staircase & Domestic	85%	77%	8%	0.91	27%	27%	0%	1.0

Appendix 2 - Sunlight to Windows

Site at Partridge Way, London N22 8DT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>First Floor</u>									
Window 404	Domestic	79%	75%	4%	0.95	27%	27%	0%	1.0
Window 405	Domestic	78%	75%	3%	0.96	28%	28%	0%	1.0
<u>2 Partridge Way</u>									
<u>Ground Floor</u>									
Window 412	Domestic	78%	70%	8%	0.9	26%	26%	0%	1.0
Window 413	Domestic	77%	69%	8%	0.9	27%	27%	0%	1.0
Window 418	Staircase & Domestic	95%	76%	19%	0.8	30%	28%	2%	0.93
<u>First Floor</u>									
Window 416	Domestic	80%	71%	9%	0.89	28%	28%	0%	1.0
Window 417	Domestic	79%	71%	8%	0.9	28%	28%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces

Site at Partridge Way, London N22 8DT

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						Ratio
		Before		After		Loss		
<u>2 Cornwall Avenue</u>								
Ground Floor								
Garden 1	35.57 m2	17.95 m2	50%	17.95 m2	50%	0.0 m2	0%	1.0
<u>1 Northcott Avenue</u>								
Ground Floor								
Garden 2	47.12 m2	36.24 m2	77%	36.24 m2	77%	0.0 m2	0%	1.0
Garden 3	12.06 m2	5.01 m2	42%	5.01 m2	42%	0.0 m2	0%	1.0
<u>1 to 84 Finsbury House</u>								
Ground Floor								
Garden 4	197.08 m2	197.05 m2	100%	197.05 m2	100%	0.0 m2	0%	1.0
Garden 5	106.84 m2	106.82 m2	100%	106.82 m2	100%	0.0 m2	0%	1.0
Garden 6	22.37 m2	22.36 m2	100%	22.36 m2	100%	0.0 m2	0%	1.0
Garden 7	86.58 m2	73.03 m2	84%	61.04 m2	71%	11.98 m2	13%	0.84
<u>Wood Green Pre School Playgroup</u>								
Ground Floor								
Garden 8	3.99 m2	3.99 m2	100%	3.99 m2	100%	0.0 m2	0%	1.0
Garden 9	3.62 m2	3.62 m2	100%	3.62 m2	100%	0.0 m2	0%	1.0
Garden 10	211.14 m2	199.84 m2	95%	170.72 m2	81%	29.12 m2	14%	0.85
Garden 11	36.53 m2	30.41 m2	83%	30.41 m2	83%	0.0 m2	0%	1.0
<u>1 to 84 Newbury House</u>								
Ground Floor								
Garden 12	407.44 m2	394.8 m2	97%	394.28 m2	97%	0.53 m2	0%	1.0
Garden 13	21.51 m2	21.51 m2	100%	21.51 m2	100%	0.0 m2	0%	1.0
<u>14 Partridge Way</u>								
Ground Floor								
Garden 14	13.93 m2	0.07 m2	0%	0.07 m2	0%	0.0 m2	0%	1.0
Garden 15	20.46 m2	12.55 m2	61%	12.55 m2	61%	0.0 m2	0%	1.0
<u>12 Partridge Way</u>								
Ground Floor								
Garden 16	14.36 m2	3.71 m2	26%	3.71 m2	26%	0.0 m2	0%	1.0

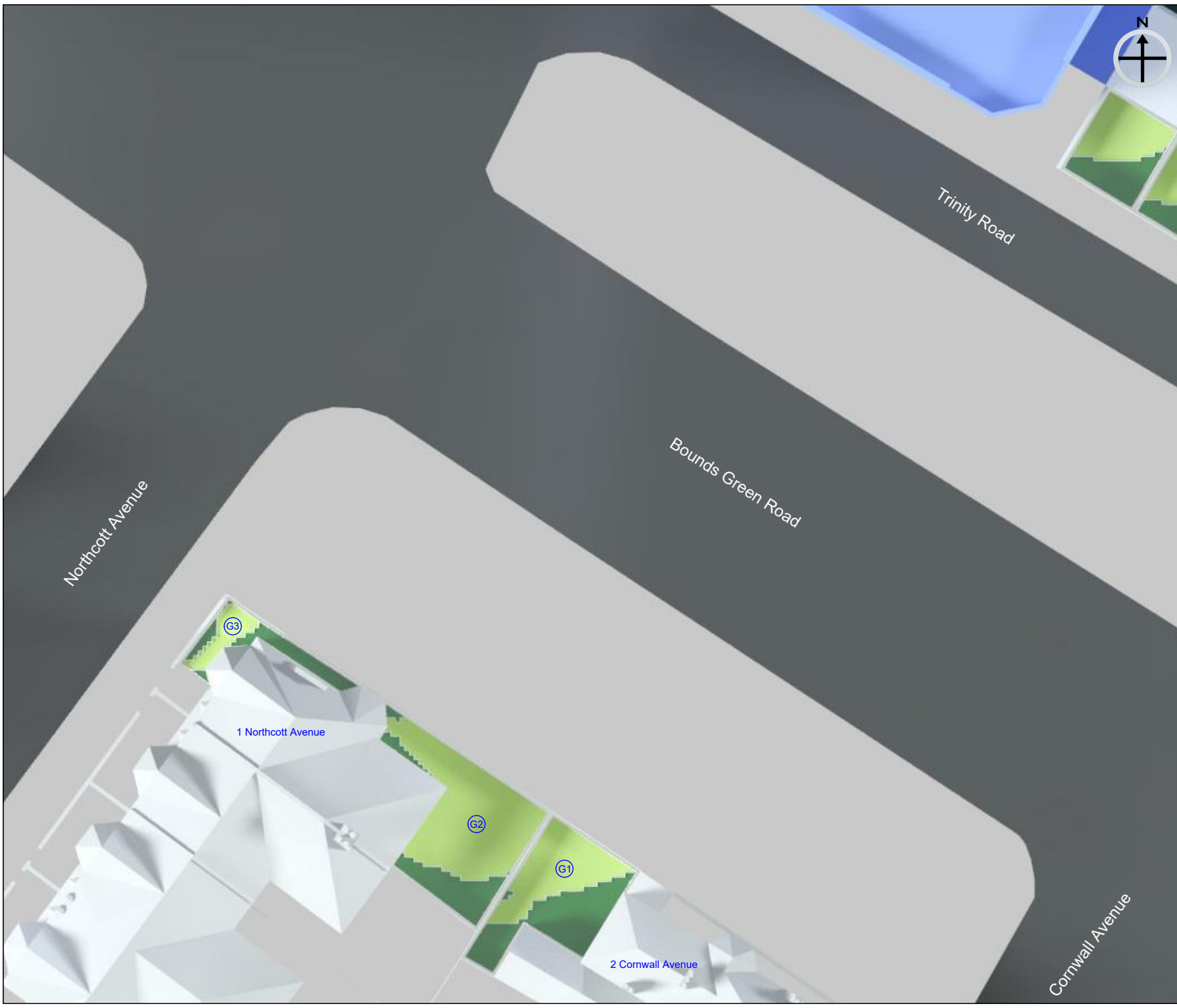
Appendix 2 - Overshadowing to Gardens and Open Spaces

Site at Partridge Way, London N22 8DT

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
Garden 17	20.92 m2	13.93 m2	67%	13.93 m2	67%	0.0 m2	0%	1.0
<u>10 Partridge Way</u>								
<u>Ground Floor</u>								
Garden 18	14.17 m2	0.03 m2	0%	0.03 m2	0%	0.0 m2	0%	1.0
Garden 19	20.44 m2	12.61 m2	62%	12.61 m2	62%	0.0 m2	0%	1.0
<u>8 Partridge Way</u>								
<u>Ground Floor</u>								
Garden 20	14.49 m2	3.89 m2	27%	3.89 m2	27%	0.0 m2	0%	1.0
Garden 21	20.76 m2	13.77 m2	66%	13.77 m2	66%	0.0 m2	0%	1.0
<u>6 Partridge Way</u>								
<u>Ground Floor</u>								
Garden 22	14.09 m2	0.03 m2	0%	0.03 m2	0%	0.0 m2	0%	1.0
Garden 23	20.39 m2	12.5 m2	61%	12.5 m2	61%	0.0 m2	0%	1.0
<u>4 Partridge Way</u>								
<u>Ground Floor</u>								
Garden 24	14.39 m2	3.84 m2	27%	3.84 m2	27%	0.0 m2	0%	1.0
Garden 25	20.57 m2	12.65 m2	61%	12.65 m2	61%	0.0 m2	0%	1.0
<u>2 Partridge Way</u>								
<u>Ground Floor</u>								
Garden 26	12.87 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
Garden 27	20.29 m2	12.36 m2	61%	12.36 m2	61%	0.0 m2	0%	1.0
<u>Amenity Garden</u>								
<u>Ground Floor</u>								
Garden 28	144.22 m2	144.19 m2	100%	144.19 m2	100%	0.0 m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Key

-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
-  Receives at least two hours sunlight on 21st March before and after the development.
-  Neighbouring Gardens and Amenity Areas

Project Name: Site at Partridge Way, London N22 8DT

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Right of Light Consulting
Burley House
15 - 17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk



Key	
	Receives under two hours sunlight on 21st March before and after the development.
	Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
	Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
	Receives at least two hours sunlight on 21st March before and after the development.
G1	Neighbouring Gardens and Amenity Areas

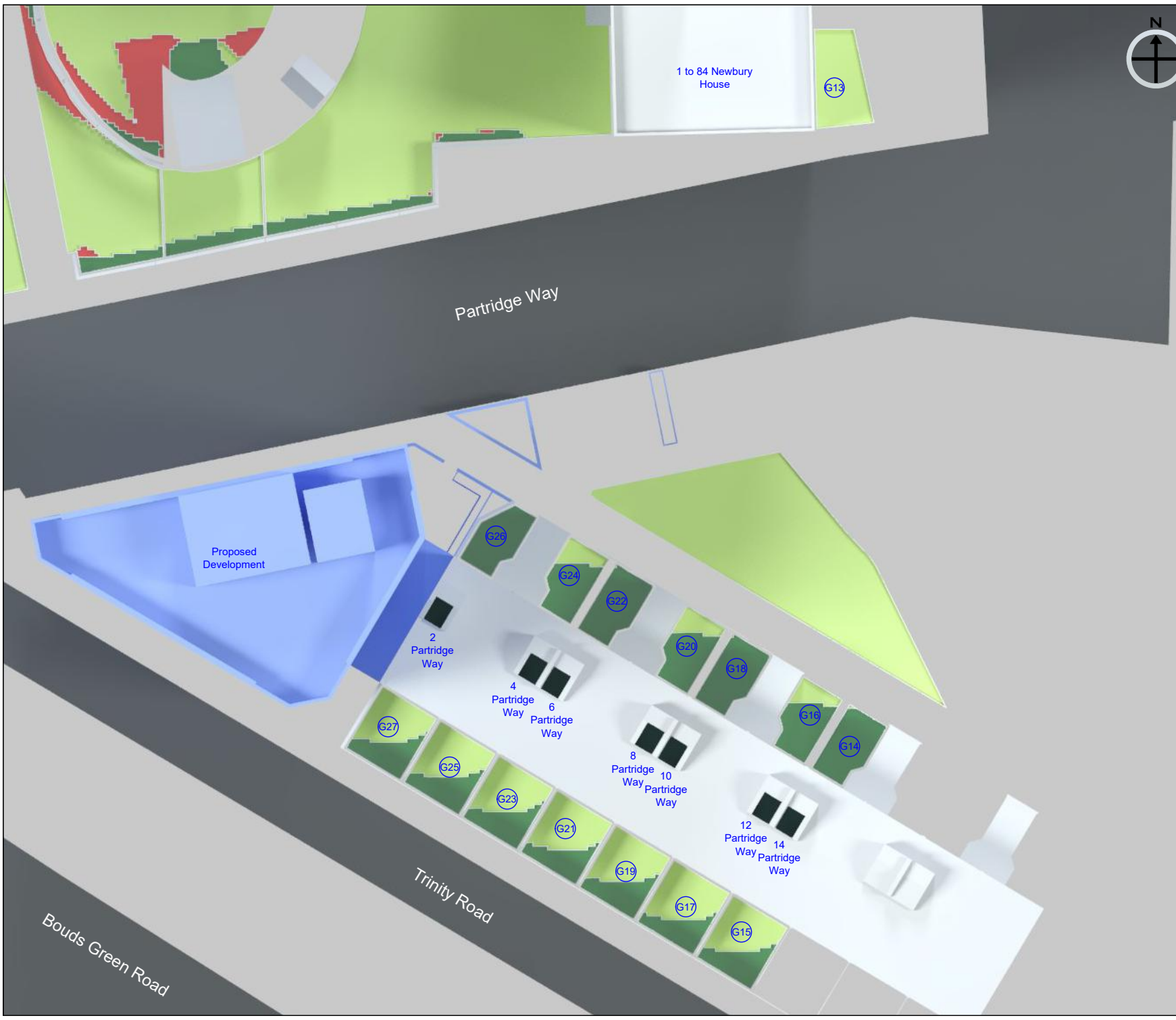
Project Name: Site at Partridge Way, London N22 8DT

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Right of Light Consulting
Burley House
15 - 17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk



Key

- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.
- G1 Neighbouring Gardens and Amenity Areas

Project Name: Site at Partridge Way, London N22 8DT

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces

RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Right of Light Consulting
Burley House
15 - 17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk