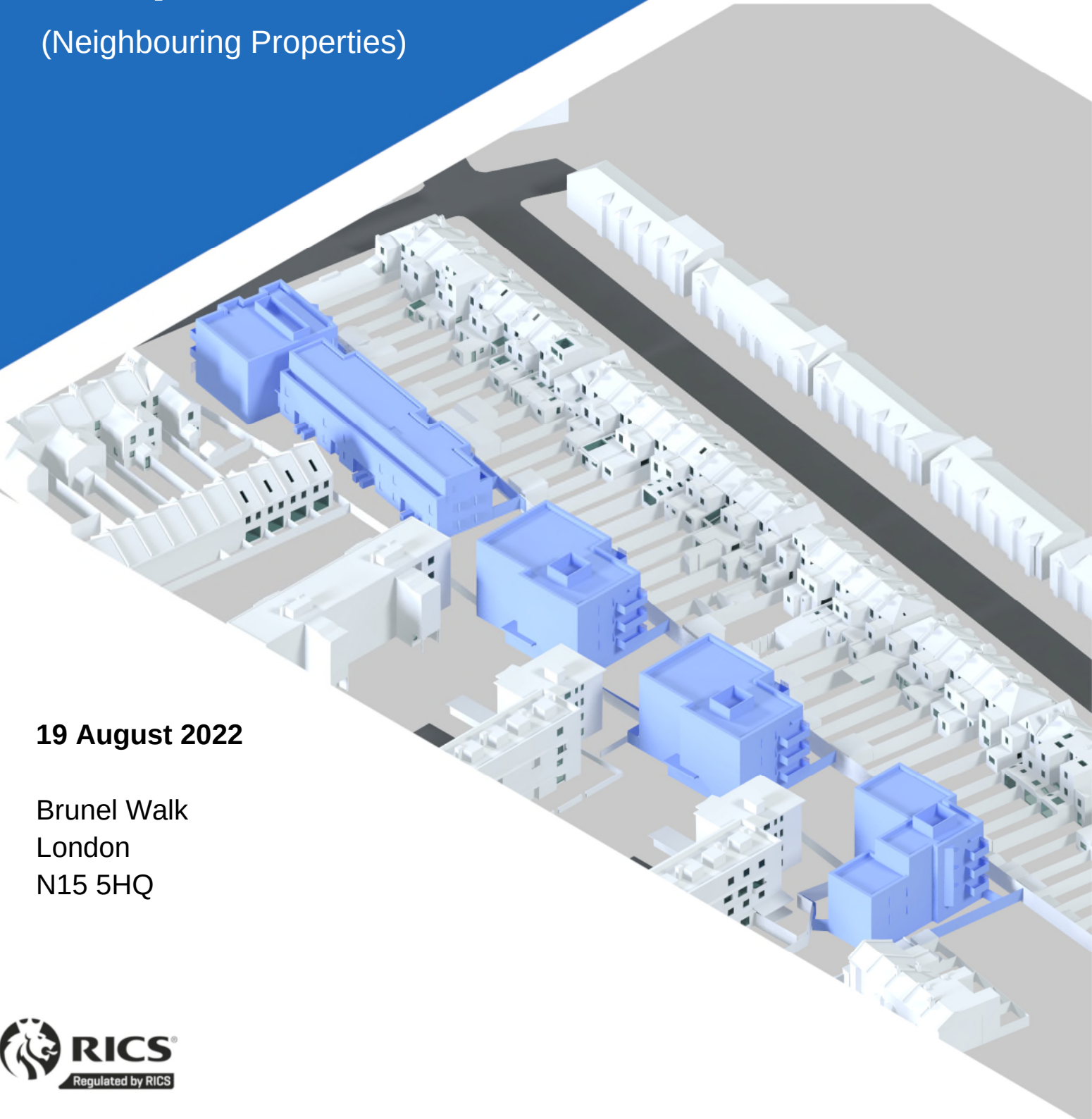




RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)



19 August 2022

Brunel Walk
London
N15 5HQ

Right of Light Consulting

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

Tel: 0800 197 4836

www.right-of-light.co.uk

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by The London Borough of Haringey to undertake a daylight and sunlight assessment of the proposed development at Brunel Walk, London N15 5HQ.
- 1.1.2 The assessment 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, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at 1 & 3 Elmar Road, 1 to 23, 25 to 51 & 53 to 83 Turner Avenue, 42 to 126 Seaford Road (even numbers), 4 to 7 Morland Place and 79, 81 & 83 Kirkton Road.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendices 2 & 3 give the numerical results of the various daylight and sunlight tests.
- 1.1.5 The majority of the windows and amenity areas tested meet or surpass the BRE numerical recommendations. Whilst some do not meet the recommendations, the results are not unusual in the context of an urban location. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. We would therefore expect the local authority to balance daylight and sunlight considerations against all other material planning considerations when deciding whether to grant planning permission. In our professional opinion, the proposed development is consistent with the local, national and regional planning policy, which seeks to ensure the efficient use of land whilst ensuring that acceptable living standards will be maintained.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

KC+A

PL_1000	Proposed Site Plan - Full Site	Rev H
PL_1001	Proposed Ground Floor Plan - Full Site	Rev J
PL_1002	Proposed 1st Floor Plan - Full Site	Rev J
PL_1003	Proposed 2nd Floor Plan - Full Site	Rev J
PL_1004	Proposed 3rd Floor Plan - Full Site	Rev I
PL_1200	Block A - Proposed Ground Floor	Rev H
PL_1201	Block A - Proposed First & Second Floor Plan	Rev H
PL_1203	Block A_ Proposed Third Floor Plan	Rev H
PL_1204	Block A - Proposed Roof Plan	Rev D
PL_1300	Blocks B & C - Proposed Ground Floor Plan	Rev H
PL_1301	Blocks B & C - Proposed 1st & 2nd Floor Plans	Rev H
PL_1302	Blocks B & C - Proposed 3rd Floor Plans	Rev H
PL_1303	Blocks B & C - Proposed Roof Plans	Rev D
PL_1500	Proposed Ground Floor Plan - Blocks D	Rev E
PL_1501	Block D1 - Flats - Proposed First Floor	Rev E
PL_1502	Block D1 - Flats - Proposed Second Floor	Rev E
PL_1503	Block D1 - Flats - Proposed Roof Plan	Rev A
PL_1600	Block D2 - Mews - Proposed Ground Floor	Rev C
PL_1601	Block D2 - Mews - Proposed First Floor	Rev C
PL_1602	Block D2 - Mews - Proposed Second Floor	Rev C
PL_1604	Block D2 - Mews - proposed roof plan	Rev B
PL_1605	Block D2 - Mews - Proposed Elevations	Rev C
PL_2000	Proposed Site Sections 1	Rev F
PL_2001	Proposed Site Sections 2	Rev F
PL_3100	Proposed Site Elevations	Rev J
PL_3200	Block A Proposed Elevations	Rev G
PL_3201	Proposed Site Elevations - Block A North & South	Rev H
PL_3202	Proposed Site Elevations - Block A East & West	Rev H
PL_3300	Blocks B & C - Proposed Elevations	Rev G
PL_3301	Proposed Elevations - Blocks B - North & South	Rev G
PL_3302	Proposed Side Elevations - Blocks B - East & West	Rev G
PL_3401	Proposed Side Elevations - Blocks C - North & South	Rev G

PL_3402	Proposed Side Elevations - Blocks C - East & West	Rev G
PL_3500	Block D1 & D2 - Proposed Elevations	Rev D
PL_3501	Proposed Side Elevations - Blocks D - North & South	Rev H
PL_3502	Proposed Side Elevations - Blocks D - East & West	Rev I
PL_6001	Block A - Axonometric view	Rev B
PL_6002	Blocks B & C - Axonometric views	Rev A
PL_6004	Block D - Axonometric views 02	Rev C
PL_SK01	Block A - Wheelchair Apartment	Rev B
PL_SK02	Block B & C - Wheelchair Apartment	Rev B

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

<u>110 Seaford Road:</u> 8726/20	Existing Plans and Elevations	Rev -
<u>112 Seaford Road:</u> ST_DEC20_112SEA_002	Proposed Plans, Section and Elevations	Rev A
<u>114 Seaford Road:</u> 01	Ground and First Floor Plans	Rev 00
<u>124 Seaford Road:</u> N155DS/1R	Existing/Proposed Floor Plans & Elevations (Test Applied Using the Existing Plans)	Rev -
<u>56 Seaford Road:</u> 018/02	Existing Floor Plans	Rev -
<u>60 Seaford Road:</u> 605A/100	Proposed Roof Extension	Rev B
<u>7 Morland Place:</u> SK/181/82	Proposed Site Plan & Elevations (Test Applied Using the Plans)	Rev -
<u>74 Seaford Road:</u> 001/01	Existing & Proposed Ground Floor Plans (Test Applied Using the Proposed Plans)	Rev -

<u>86 Seaford Road:</u> 140732-P3	Proposed Floor Plans	Rev -
<u>98 Seaford Road:</u> 2005-02	Existing Ground Floor Plan	Rev -
2005-03	Existing First Floor Plan	Rev -
2005-04	Existing Second Floor Plan	Rev -
<u>www.rightmove.co.uk</u>		
<u>1 to 23 Turner Avenue:</u>	Floor Plans	Rev -
<u>25 to 51 Turner Avenue:</u>	Floor Plans	Rev -
<u>50 Seaford Road:</u>	Floor Plans	Rev -
<u>52 Seaford Road:</u>	Floor Plans	Rev -
<u>53 to 83 Turner Avenue:</u>	Floor Plans	Rev -
<u>58 Seaford Road:</u>	Floor Plans	Rev -
<u>78 Seaford Road:</u>	Floor Plans	Rev -
<u>80 Seaford Road:</u>	Floor Plans	Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes 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, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 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."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

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 National Planning Practice Guidance

3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

3.4.1 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.

3.4.2 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.

3.4.3 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:

3.4.4 “The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity.”

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 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.

3.4.7 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. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.8 The distribution of daylight within a room can be calculated by plotting the ‘no skyline’. The no skyline 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.

3.4.9 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 the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

- 3.5.1 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 BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.
- 3.5.2 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.

3.6 Overshadowing to Gardens and Open Spaces

- 3.6.1 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.

-
- 3.6.2 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 assessment.
- 3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. 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 ASSESSMENT

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring residential properties at 1 & 3 Elmar Road, 1 to 23, 25 to 51 & 53 to 83 Turner Avenue, 42 to 126 Seaford Road (even numbers), 4 to 7 Morland Place and 79, 81 & 83 Kirkton Road.
- 4.1.2 Appendix 1 provides plans and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this assessment. Appendices 2 & 3 list the detailed numerical daylight and sunlight test results.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 A number of windows at 79 Kirkton Road, 1 to 23, 25 to 51 & 53 to 83 Turner Avenue, 1 Elmar Road, 68, 98, 114, 120 & 124 Seaford Road, which have a requirement for daylight do not pass the Vertical Sky Component (VSC) Test. However, the following mitigating factors apply:
- 4.2.2 Firstly, a number of windows (4, 5, 100, 101, 111, 112, 143 to 145, 156, 386 & 387) that do not pass the test, achieve before/after ratios of 0.7 and above. This is fairly close to the BRE 0.8 recommendation. Therefore, whilst the BRE guide gives numerical guidelines, there is an acknowledgement that these results should be interpreted flexibly since natural lighting is only one of many factors in site layout design.
- 4.2.3 Secondly, some of these windows are already hampered by a projecting wing or overhang. The BRE guide acknowledges that where a window has an overhang or a projecting wing, a larger relative reduction in VSC may be unavoidable, as the building itself contributes to its poor daylighting. The BRE guide explains that one way to demonstrate this is to test the windows without these existing obstructions in place. A number of the windows surpass the BRE criteria without the obstructions in place and the additional calculations for these windows are presented in Appendix 3.

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- 4.2.4 Thirdly, whilst the BRE guide states that daylight may be adversely affected if the above targets are not met, when setting targets, both the BRE guide and National Planning Policy Guidance (NPPG) recognise that it is necessary to have regard to the development context and site location (see paragraph 3.3.1 above). Following a number of appeal decisions, it is generally accepted that for large schemes in London, a retained Vertical Sky Component of 20% or more represents a reasonably good level of daylight, and a retained Vertical Sky Component in the mid-teens (15% and above) is acceptable. Of the windows that fall short of the BRE VSC 27% and 0.8 recommendation, the results in Appendix 2 illustrate that the majority retain VSC scores of in excess of 15%, with a number in excess of 20% (and some significantly so).
- 4.2.5 Finally, the BRE guide recognises that a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. We are of the opinion that since the proposed development is completely in character with the other buildings in the vicinity, particularly the Turner Avenue buildings, and does not look to over develop the potential of the site, that this principle should apply here.

Daylight Distribution

- 4.2.6 We have undertaken the Daylight Distribution test where room layouts are known. The vast majority of rooms meet the daylight distribution recommendations, with only 3 isolated rooms at 1 to 23 Turner Avenue (rooms served by windows 161, 162 & 163) not meeting the BRE recommendations. The rooms served by windows 161 & 163 achieve before/after ratios of 0.71 & 0.74 respectively, falling just marginally short of the BRE recommendation of 0.8. Window 162 achieves a before/after ratio of 0.67 but is hampered by a wing (and achieves a before/after ratio 0.74 with the wing removed see appendix 3). Furthermore, windows 162 & 163 serve bedrooms and the BRE guide states that bedrooms should be analysed, although they are less important than living rooms, dining rooms and kitchens.

4.3 Sunlight to Windows

- 4.3.1 A number of windows at 79 Kirkton Road, 1 to 23, 25 to 51 & 53 to 83 Turner Avenue and 1 Elmar Road, have a requirement for sunlight and do not pass the Annual Probable Sunlight Hours test. However, the following mitigating factors apply:

-
- 4.3.2 The alternative test in regards to projecting wings and overhangs can also be applied for the sunlight tests. With the obstructions removed, windows 5, 80, 88 & 96 would all meet the recommendations. The results are presented in appendix 3.
- 4.3.3 Of the remaining windows, the vast majority all meet the annual probable sunlight hours targets over the whole year and only fall short during the winter months. It should also be noted that whilst the BRE guide gives numerical guidelines, the guide states that these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

4.4 Overshadowing to Gardens and Open Spaces

- 4.4.1 93% of all gardens and open spaces tested meet the BRE recommendations, with only 4 of the 59 gardens tested falling short of the BRE recommendations. Gardens 9 & 12 achieve 44% & 45% respectively, which is only marginally short of the BRE 50% recommendation. Whilst gardens 7 & 11 cannot be classed as falling only marginally short, we are of the opinion these isolated shortfalls can be considered on balance acceptable, as it appears the residents will have access to the communal gardens (gardens 8 & 10) which both exceed the BRE recommendations.

4.5 Conclusion

- 4.5.1 The majority of the windows and amenity areas tested meet or surpass the BRE numerical recommendations. Whilst some do not meet the recommendations, the results are not unusual in the context of an urban location. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. We would therefore expect the local authority to balance daylight and sunlight considerations against all other material planning considerations when deciding whether to grant planning permission. In our professional opinion, the proposed development is consistent with the local, national and regional planning policy, which seeks to ensure the efficient use of land whilst ensuring that acceptable living standards will be maintained.

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 assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 22 September 2021. We have not had access to neighbouring properties.
- 5.1.4 This assessment 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 We have undertaken the assessment 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.
- 5.1.6 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



Turner Avenue

Elmar Road 3 1

1 to 23
Turner Avenue

25 to 51
Turner Avenue

53 to 83
Turner Avenue

Morland Place

Kirkton Road

Proposed
Development

4
5
6
7

83
81
79

126 124 122 120 118 116 114 112 110

108 106 104 102 100 98

96 94 92 90 88 86

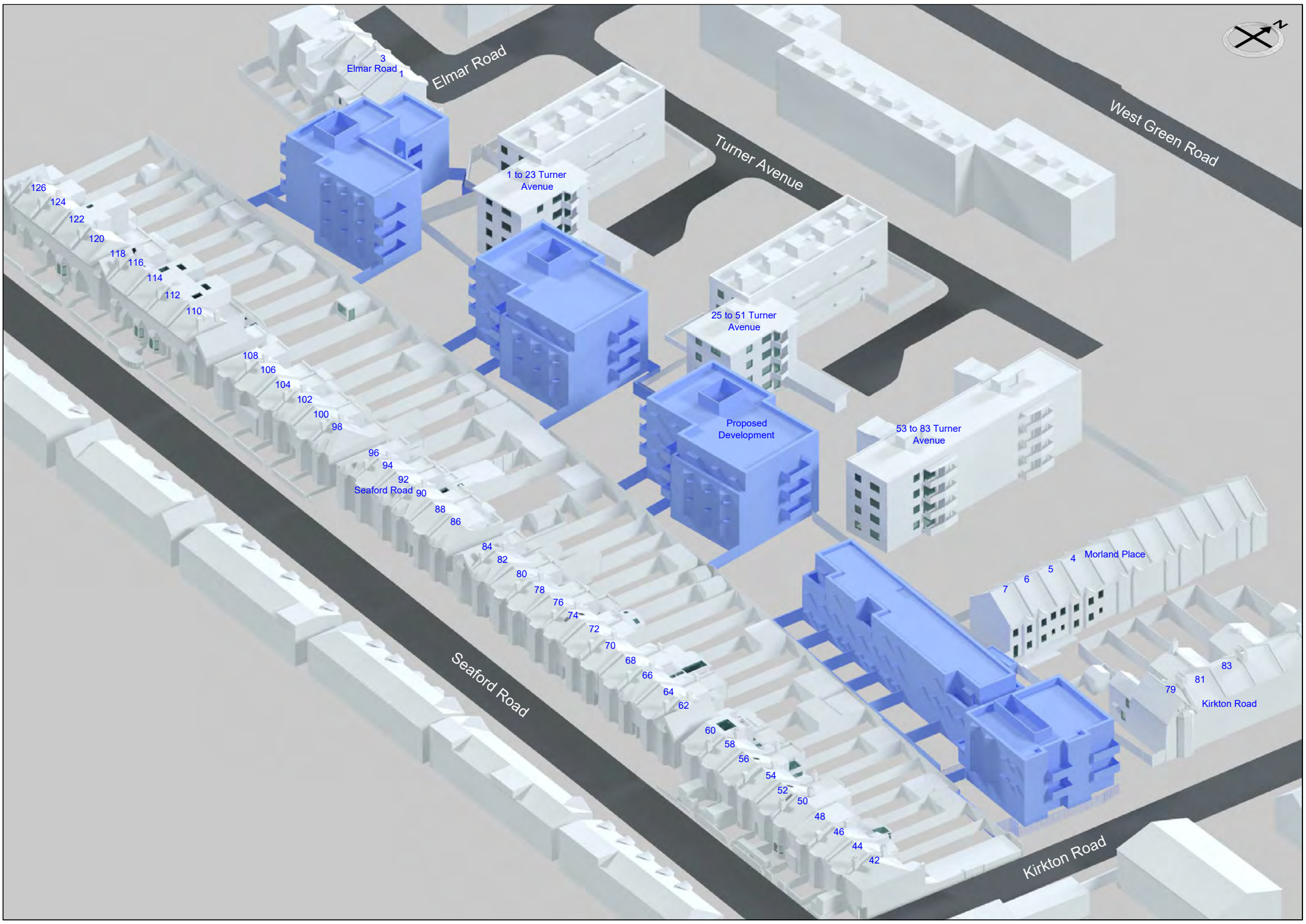
Seaford Road

84 82 80 78 76 74 72 70 68 66 64 62

60 58 56 54 52 50 48 46 44 42

Seaford Road

Braemar Road





West Green Road

Kirkton Road

Kirkton Road

Morland Place

53 to 83 Turner Avenue

Proposed Development

25 to 51 Turner Avenue

1 to 23 Turner Avenue

1
3 Elmar Road

Turner Avenue

Seaford Road

Seaford Road

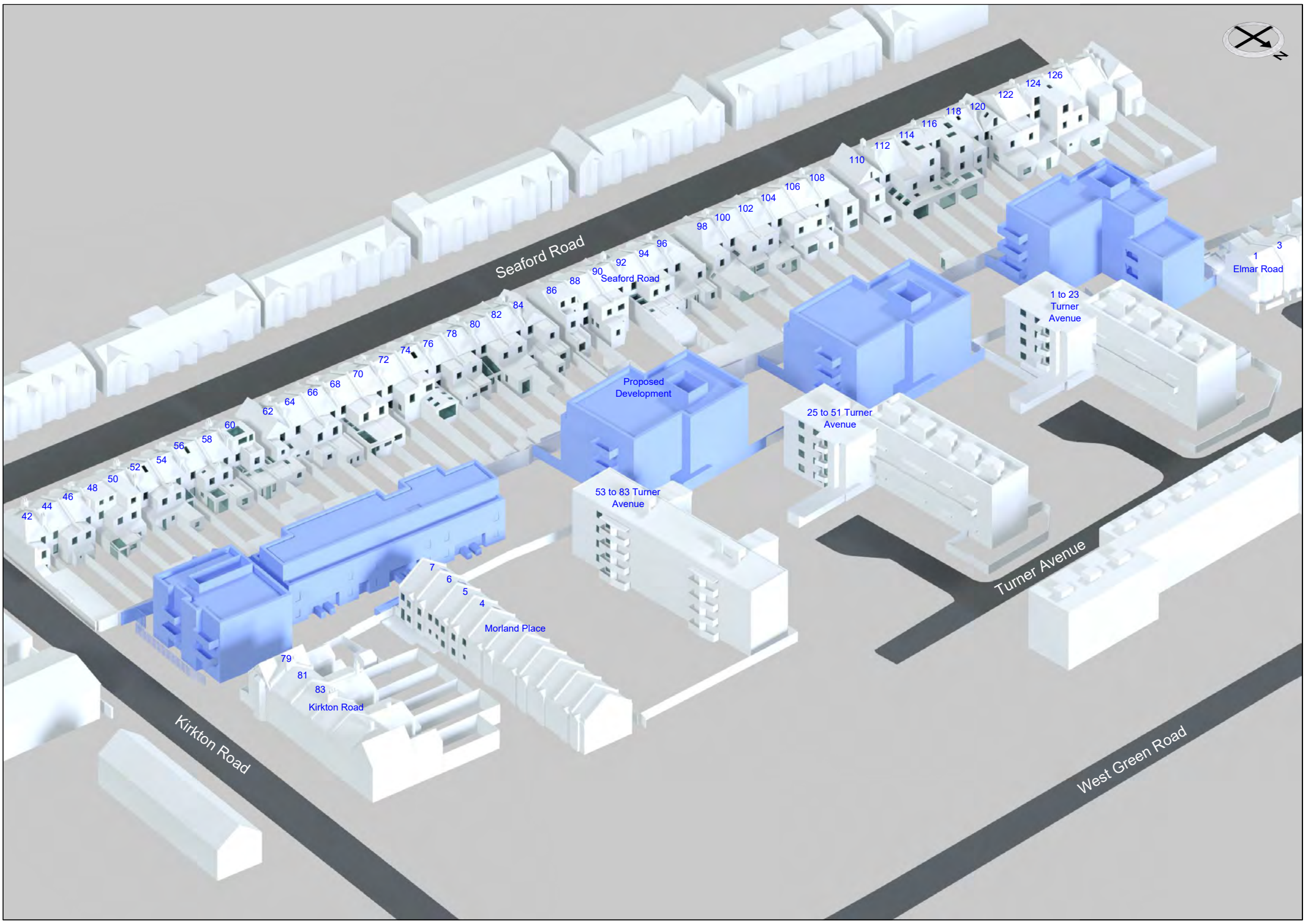
126 124 122 120 118 116 114 112 110

108 106 104 102 100 98 96 94 92 90 88 86 84 82 80

78 76 74 72 70 68 66 64 62 60 58 56 54 52 50 48 46 44 42

83 81 79

4 5 6 7



Seaford Road

Proposed Development

53 to 83 Turner Avenue

25 to 51 Turner Avenue

1 to 23 Turner Avenue

Elmar Road

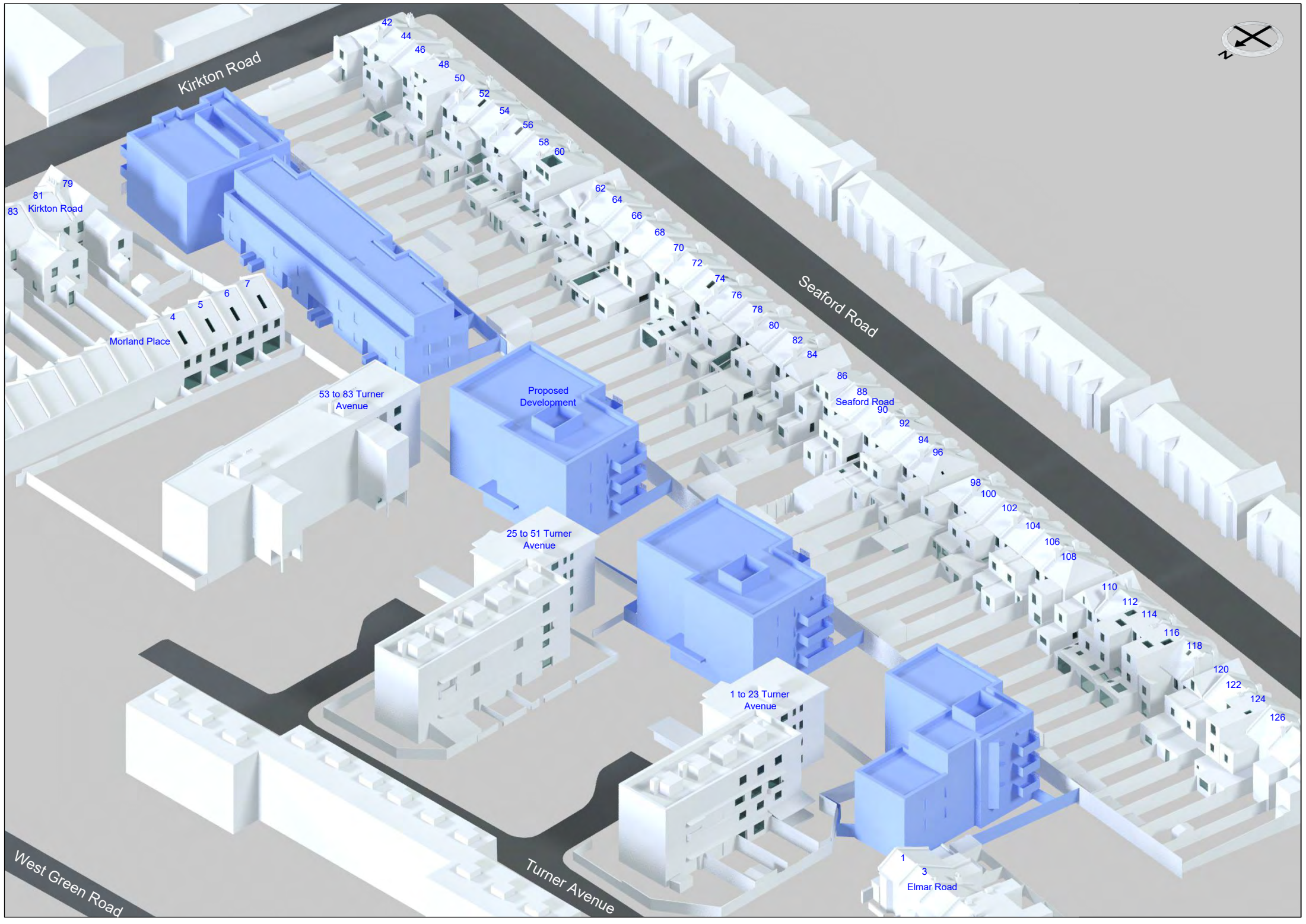
Morland Place

Kirkton Road

Turner Avenue

Kirkton Road

West Green Road



Kirkton Road

Seaford Road

West Green Road

Turner Avenue

Kirkton Road

Morland Place

53 to 83 Turner Avenue

Proposed Development

25 to 51 Turner Avenue

1 to 23 Turner Avenue

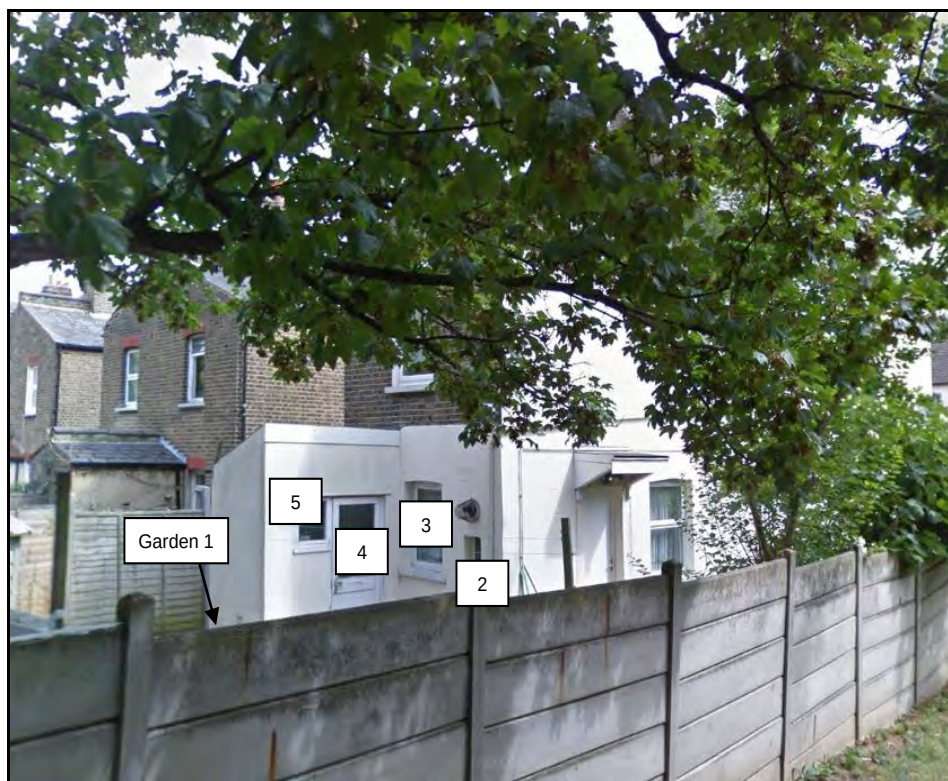
Elmar Road



Neighbouring Windows



79 Kirkton Road



79 Kirkton Road



79 Kirkton Road



81 Kirkton Road



81 Kirkton Road



83 Kirkton Road



83 Kirkton Road



4 Morland Place



4 Morland Place



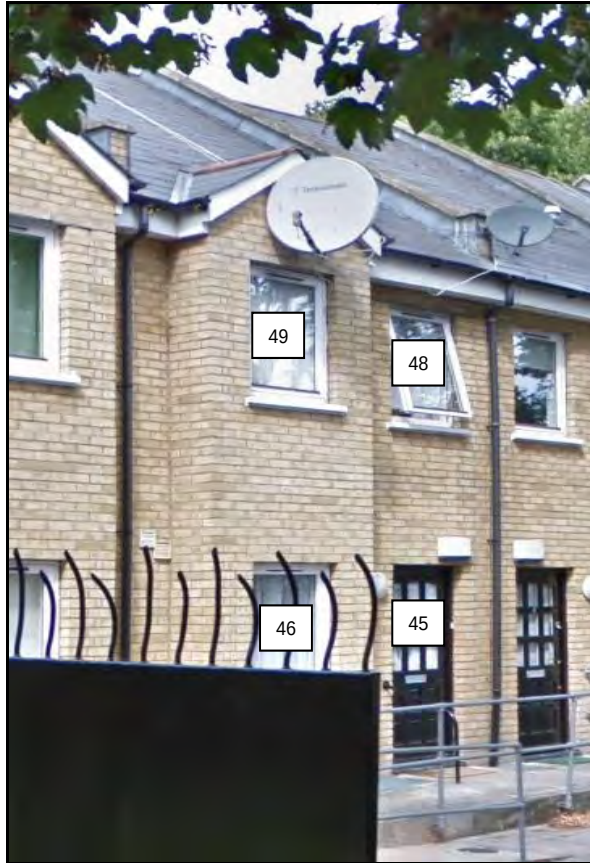
5 Morland Place



5 Morland Place



5 Morland Place



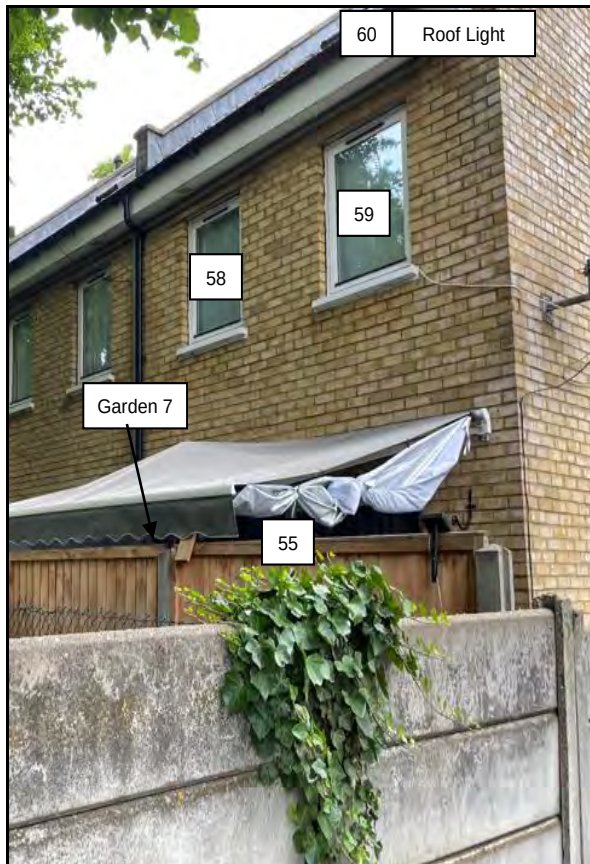
6 Morland Place



6 Morland Place



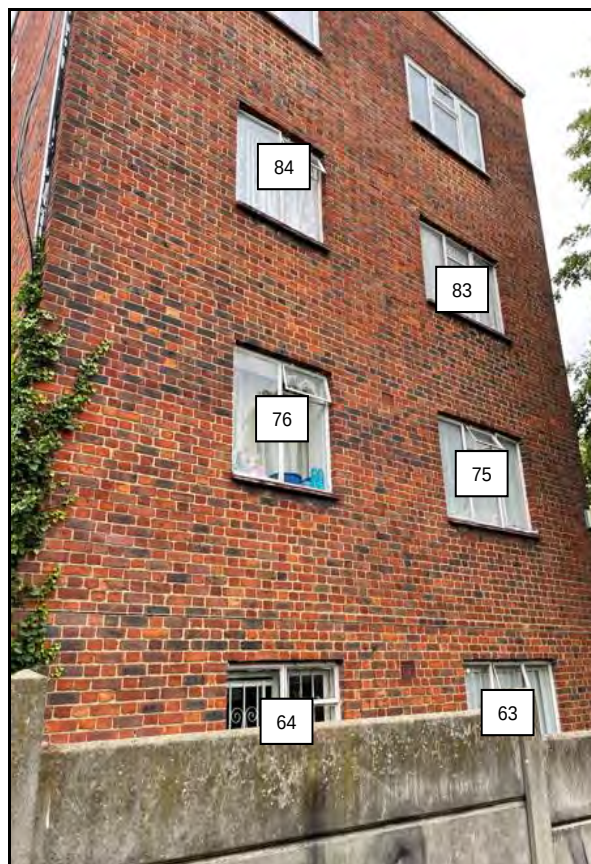
7 Morland Place



7 Morland Place



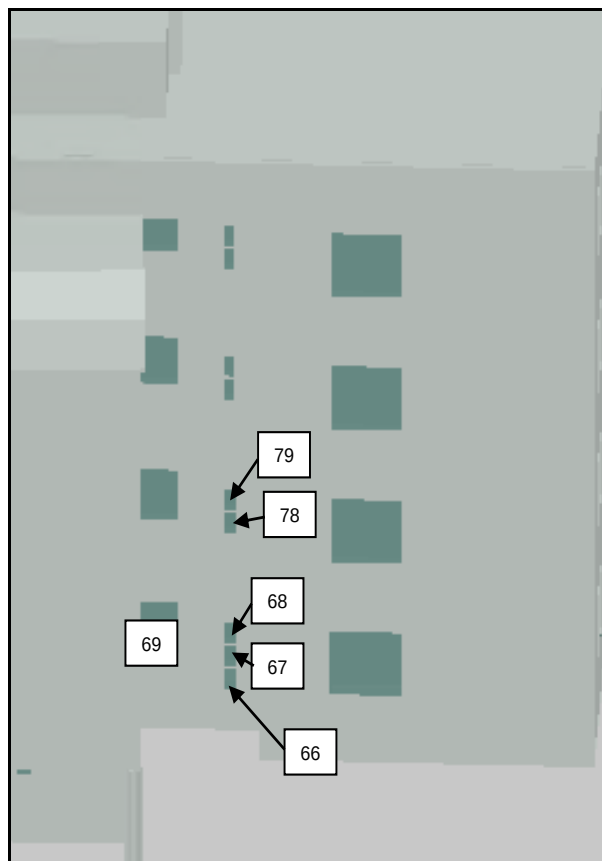
53 to 83 Turner Avenue



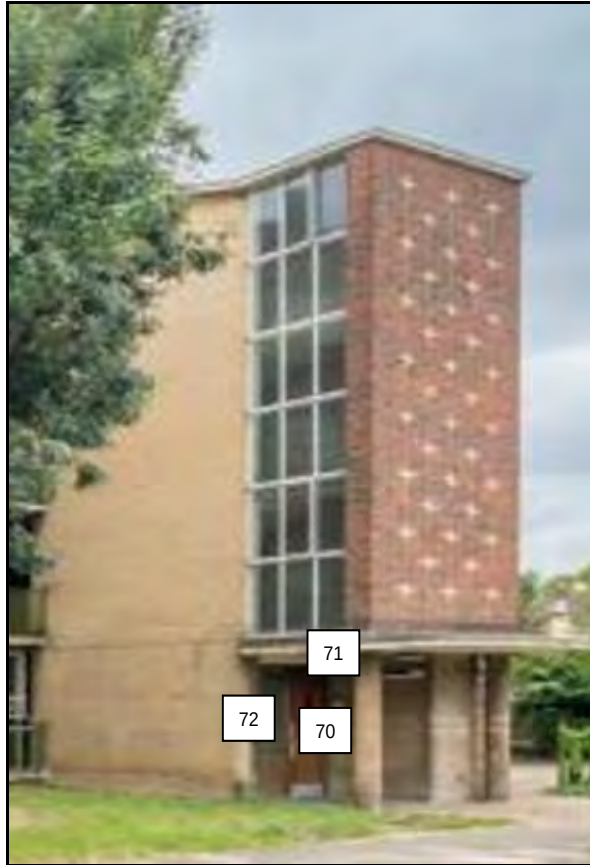
53 to 83 Turner Avenue



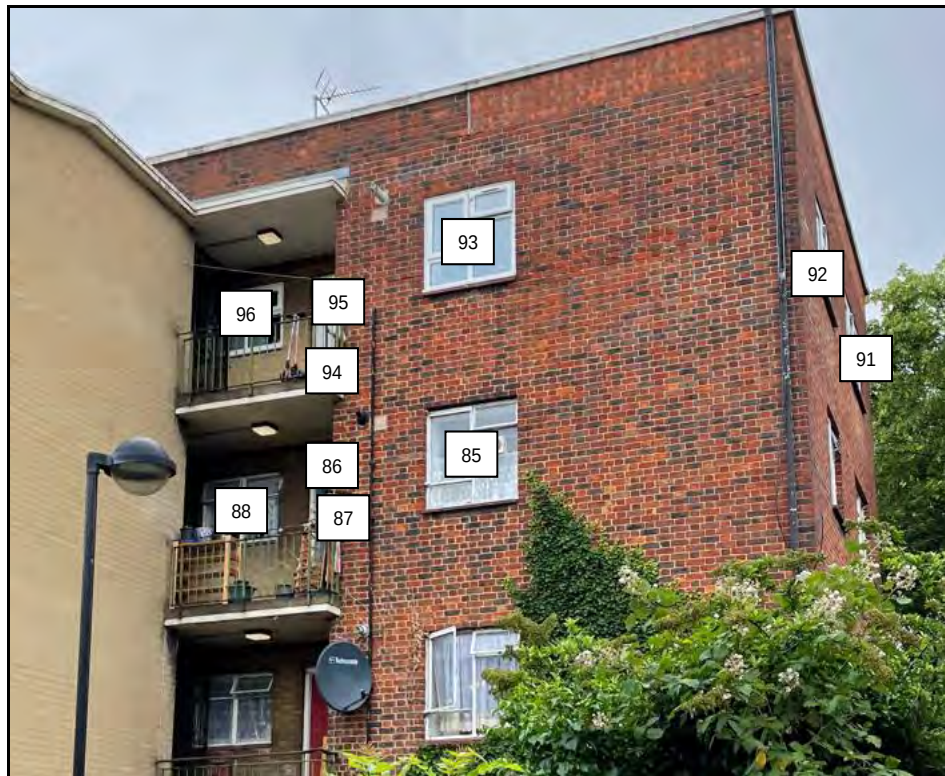
53 to 83 Turner Avenue



53 to 83 Turner Avenue



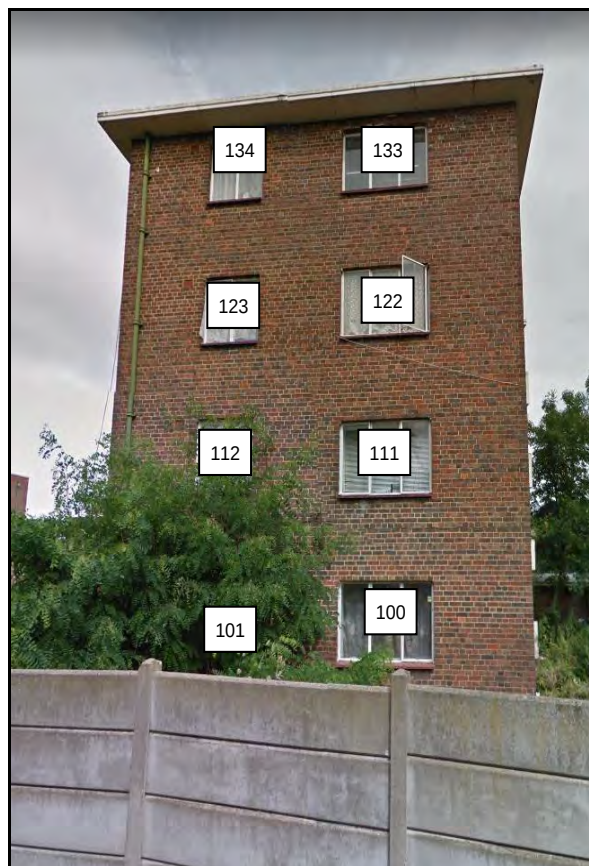
53 to 83 Turner Avenue



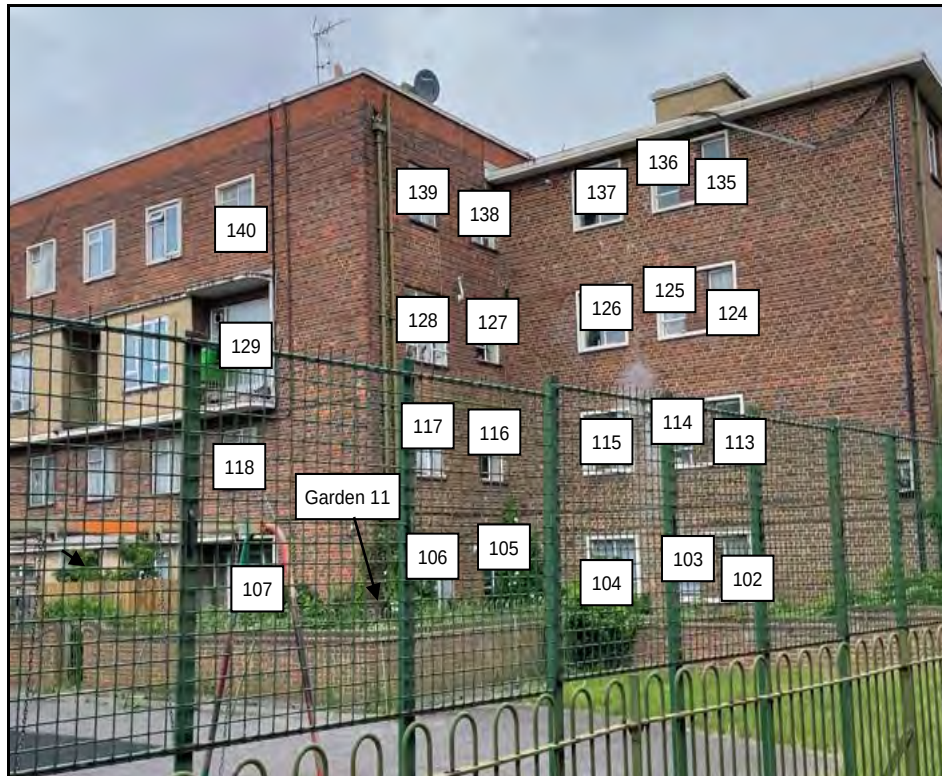
53 to 83 Turner Avenue



25 to 51 Turner Avenue



25 to 51 Turner Avenue



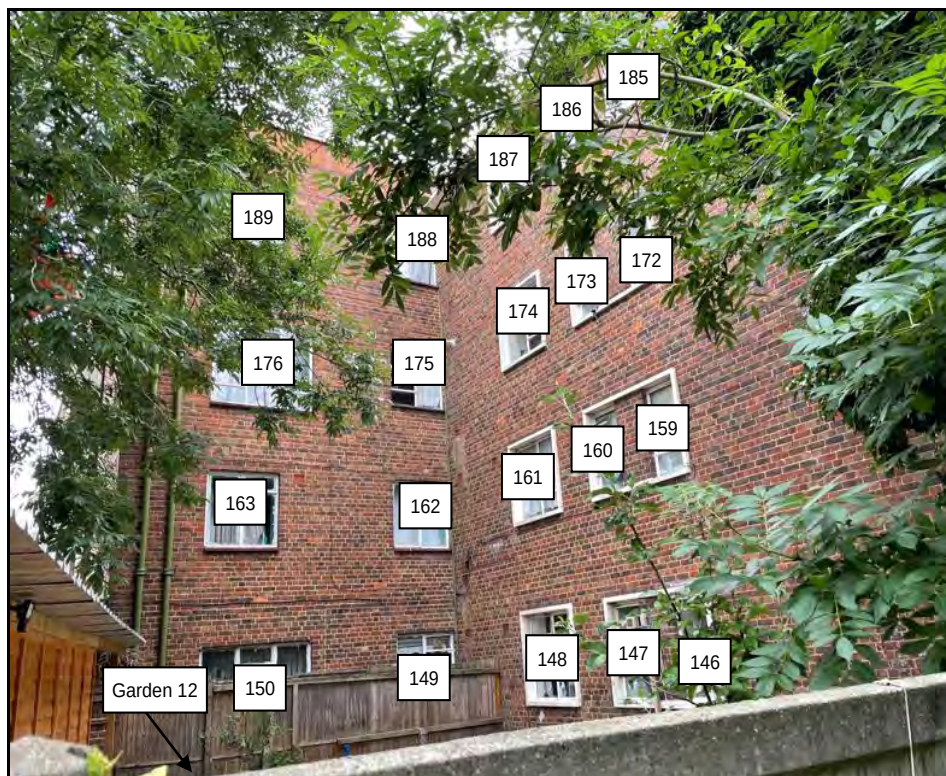
25 to 51 Turner Avenue



1 to 23 Turner Avenue



1 to 23 Turner Avenue



1 to 23 Turner Avenue



1 to 23 Turner Avenue



1 Elmar Road



3 Elmar Road



126 Seaford Road



126 Seaford Road



124 Seaford Road



124 Seaford Road



124 Seaford Road



122 Seaford Road



122 Seaford Road



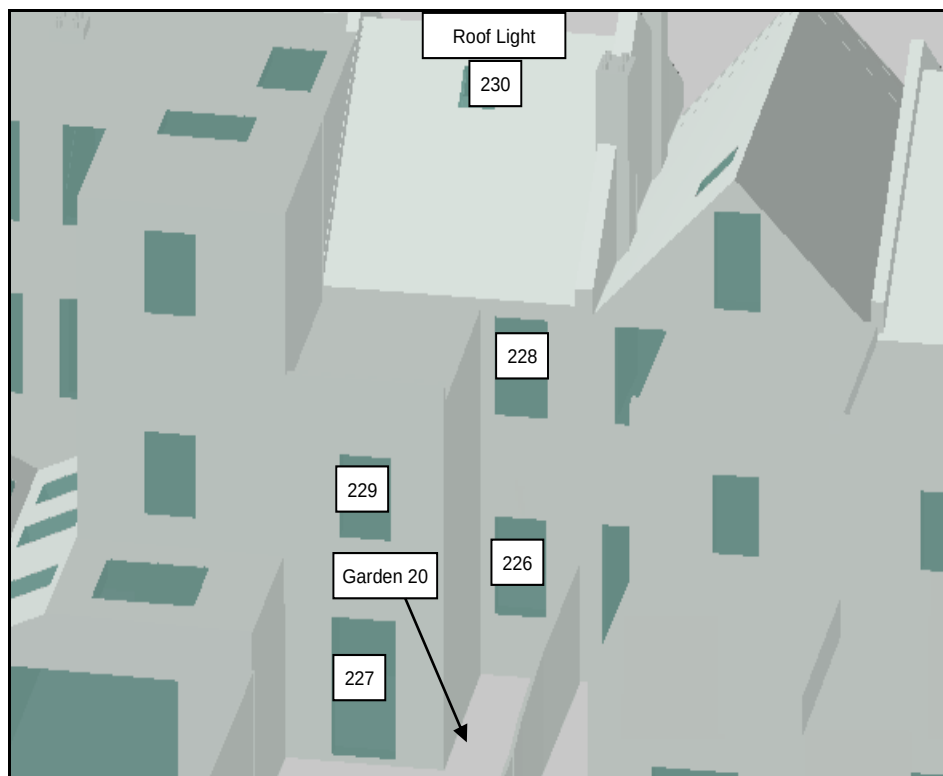
120 Seaford Road



120 Seaford Road



120 Seaford Road



118 Seaford Road



118 Seaford Road



116 Seaford Road



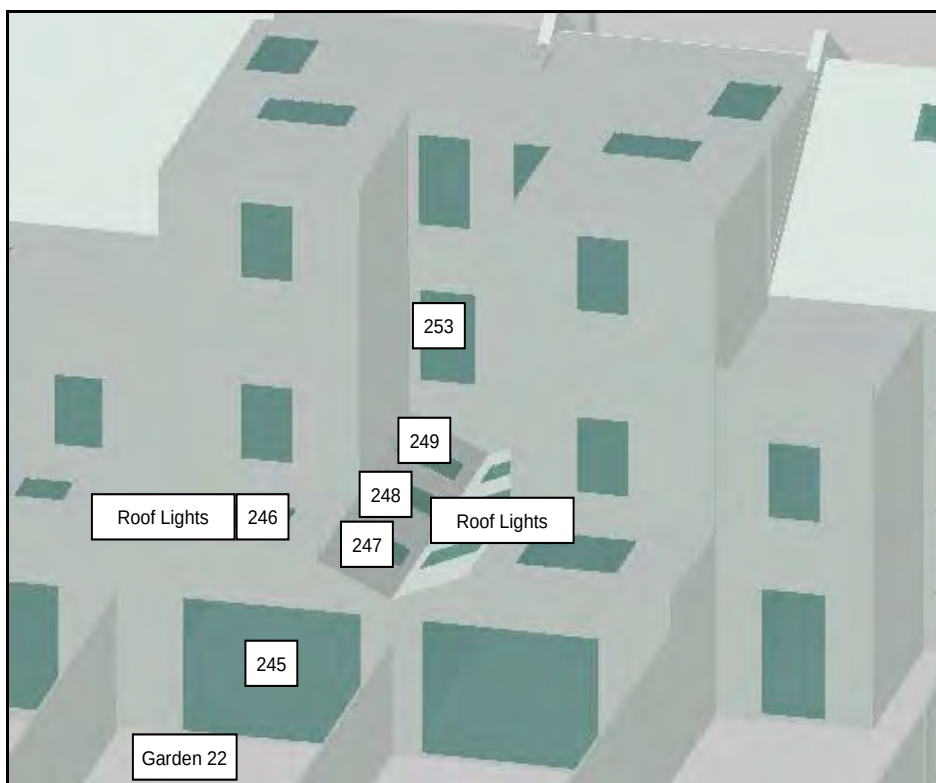
116 Seaford Road



116 Seaford Road



116 Seaford Road



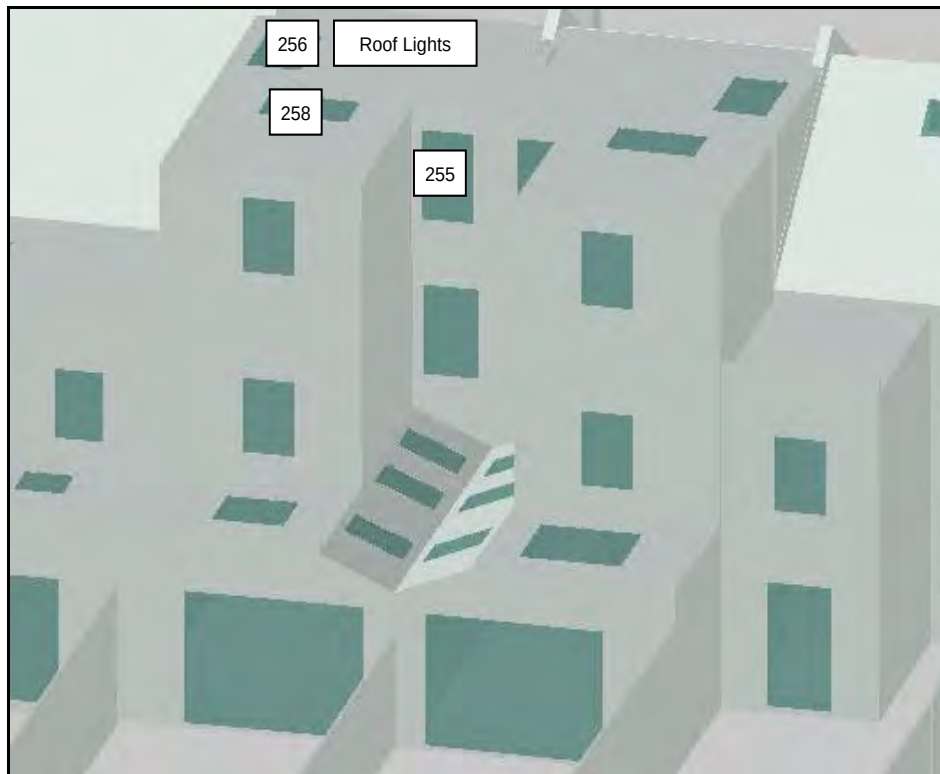
114 Seaford Road



114 Seaford Road



114 Seaford Road



114 Seaford Road



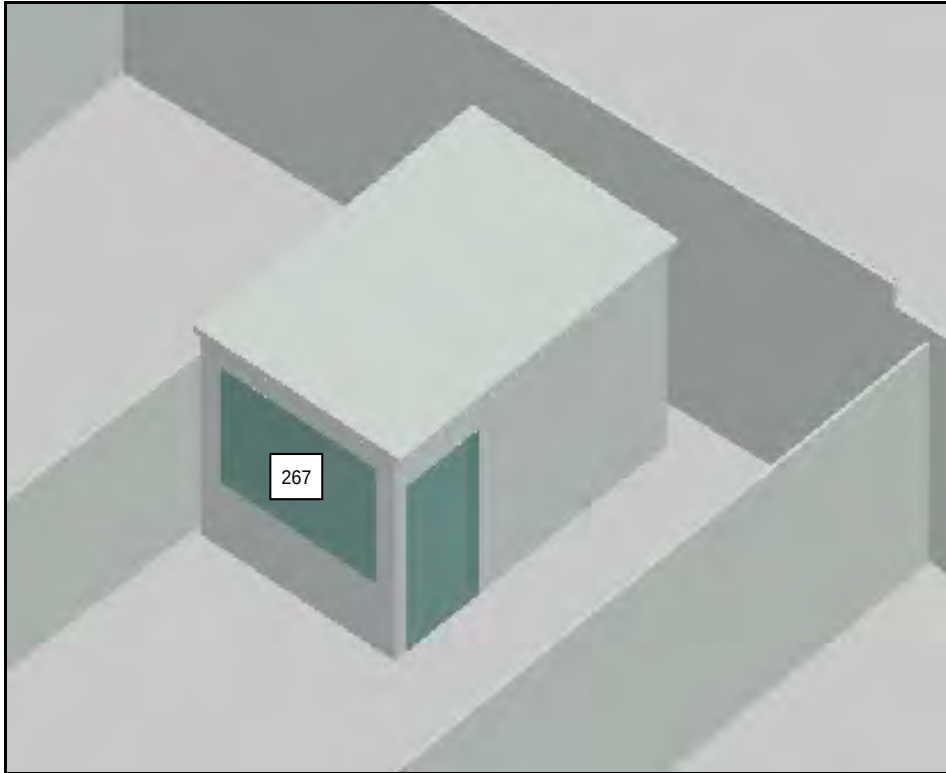
112 Seaford Road



112 Seaford Road



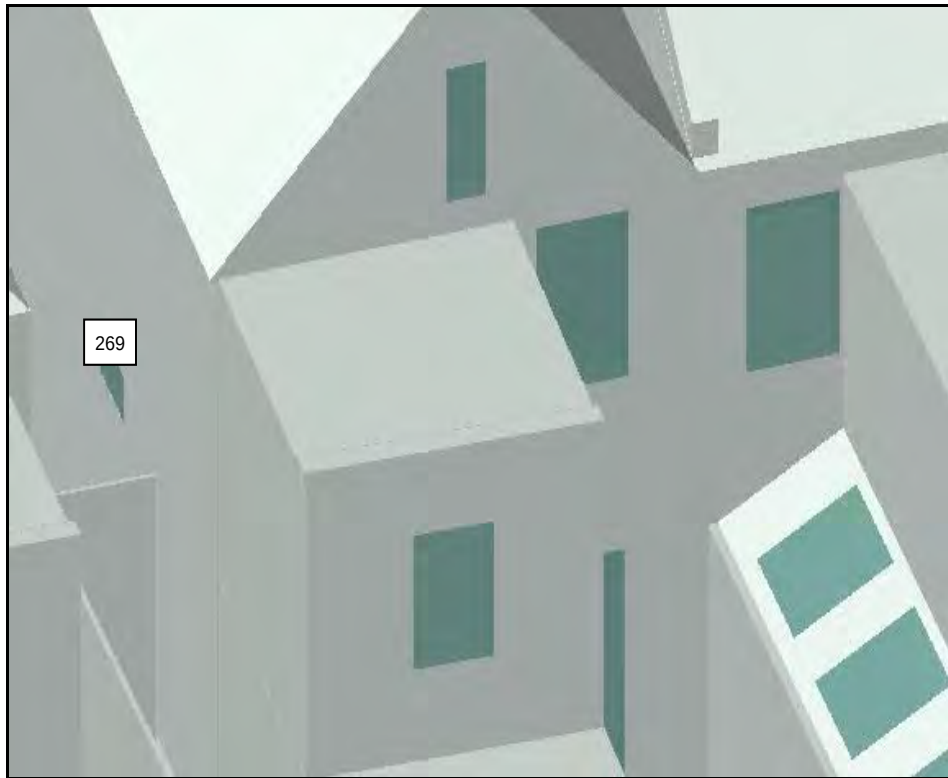
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110 Seaford Road



110 Seaford Road



110 Seaford Road



110 Seaford Road



108 Seaford Road



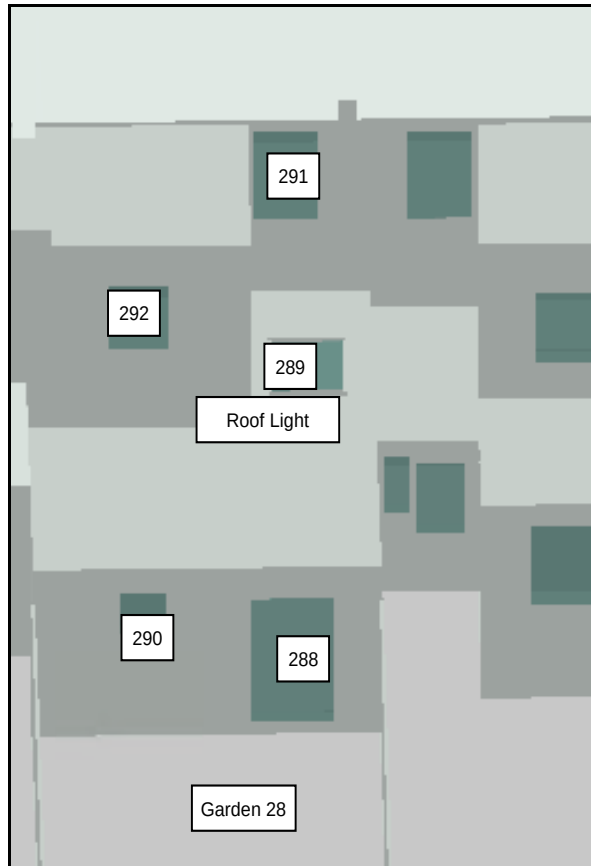
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106 Seaford Road



104 Seaford Road



102 Seaford Road



100 Seaford Road



98 Seaford Road



96 Seaford Road



94 Seaford Road



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92 Seaford Road



90 Seaford Road



88 Seaford Road



88 Seaford Road



86 Seaford Road



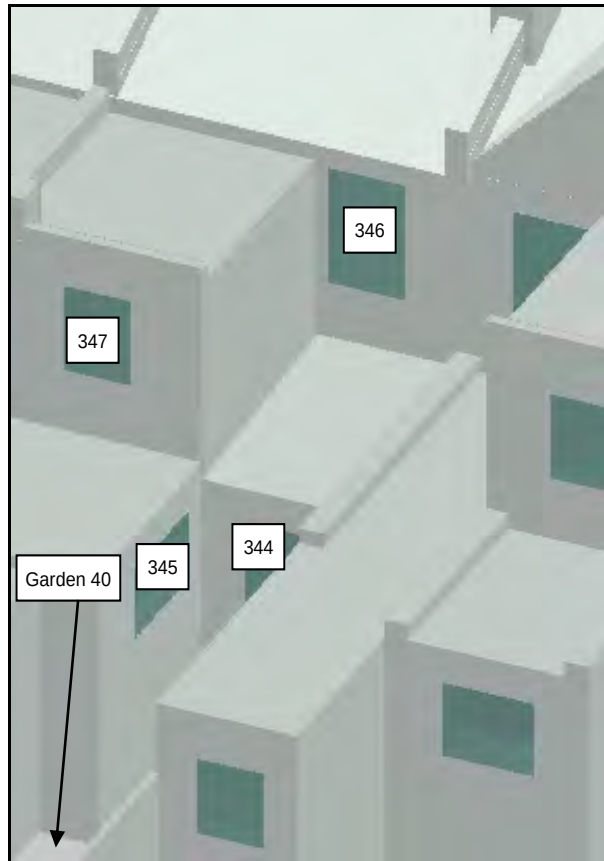
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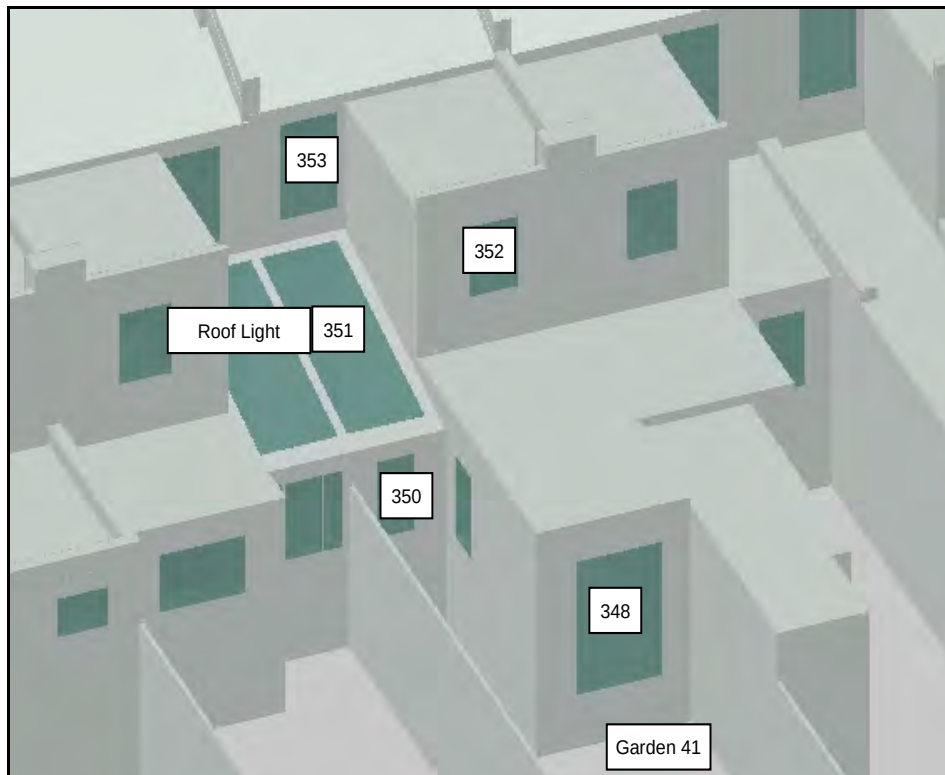
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84 Seaford Road



82 Seaford Road



80 Seaford Road



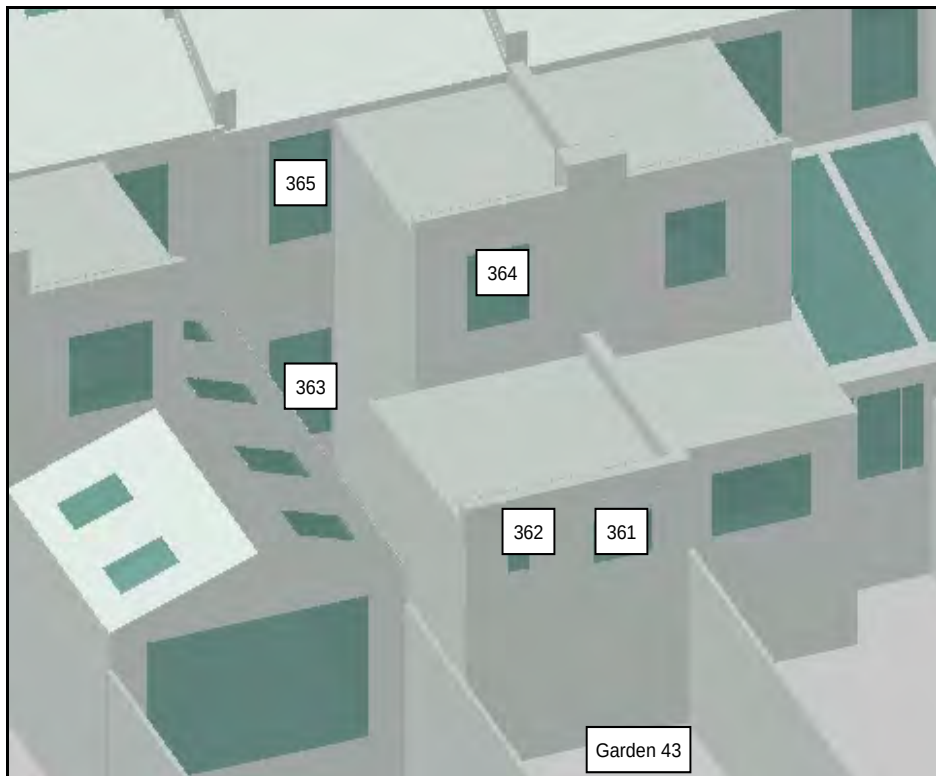
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78 Seaford Road



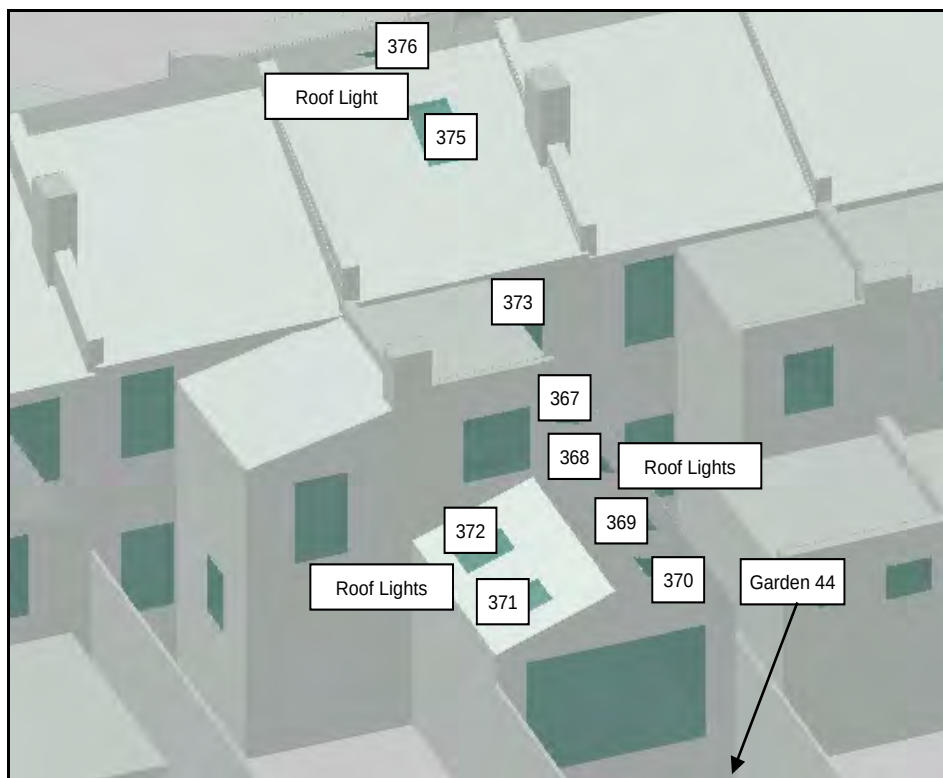
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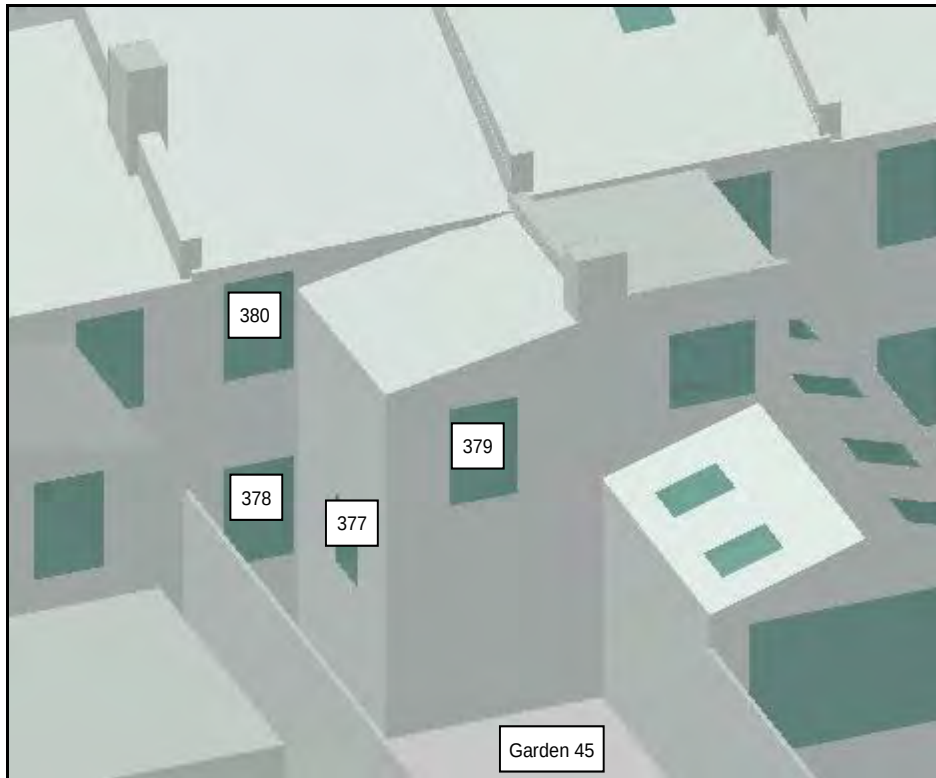
76 Seaford Road



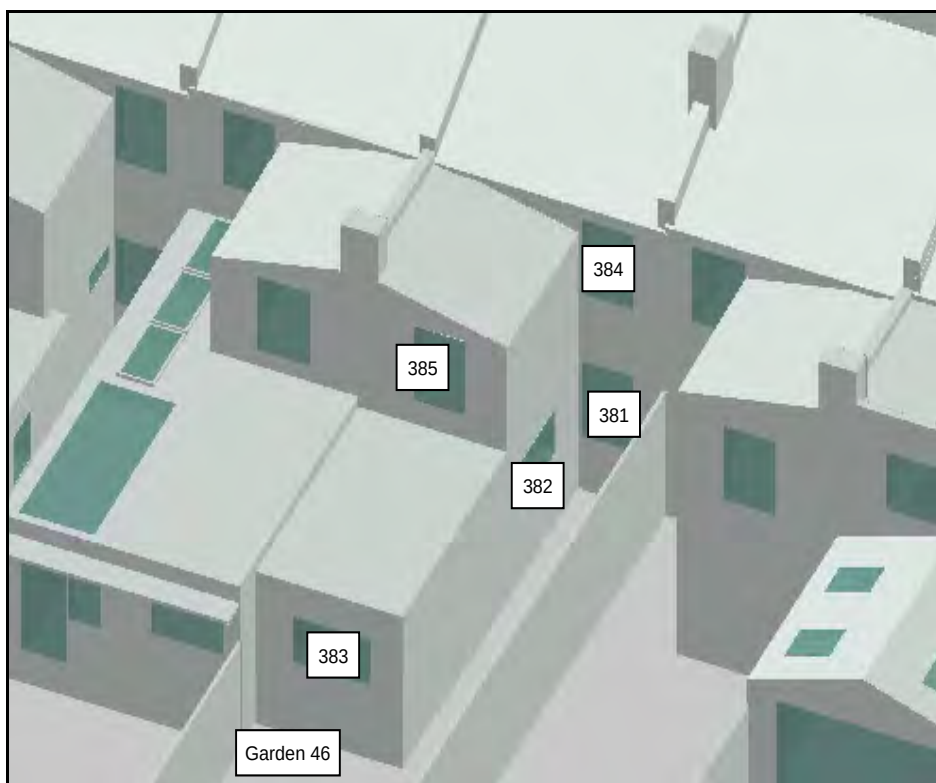
74 Seaford Road



74 Seaford Road



72 Seaford Road



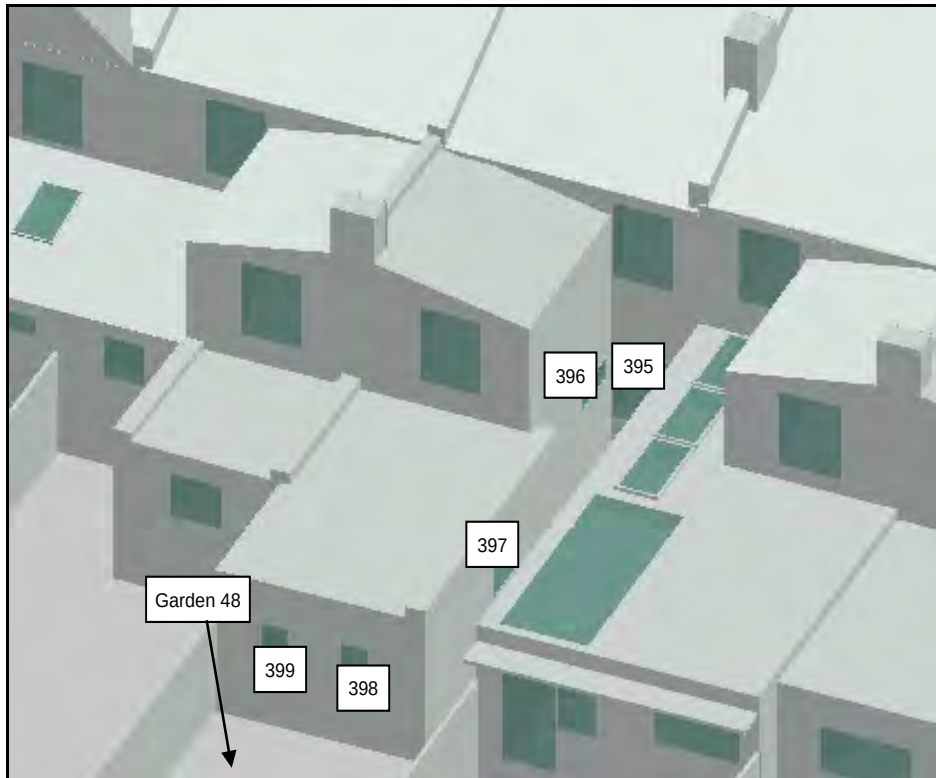
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68 Seaford Road



68 Seaford Road



66 Seaford Road



66 Seaford Road



64 Seaford Road



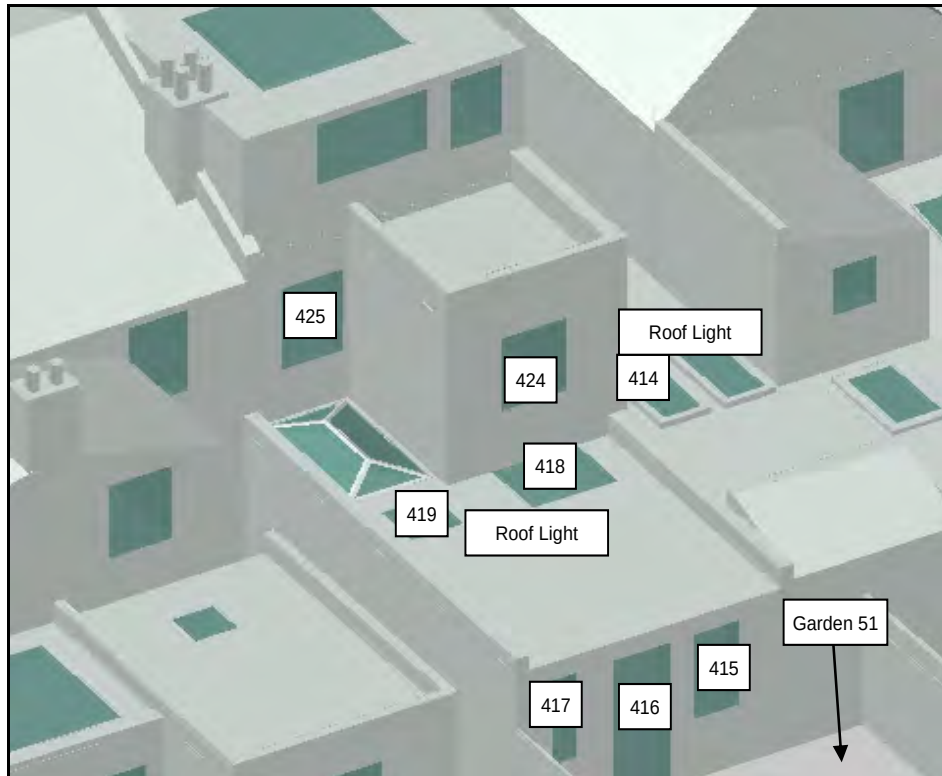
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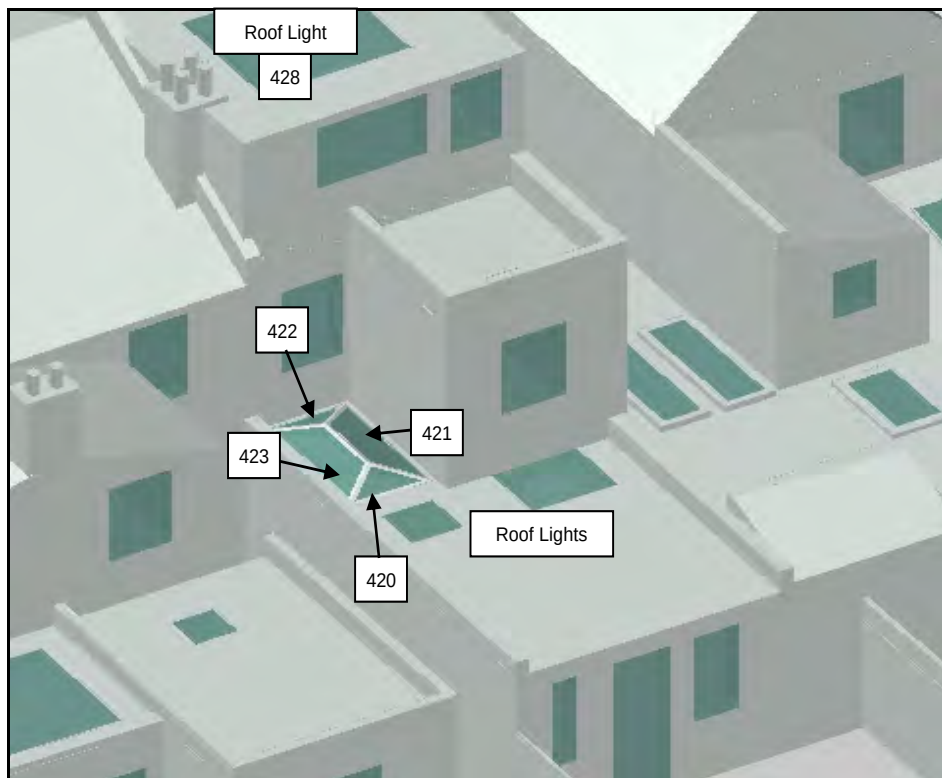
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62 Seaford Road



60 Seaford Road



60 Seaford Road



60 Seaford Road



58 Seaford Road



58 Seaford Road



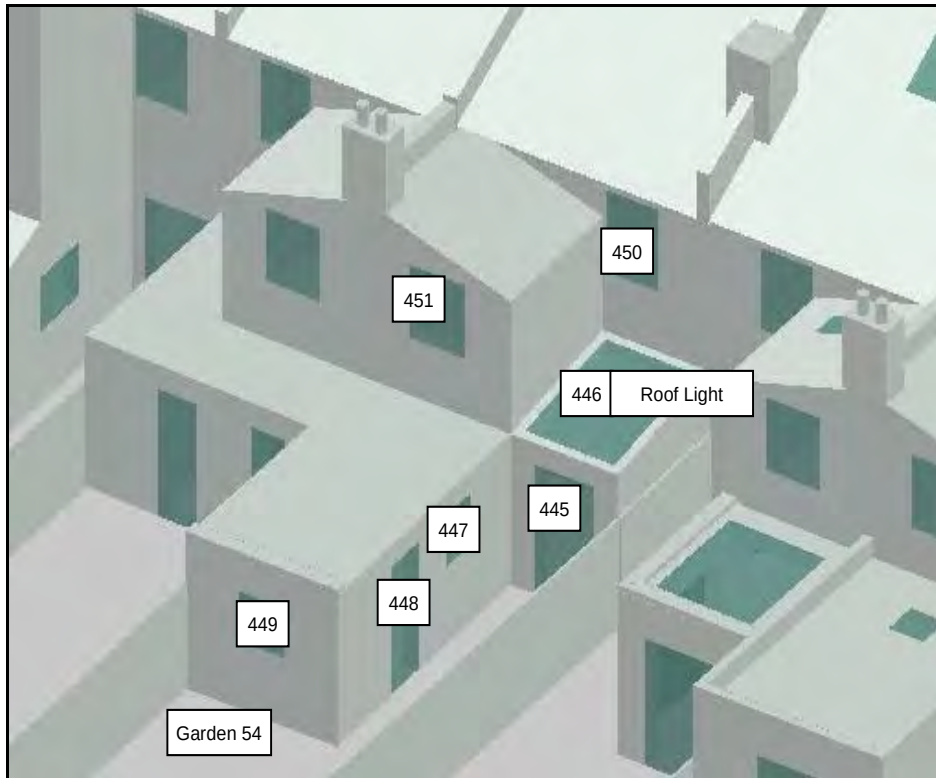
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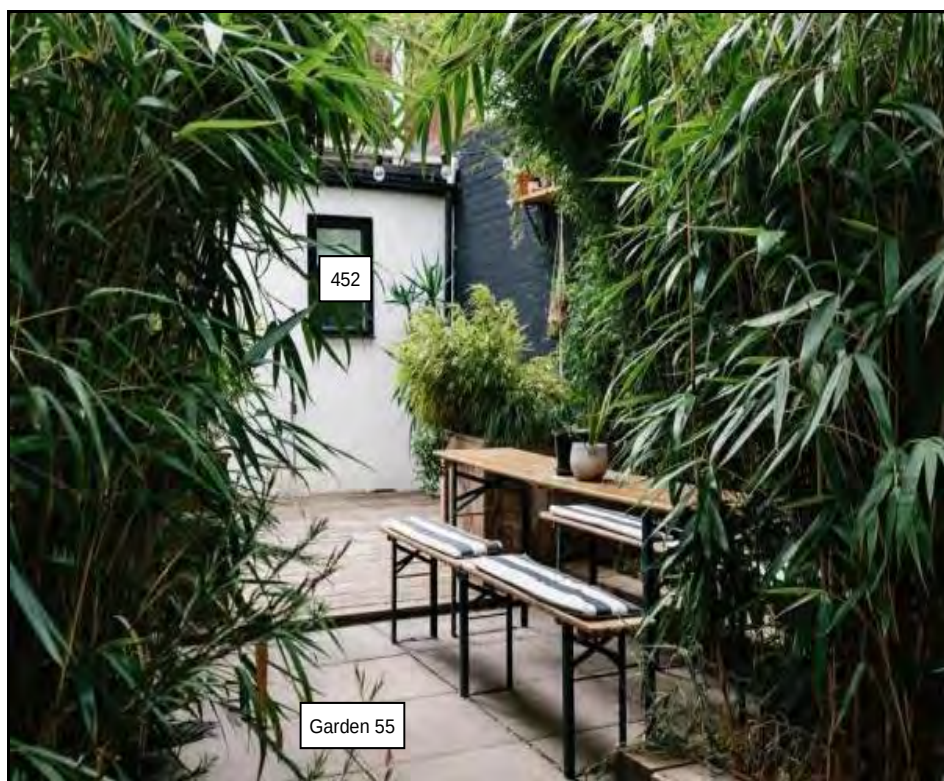
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56 Seaford Road



54 Seaford Road



52 Seaford Road



52 Seaford Road



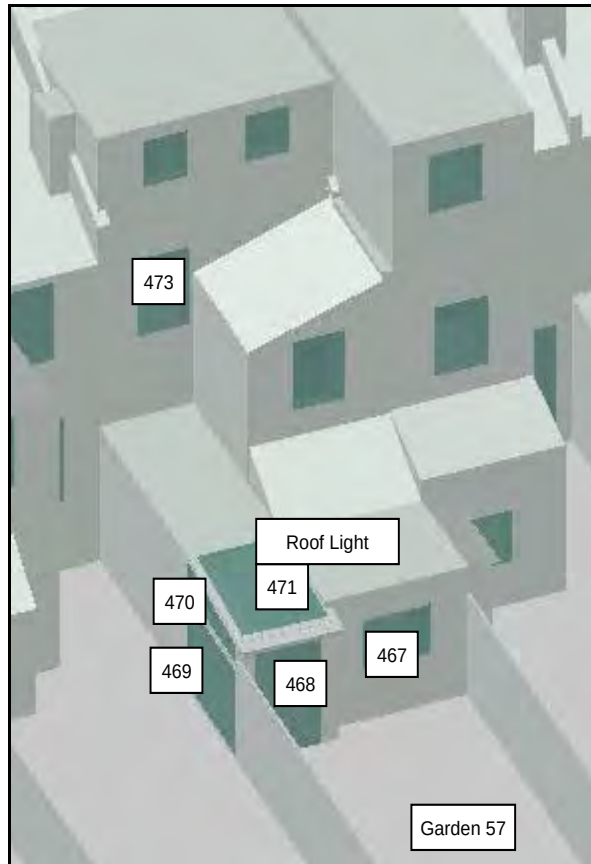
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50 Seaford Road



50 Seaford Road



48 Seaford Road



48 Seaford Road



46 Seaford Road



46 Seaford Road



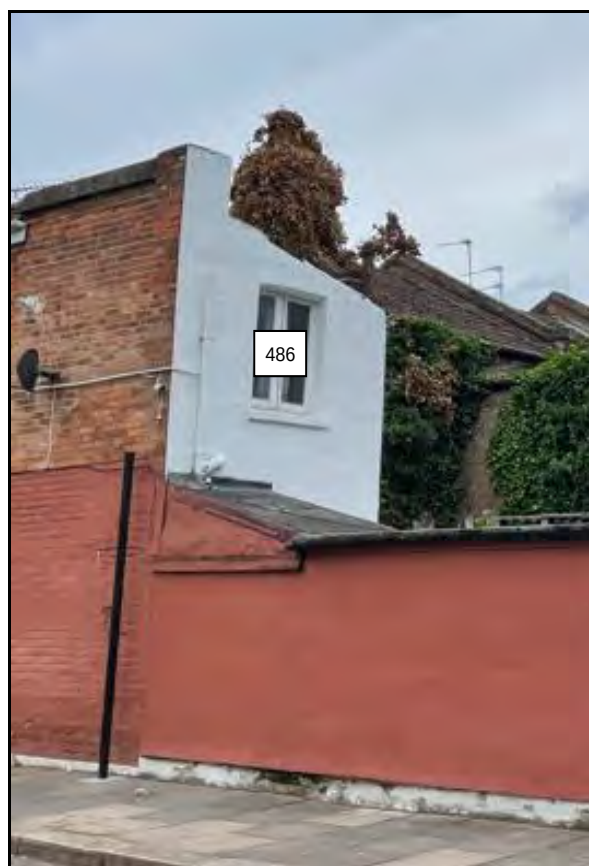
46 Seaford Road



44 Seaford Road



42 Seaford Road



42 Seaford Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>79 Kirkton Road</u>					
<u>Ground Floor</u>					
Window 1	Domestic	30.6%	17.4%	13.2%	0.57
Window 2	Domestic	26.7%	23.8%	2.9%	0.89
Window 3	Domestic	21.2%	18.7%	2.5%	0.88
Window 4	Domestic	20.2%	15.3%	4.9%	0.76
Window 5	Domestic	24.5%	17.9%	6.6%	0.73
Window 6	Domestic	11.8%	11.8%	0.0%	1.0
Window 7	Domestic	12.1%	12.1%	0.0%	1.0
Window 8	Domestic	15.1%	15.1%	0.0%	1.0
<u>First Floor</u>					
Window 9	Domestic	36.0%	23.8%	12.2%	0.66
Window 10	Domestic	34.7%	32.5%	2.2%	0.94
Window 11	Domestic	28.5%	28.5%	0.0%	1.0
<u>81 Kirkton Road</u>					
<u>Ground Floor</u>					
Window 12	Domestic	12.6%	12.6%	0.0%	1.0
Window 13	Domestic	11.9%	11.9%	0.0%	1.0
Window 14	Domestic	15.3%	15.2%	0.1%	0.99
Window 15	Domestic	13.7%	13.2%	0.5%	0.96
Window 16	Domestic	16.5%	15.3%	1.2%	0.93
Window 17	Domestic	23.0%	21.8%	1.2%	0.95
<u>First Floor</u>					
Window 18	Domestic	28.0%	27.9%	0.1%	1.0
Window 19	Domestic	17.9%	17.7%	0.2%	0.99
Window 20	Domestic	34.2%	33.2%	1.0%	0.97
<u>83 Kirkton Road</u>					
<u>Ground Floor</u>					
Window 21	Domestic	28.9%	28.8%	0.1%	1.0
Window 22	Domestic	24.8%	24.8%	0.0%	1.0
Window 23	Domestic	14.6%	14.6%	0.0%	1.0
Window 24	Domestic	11.2%	11.2%	0.0%	1.0
Window 25	Domestic	11.3%	11.3%	0.0%	1.0
Window 26	Domestic	14.4%	14.4%	0.0%	1.0
<u>First Floor</u>					
Window 27	Domestic	34.2%	33.4%	0.8%	0.98

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 28	Domestic	28.5%	28.5%	0.0%	1.0
<u>4 Morland Place</u>					
<u>Ground Floor</u>					
Window 29	Domestic	33.0%	32.1%	0.9%	0.97
Window 30	Domestic	34.0%	32.7%	1.3%	0.96
Window 31	Domestic	31.1%	29.8%	1.3%	0.96
<u>First Floor</u>					
Window 32	Domestic	35.6%	34.9%	0.7%	0.98
Window 33	Domestic	36.9%	35.8%	1.1%	0.97
Window 34	Domestic	33.1%	32.1%	1.0%	0.97
Window 35	Domestic	33.2%	32.0%	1.2%	0.96
<u>Second Floor</u>					
Window 36	Domestic	82.0%	81.6%	0.4%	1.0
<u>5 Morland Place</u>					
<u>Ground Floor</u>					
Window 37	Domestic	34.0%	32.4%	1.6%	0.95
Window 38	Domestic	33.0%	31.1%	1.9%	0.94
Window 39	Domestic	31.4%	29.3%	2.1%	0.93
<u>First Floor</u>					
Window 40	Domestic	36.9%	35.6%	1.3%	0.96
Window 41	Domestic	35.5%	34.1%	1.4%	0.96
Window 42	Domestic	33.4%	31.8%	1.6%	0.95
Window 43	Domestic	33.6%	31.6%	2.0%	0.94
<u>Second Floor</u>					
Window 44	Domestic	82.6%	82.1%	0.5%	0.99
<u>6 Morland Place</u>					
<u>Ground Floor</u>					
Window 45	Domestic	33.1%	31.3%	1.8%	0.95
Window 46	Domestic	34.3%	31.7%	2.6%	0.92
Window 47	Domestic	31.9%	28.5%	3.4%	0.89
<u>First Floor</u>					
Window 48	Domestic	35.6%	34.2%	1.4%	0.96
Window 49	Domestic	37.0%	35.0%	2.0%	0.95
Window 50	Domestic	33.9%	31.3%	2.6%	0.92

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 51	Domestic	34.2%	30.9%	3.3%	0.9
<u>Second Floor</u>					
Window 52	Domestic	82.4%	81.6%	0.8%	0.99
<u>7 Morland Place</u>					
<u>Ground Floor</u>					
Window 53	Domestic	34.3%	31.1%	3.2%	0.91
Window 54	Hallway	33.1%	29.1%	4.0%	0.88
Window 55	Domestic	32.3%	26.9%	5.4%	0.83
<u>First Floor</u>					
Window 56	Domestic	37.0%	34.4%	2.6%	0.93
Window 57	Domestic	35.6%	32.3%	3.3%	0.91
Window 58	Domestic	34.5%	30.3%	4.2%	0.88
Window 59	Domestic	34.7%	29.5%	5.2%	0.85
<u>Second Floor</u>					
Window 60	Domestic	82.8%	81.4%	1.4%	0.98
<u>53 to 83 Turner Avenue</u>					
<u>Ground Floor</u>					
Window 61	Reception Room	9.7%	8.4%	1.3%	0.87
Window 62	Reception Room	29.5%	27.7%	1.8%	0.94
Window 63	Bedroom	33.1%	27.1%	6.0%	0.82
Window 64	Bedroom	32.3%	25.7%	6.6%	0.8
Window 65	Kitchen	25.5%	14.7%	10.8%	0.58
Window 66	Hallway	8.4%	6.0%	2.4%	0.71
Window 67	Hallway	8.2%	5.1%	3.1%	0.62
Window 68	Hallway	6.2%	3.1%	3.1%	0.5
Window 69	Bathroom/WC	6.5%	1.7%	4.8%	0.26
Window 70	Hallway	4.8%	2.7%	2.1%	0.56
Window 71	Hallway	0.4%	0.1%	0.3%	0.25
Window 72	Hallway	7.5%	5.6%	1.9%	0.75
<u>First Floor</u>					
Window 73	Domestic	11.8%	10.7%	1.1%	0.91
Window 74	Domestic	32.0%	30.6%	1.4%	0.96
Window 75	Domestic	37.2%	30.5%	6.7%	0.82
Window 76	Domestic	36.6%	28.9%	7.7%	0.79
Window 77	Domestic	28.9%	18.1%	10.8%	0.63

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 78	Hallway	9.0%	6.2%	2.8%	0.69
Window 79	Hallway	7.0%	4.3%	2.7%	0.61
Window 80	Domestic	7.9%	2.7%	5.2%	0.34
<u>Second Floor</u>					
Window 81	Domestic	13.6%	12.8%	0.8%	0.94
Window 82	Domestic	34.4%	33.4%	1.0%	0.97
Window 83	Domestic	39.5%	34.2%	5.3%	0.87
Window 84	Domestic	39.4%	32.4%	7.0%	0.82
Window 85	Domestic	33.3%	23.5%	9.8%	0.71
Window 86	Hallway	10.0%	7.8%	2.2%	0.78
Window 87	Hallway	7.6%	5.5%	2.1%	0.72
Window 88	Domestic	8.5%	3.6%	4.9%	0.42
<u>Third Floor</u>					
Window 89	Domestic	16.5%	16.4%	0.1%	0.99
Window 90	Domestic	37.7%	37.6%	0.1%	1.0
Window 91	Domestic	39.6%	37.3%	2.3%	0.94
Window 92	Domestic	39.6%	35.8%	3.8%	0.9
Window 93	Domestic	38.0%	31.5%	6.5%	0.83
Window 94	Hallway	13.3%	11.9%	1.4%	0.89
Window 95	Hallway	10.4%	9.1%	1.3%	0.88
Window 96	Domestic	8.8%	5.4%	3.4%	0.61
<u>25 to 51 Turner Avenue</u>					
<u>Ground Floor</u>					
Window 97	Domestic	9.9%	6.5%	3.4%	0.66
Window 98	Domestic	26.5%	22.3%	4.2%	0.84
Window 99	Domestic	31.6%	25.5%	6.1%	0.81
Window 100	Domestic	32.0%	22.4%	9.6%	0.7
Window 101	Domestic	32.7%	23.5%	9.2%	0.72
Window 102	Domestic	29.8%	20.1%	9.7%	0.67
Window 103	Domestic	28.3%	19.4%	8.9%	0.69
Window 104	Domestic	25.0%	17.3%	7.7%	0.69
Window 105	Domestic	18.7%	12.1%	6.6%	0.65
Window 106	Domestic	24.1%	15.8%	8.3%	0.66
Window 107	Domestic	10.2%	6.9%	3.3%	0.68
<u>First Floor</u>					
Window 108	Domestic	12.6%	9.5%	3.1%	0.75
Window 109	Domestic	29.5%	25.7%	3.8%	0.87

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 110	Domestic	34.4%	28.7%	5.7%	0.83
Window 111	Domestic	36.2%	25.5%	10.7%	0.7
Window 112	Domestic	36.4%	26.7%	9.7%	0.73
Window 113	Domestic	32.4%	23.3%	9.1%	0.72
Window 114	Domestic	30.8%	22.6%	8.2%	0.73
Window 115	Domestic	27.3%	20.3%	7.0%	0.74
Window 116	Domestic	19.9%	13.9%	6.0%	0.7
Window 117	Domestic	27.1%	19.4%	7.7%	0.72
Window 118	Domestic	28.3%	24.2%	4.1%	0.86
<u>Second Floor</u>					
Window 119	Domestic	14.5%	12.1%	2.4%	0.83
Window 120	Domestic	31.8%	28.7%	3.1%	0.9
Window 121	Domestic	36.6%	31.9%	4.7%	0.87
Window 122	Domestic	39.1%	29.1%	10.0%	0.74
Window 123	Domestic	39.1%	30.2%	8.9%	0.77
Window 124	Domestic	35.0%	27.3%	7.7%	0.78
Window 125	Domestic	33.5%	26.7%	6.8%	0.8
Window 126	Domestic	30.0%	24.2%	5.8%	0.81
Window 127	Domestic	21.1%	16.3%	4.8%	0.77
Window 128	Domestic	30.8%	24.4%	6.4%	0.79
Window 129	Domestic	18.0%	14.9%	3.1%	0.83
<u>Third Floor</u>					
Window 130	Domestic	13.2%	11.8%	1.4%	0.89
Window 131	Domestic	32.2%	30.4%	1.8%	0.94
Window 132	Domestic	34.5%	31.8%	2.7%	0.92
Window 133	Domestic	32.8%	26.8%	6.0%	0.82
Window 134	Domestic	32.7%	27.5%	5.2%	0.84
Window 135	Domestic	31.3%	26.7%	4.6%	0.85
Window 136	Domestic	30.8%	26.7%	4.1%	0.87
Window 137	Domestic	28.8%	25.4%	3.4%	0.88
Window 138	Domestic	23.7%	20.9%	2.8%	0.88
Window 139	Domestic	36.5%	32.8%	3.7%	0.9
Window 140	Domestic	38.6%	36.6%	2.0%	0.95
<u>1 to 23 Turner Avenue</u>					
<u>Ground Floor</u>					
Window 141	Domestic	0.0%	0.0%	0.0%	1.0
Window 142	Domestic	0.2%	0.0%	0.2%	0.0
Window 143	Domestic	31.0%	22.4%	8.6%	0.72

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 144	Domestic	33.2%	25.2%	8.0%	0.76
Window 145	Domestic	33.8%	25.3%	8.5%	0.75
Window 146	Domestic	30.2%	19.2%	11.0%	0.64
Window 147	Domestic	28.7%	18.5%	10.2%	0.64
Window 148	Domestic	25.5%	16.4%	9.1%	0.64
Window 149	Domestic	20.1%	13.2%	6.9%	0.66
Window 150	Domestic	25.2%	17.1%	8.1%	0.68
Window 151	Domestic	1.6%	0.8%	0.8%	0.5
Window 152	Domestic	28.4%	26.6%	1.8%	0.94
Window 153	Domestic	17.5%	14.8%	2.7%	0.85
<u>First Floor</u>					
Window 154	Reception Room	10.0%	6.0%	4.0%	0.6
Window 155	Reception Room	29.1%	23.3%	5.8%	0.8
Window 156	Unknown	34.5%	26.3%	8.2%	0.76
Window 157	Bedroom	36.7%	28.3%	8.4%	0.77
Window 158	Bedroom	37.0%	28.4%	8.6%	0.77
Window 159	Bathroom/WC	33.5%	23.4%	10.1%	0.7
Window 160	Bathroom/WC	31.9%	22.7%	9.2%	0.71
Window 161	Kitchen	28.3%	20.1%	8.2%	0.71
Window 162	Bedroom	22.0%	15.8%	6.2%	0.72
Window 163	Bedroom	30.0%	21.7%	8.3%	0.72
Window 164	Reception	32.8%	26.8%	6.0%	0.82
Window 165	Bedroom	32.1%	28.1%	4.0%	0.88
Window 166	Bedroom	31.9%	29.2%	2.7%	0.92
<u>Second Floor</u>					
Window 167	Domestic	11.8%	8.1%	3.7%	0.69
Window 168	Domestic	31.4%	26.7%	4.7%	0.85
Window 169	Domestic	36.7%	29.8%	6.9%	0.81
Window 170	Domestic	39.0%	31.5%	7.5%	0.81
Window 171	Domestic	39.0%	31.7%	7.3%	0.81
Window 172	Domestic	35.8%	28.2%	7.6%	0.79
Window 173	Domestic	34.3%	27.4%	6.9%	0.8
Window 174	Domestic	30.5%	24.6%	5.9%	0.81
Window 175	Domestic	24.1%	19.3%	4.8%	0.8
Window 176	Domestic	33.0%	26.7%	6.3%	0.81
Window 177	Domestic	18.5%	15.3%	3.2%	0.83
Window 178	Domestic	32.1%	29.7%	2.4%	0.93
Window 179	Domestic	22.2%	20.8%	1.4%	0.94

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Third Floor</u>					
Window 180	Domestic	12.9%	10.8%	2.1%	0.84
Window 181	Domestic	31.2%	28.5%	2.7%	0.91
Window 182	Domestic	34.2%	30.2%	4.0%	0.88
Window 183	Domestic	32.2%	28.0%	4.2%	0.87
Window 184	Domestic	32.2%	28.1%	4.1%	0.87
Window 185	Domestic	31.4%	27.6%	3.8%	0.88
Window 186	Domestic	30.7%	27.3%	3.4%	0.89
Window 187	Domestic	28.4%	25.5%	2.9%	0.9
Window 188	Domestic	30.5%	27.8%	2.7%	0.91
Window 189	Domestic	37.4%	33.9%	3.5%	0.91
Window 190	Domestic	39.6%	38.0%	1.6%	0.96
Window 191	Domestic	39.6%	38.5%	1.1%	0.97
Window 192	Domestic	39.6%	38.8%	0.8%	0.98
<u>1 Elmar Road</u>					
<u>Ground Floor</u>					
Window 193	Domestic	26.0%	19.9%	6.1%	0.77
Window 194	Domestic	28.5%	23.8%	4.7%	0.84
Window 195	Domestic	20.2%	17.2%	3.0%	0.85
<u>First Floor</u>					
Window 196	Domestic	31.9%	25.0%	6.9%	0.78
Window 197	Domestic	38.2%	33.3%	4.9%	0.87
<u>3 Elmar Road</u>					
<u>Ground Floor</u>					
Window 198	Domestic	31.4%	31.4%	0.0%	1.0
<u>First Floor</u>					
Window 199	Domestic	38.3%	34.6%	3.7%	0.9
<u>126 Seaford Road</u>					
<u>Ground Floor</u>					
Window 200	Domestic	33.8%	31.3%	2.5%	0.93
<u>First Floor</u>					
Window 201	Domestic	37.5%	35.1%	2.4%	0.94
<u>124 Seaford Road</u>					
<u>Ground Floor</u>					
Window 202	Bathroom/WC	34.0%	30.5%	3.5%	0.9

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 203	Lounge/Kitchen	0.3%	0.0%	0.3%	0.0
Window 204	Lounge/Kitchen	0.1%	0.0%	0.1%	0.0
Window 205	Lounge/Kitchen	0.4%	0.3%	0.1%	0.75
Window 206	Lounge/Kitchen	27.7%	27.7%	0.0%	1.0
Window 207	Lounge/Kitchen	35.1%	35.1%	0.0%	1.0
Window 208	Lounge/Kitchen	25.1%	25.1%	0.0%	1.0
<u>First Floor</u>					
Window 209	Domestic	37.5%	34.7%	2.8%	0.93
Window 210	Domestic	20.7%	19.1%	1.6%	0.92
<u>Second Floor</u>					
Window 211	Domestic	38.5%	36.5%	2.0%	0.95
Window 212	Domestic	29.2%	27.4%	1.8%	0.94
Window 213	Domestic	99.9%	99.7%	0.2%	1.0
<u>122 Seaford Road</u>					
<u>Ground Floor</u>					
Window 214	Domestic	34.2%	28.9%	5.3%	0.85
<u>First Floor</u>					
Window 215	Domestic	19.8%	19.5%	0.3%	0.98
Window 216	Domestic	37.2%	33.7%	3.5%	0.91
<u>120 Seaford Road</u>					
<u>Ground Floor</u>					
Window 217	Domestic	34.2%	27.7%	6.5%	0.81
Window 218	Domestic	12.4%	11.4%	1.0%	0.92
Window 219	Domestic	13.8%	10.8%	3.0%	0.78
Window 220	Domestic	15.2%	11.7%	3.5%	0.77
<u>First Floor</u>					
Window 221	Domestic	37.3%	33.0%	4.3%	0.88
Window 222	Domestic	16.7%	16.0%	0.7%	0.96
Window 223	Domestic	23.9%	21.1%	2.8%	0.88
<u>Second Floor</u>					
Window 224	Domestic	37.6%	34.9%	2.7%	0.93
Window 225	Domestic	76.1%	75.5%	0.6%	0.99

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>118 Seaford Road</u>					
<u>Ground Floor</u>					
Window 226	Domestic	15.0%	12.4%	2.6%	0.83
Window 227	Domestic	28.2%	23.5%	4.7%	0.83
<u>First Floor</u>					
Window 228	Domestic	27.2%	25.0%	2.2%	0.92
Window 229	Domestic	37.0%	31.7%	5.3%	0.86
<u>Second Floor</u>					
Window 230	Domestic	86.1%	85.5%	0.6%	0.99
<u>116 Seaford Road</u>					
<u>Ground Floor</u>					
Window 231 (Secondary)	Domestic	32.8%	25.8%	7.0%	0.79
Window 232	Domestic	69.5%	67.4%	2.1%	0.97
Window 233	Domestic	65.7%	63.6%	2.1%	0.97
Window 234	Domestic	32.6%	30.8%	1.8%	0.94
Window 235	Domestic	18.9%	18.0%	0.9%	0.95
Window 236	Domestic	26.2%	26.2%	0.0%	1.0
Window 237	Domestic	34.1%	34.1%	0.0%	1.0
Window 238	Domestic	25.6%	25.6%	0.0%	1.0
<u>First Floor</u>					
Window 239	Domestic	36.9%	31.6%	5.3%	0.86
Window 240	Domestic	13.5%	11.8%	1.7%	0.87
<u>Second Floor</u>					
Window 241	Domestic	38.2%	34.2%	4.0%	0.9
Window 242	Domestic	99.9%	99.5%	0.4%	1.0
Window 243	Domestic	21.9%	20.6%	1.3%	0.94
Window 244	Domestic	99.9%	99.6%	0.3%	1.0
<u>114 Seaford Road</u>					
<u>Ground Floor</u>					
Window 245	Living/Dining	33.5%	26.9%	6.6%	0.8
Window 246	Living/Dining	68.2%	66.2%	2.0%	0.97
Window 247	Living/Dining	65.6%	63.8%	1.8%	0.97

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 248	Living/Dining	32.6%	31.2%	1.4%	0.96
Window 249	Living/Dining	18.9%	17.7%	1.2%	0.94
Window 250	Living/Dining	26.2%	26.2%	0.0%	1.0
Window 251	Living/Dining	34.0%	34.0%	0.0%	1.0
Window 252	Living/Dining	27.3%	27.3%	0.0%	1.0
<u>First Floor</u>					
Window 253	Bedroom	14.1%	11.0%	3.1%	0.78
Window 254	Bathroom/WC	36.7%	31.5%	5.2%	0.86
<u>Second Floor</u>					
Window 255	Domestic	23.6%	21.2%	2.4%	0.9
Window 256	Domestic	99.8%	99.5%	0.3%	1.0
Window 257	Domestic	38.2%	34.2%	4.0%	0.9
Window 258	Domestic	99.9%	99.5%	0.4%	1.0
<u>112 Seaford Road</u>					
<u>Ground Floor</u>					
Window 259	Kitchen	33.7%	27.4%	6.3%	0.81
Window 260	Kitchen	69.1%	67.3%	1.8%	0.97
Window 261	Kitchen	74.3%	72.6%	1.7%	0.98
Window 262	Kitchen	52.2%	50.6%	1.6%	0.97
Window 263	Kitchen	34.6%	33.8%	0.8%	0.98
<u>First Floor</u>					
Window 264	Bathroom/WC	36.6%	31.5%	5.1%	0.86
Window 265	Bedroom	24.5%	23.4%	1.1%	0.96
<u>110 Seaford Road</u>					
<u>Ground Floor</u>					
Window 266	Domestic	28.6%	26.1%	2.5%	0.91
Window 267	Domestic	29.1%	29.1%	0.0%	1.0
Window 268	Dining Room	16.0%	13.9%	2.1%	0.87
Window 269	Dining Room	8.9%	8.8%	0.1%	0.99
Window 270	Kitchen	14.4%	13.2%	1.2%	0.92
Window 271	Bathroom/WC	34.1%	28.9%	5.2%	0.85

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 272	Bedroom	26.7%	24.6%	2.1%	0.92
Window 273	Bedroom	36.7%	32.2%	4.5%	0.88
<u>Second Floor</u>					
Window 274	Domestic	37.6%	34.2%	3.4%	0.91
<u>108 Seaford Road</u>					
<u>Ground Floor</u>					
Window 275	Domestic	32.5%	28.8%	3.7%	0.89
Window 276	Domestic	11.9%	11.6%	0.3%	0.97
<u>First Floor</u>					
Window 277	Domestic	36.8%	32.5%	4.3%	0.88
Window 278	Domestic	26.0%	24.5%	1.5%	0.94
<u>106 Seaford Road</u>					
<u>Ground Floor</u>					
Window 279	Domestic	24.3%	23.4%	0.9%	0.96
Window 280	Domestic	32.8%	28.4%	4.4%	0.87
<u>First Floor</u>					
Window 281	Domestic	24.1%	23.0%	1.1%	0.95
Window 282	Domestic	36.7%	32.5%	4.2%	0.89
<u>104 Seaford Road</u>					
<u>Ground Floor</u>					
Window 283	Domestic	31.9%	27.4%	4.5%	0.86
Window 284	Domestic	14.4%	12.7%	1.7%	0.88
Window 285	Domestic	14.3%	13.3%	1.0%	0.93
<u>First Floor</u>					
Window 286	Domestic	36.7%	32.3%	4.4%	0.88
Window 287	Domestic	24.9%	22.6%	2.3%	0.91
<u>102 Seaford Road</u>					
<u>Ground Floor</u>					
Window 288	Living/Kitchen	28.1%	23.7%	4.4%	0.84
Window 289	Living/Kitchen	46.7%	45.7%	1.0%	0.98
Window 290	Bathroom/WC	34.0%	28.2%	5.8%	0.83

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 291	Unknown	24.3%	22.9%	1.4%	0.94
Window 292	Unknown	36.8%	32.2%	4.6%	0.88
<u>100 Seaford Road</u>					
<u>Ground Floor</u>					
Window 293	Domestic	28.9%	24.9%	4.0%	0.86
Window 294	Domestic	26.0%	22.2%	3.8%	0.85
Window 295	Domestic	22.2%	18.8%	3.4%	0.85
Window 296	Domestic	38.0%	37.1%	0.9%	0.98
<u>First Floor</u>					
Window 297	Domestic	36.8%	32.2%	4.6%	0.88
Window 298	Domestic	23.1%	21.1%	2.0%	0.91
<u>98 Seaford Road</u>					
<u>Ground Floor</u>					
Window 299	Domestic	12.1%	6.5%	5.6%	0.54
Window 300	Domestic	57.3%	56.2%	1.1%	0.98
Window 301	Domestic	33.0%	32.3%	0.7%	0.98
<u>First Floor</u>					
Window 302	Domestic	23.3%	21.1%	2.2%	0.91
Window 303	Domestic	36.6%	32.0%	4.6%	0.87
<u>96 Seaford Road</u>					
<u>Ground Floor</u>					
Window 304	Domestic	32.5%	27.4%	5.1%	0.84
Window 305	Domestic	20.5%	18.1%	2.4%	0.88
Window 306	Domestic	22.0%	18.7%	3.3%	0.85
<u>First Floor</u>					
Window 307	Domestic	36.5%	32.0%	4.5%	0.88
Window 308	Domestic	25.4%	24.0%	1.4%	0.94
Window 309	Domestic	86.3%	85.7%	0.6%	0.99
<u>94 Seaford Road</u>					
<u>Ground Floor</u>					
Window 310	Domestic	22.7%	20.5%	2.2%	0.9

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 311	Domestic	21.4%	19.1%	2.3%	0.89
Window 312	Domestic	25.3%	22.1%	3.2%	0.87
<u>First Floor</u>					
Window 313	Domestic	25.6%	23.5%	2.1%	0.92
Window 314	Domestic	36.5%	32.3%	4.2%	0.88
<u>92 Seaford Road</u>					
<u>Ground Floor</u>					
Window 315	Domestic	90.2%	88.8%	1.4%	0.98
Window 316	Domestic	67.4%	66.2%	1.2%	0.98
Window 317	Domestic	47.5%	46.8%	0.7%	0.99
<u>First Floor</u>					
Window 318	Domestic	36.5%	32.4%	4.1%	0.89
Window 319	Domestic	26.0%	24.6%	1.4%	0.95
<u>90 Seaford Road</u>					
<u>Ground Floor</u>					
Window 320	Domestic	13.7%	13.2%	0.5%	0.96
Window 321	Domestic	14.3%	14.3%	0.0%	1.0
Window 322	Domestic	13.3%	13.1%	0.2%	0.98
Window 323	Domestic	26.5%	23.5%	3.0%	0.89
<u>First Floor</u>					
Window 324	Domestic	26.9%	25.3%	1.6%	0.94
Window 325	Domestic	36.6%	32.4%	4.2%	0.89
<u>88 Seaford Road</u>					
<u>Ground Floor</u>					
Window 326	Domestic	34.4%	29.2%	5.2%	0.85
Window 327	Domestic	17.2%	16.1%	1.1%	0.94
Window 328	Domestic	12.7%	11.8%	0.9%	0.93
Window 329	Domestic	16.8%	14.8%	2.0%	0.88
<u>First Floor</u>					
Window 330	Domestic	36.6%	32.3%	4.3%	0.88
Window 331	Domestic	25.1%	22.9%	2.2%	0.91

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>86 Seaford Road</u>					
<u>Ground Floor</u>					
Window 332	Sitting/Dining	16.5%	15.4%	1.1%	0.93
Window 333	Sitting/Dining	17.8%	16.3%	1.5%	0.92
Window 334	Kitchen	15.1%	14.5%	0.6%	0.96
Window 335	Kitchen	33.5%	27.8%	5.7%	0.83
<u>First Floor</u>					
Window 336	Bedroom	22.8%	20.9%	1.9%	0.92
Window 337	Bathroom/WC	36.5%	32.0%	4.5%	0.88
<u>Second Floor</u>					
Window 338	Hallway	37.9%	34.7%	3.2%	0.92
Window 339	Bathroom/WC	37.9%	34.7%	3.2%	0.92
<u>84 Seaford Road</u>					
<u>Ground Floor</u>					
Window 340	Domestic	31.4%	25.9%	5.5%	0.82
Window 341	Domestic	33.4%	26.6%	6.8%	0.8
<u>First Floor</u>					
Window 342	Domestic	36.7%	32.0%	4.7%	0.87
Window 343	Domestic	26.1%	23.6%	2.5%	0.9
<u>82 Seaford Road</u>					
<u>Ground Floor</u>					
Window 344	Domestic	18.0%	15.3%	2.7%	0.85
Window 345	Domestic	19.9%	19.4%	0.5%	0.97
<u>First Floor</u>					
Window 346	Domestic	26.3%	23.8%	2.5%	0.9
Window 347	Domestic	36.7%	32.0%	4.7%	0.87
<u>80 Seaford Road</u>					
<u>Ground Floor</u>					
Window 348	Dining/Kitchen	30.0%	24.4%	5.6%	0.81
Window 349	Dining/Kitchen	24.9%	24.3%	0.6%	0.98
Window 350	Utility Room	23.5%	20.9%	2.6%	0.89

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 351	Utility Room	55.7%	54.4%	1.3%	0.98
<u>First Floor</u>					
Window 352	Bathroom/WC	36.7%	32.1%	4.6%	0.87
Window 353	Bedroom	26.4%	24.6%	1.8%	0.93
<u>78 Seaford Road</u>					
<u>Ground Floor</u>					
Window 354	Utility	24.2%	21.3%	2.9%	0.88
Window 355	Utility	25.8%	22.1%	3.7%	0.86
Window 356	Utility	20.2%	16.2%	4.0%	0.8
Window 357	Utility	56.1%	54.8%	1.3%	0.98
Window 358	Bathroom/WC	32.4%	27.5%	4.9%	0.85
<u>First Floor</u>					
Window 359	Bedroom	25.7%	23.0%	2.7%	0.89
Window 360	Bedroom	36.8%	32.5%	4.3%	0.88
<u>76 Seaford Road</u>					
<u>Ground Floor</u>					
Window 361	Domestic	35.0%	29.8%	5.2%	0.85
Window 362	Domestic	35.0%	30.1%	4.9%	0.86
Window 363	Domestic	11.5%	11.5%	0.0%	1.0
<u>First Floor</u>					
Window 364	Domestic	36.8%	32.8%	4.0%	0.89
Window 365	Domestic	24.8%	24.0%	0.8%	0.97
<u>74 Seaford Road</u>					
<u>Ground Floor</u>					
Window 366	Kitchen	34.5%	30.1%	4.4%	0.87
Window 367	Kitchen	38.7%	38.0%	0.7%	0.98
Window 368	Kitchen	58.9%	57.8%	1.1%	0.98
Window 369	Kitchen	81.7%	80.5%	1.2%	0.99
Window 370	Kitchen	89.2%	87.8%	1.4%	0.98
Window 371	Kitchen	88.2%	86.9%	1.3%	0.99
Window 372	Kitchen	72.8%	71.7%	1.1%	0.98

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 373	Bedroom	24.1%	22.2%	1.9%	0.92
Window 374	Bedroom	36.9%	33.3%	3.6%	0.9
<u>Second Floor</u>					
Window 375	Study	89.5%	88.8%	0.7%	0.99
Window 376	Study	91.0%	91.0%	0.0%	1.0
<u>72 Seaford Road</u>					
<u>Ground Floor</u>					
Window 377	Domestic	17.0%	16.2%	0.8%	0.95
Window 378	Domestic	16.0%	15.5%	0.5%	0.97
<u>First Floor</u>					
Window 379	Domestic	36.5%	32.9%	3.6%	0.9
Window 380	Domestic	30.3%	29.2%	1.1%	0.96
<u>70 Seaford Road</u>					
<u>Ground Floor</u>					
Window 381	Domestic	15.1%	14.8%	0.3%	0.98
Window 382	Domestic	14.8%	14.0%	0.8%	0.95
Window 383	Domestic	32.1%	27.8%	4.3%	0.87
<u>First Floor</u>					
Window 384	Domestic	29.7%	28.3%	1.4%	0.95
Window 385	Domestic	36.6%	33.1%	3.5%	0.9
<u>68 Seaford Road</u>					
<u>Ground Floor</u>					
Window 386	Domestic	23.5%	18.4%	5.1%	0.78
Window 387	Domestic	25.2%	19.9%	5.3%	0.79
Window 388	Domestic	27.2%	22.7%	4.5%	0.83
Window 389	Domestic	94.5%	93.2%	1.3%	0.99
Window 390	Domestic	83.8%	82.8%	1.0%	0.99
Window 391	Domestic	65.1%	64.4%	0.7%	0.99
Window 392	Domestic	46.3%	45.9%	0.4%	0.99
<u>First Floor</u>					
Window 393	Domestic	36.7%	33.0%	3.7%	0.9

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 394	Domestic	31.2%	29.3%	1.9%	0.94
<u>66 Seaford Road</u>					
<u>Ground Floor</u>					
Window 395	Domestic	9.8%	9.4%	0.4%	0.96
Window 396	Domestic	9.1%	9.1%	0.0%	1.0
Window 397	Domestic	9.2%	9.1%	0.1%	0.99
Window 398	Domestic	32.5%	27.2%	5.3%	0.84
Window 399	Domestic	32.0%	26.8%	5.2%	0.84
<u>First Floor</u>					
Window 400	Domestic	29.3%	27.5%	1.8%	0.94
Window 401	Domestic	36.6%	32.5%	4.1%	0.89
<u>64 Seaford Road</u>					
<u>Ground Floor</u>					
Window 402	Domestic	31.2%	27.2%	4.0%	0.87
Window 403	Domestic	29.2%	26.2%	3.0%	0.9
<u>First Floor</u>					
Window 404	Domestic	36.5%	32.5%	4.0%	0.89
Window 405	Domestic	30.4%	28.3%	2.1%	0.93
<u>62 Seaford Road</u>					
<u>Ground Floor</u>					
Window 406	Domestic	32.8%	29.5%	3.3%	0.9
Window 407	Domestic	61.5%	60.5%	1.0%	0.98
Window 408	Domestic	26.1%	24.8%	1.3%	0.95
Window 409	Domestic	33.3%	28.3%	5.0%	0.85
Window 410	Domestic	77.9%	76.7%	1.2%	0.98
Window 411	Domestic	46.3%	45.6%	0.7%	0.98
<u>First Floor</u>					
Window 412	Domestic	34.0%	31.7%	2.3%	0.93
Window 413	Domestic	36.3%	32.6%	3.7%	0.9
<u>60 Seaford Road</u>					
<u>Ground Floor</u>					
Window 414	Domestic	50.0%	49.2%	0.8%	0.98

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 415	Domestic	32.5%	27.5%	5.0%	0.85
Window 416	Domestic	32.4%	27.3%	5.1%	0.84
Window 417	Domestic	32.4%	27.3%	5.1%	0.84
Window 418	Domestic	60.0%	59.1%	0.9%	0.99
Window 419	Domestic	72.2%	71.2%	1.0%	0.99
Window 420	Domestic	53.2%	52.0%	1.2%	0.98
Window 421	Domestic	34.5%	33.9%	0.6%	0.98
Window 422	Domestic	27.8%	27.8%	0.0%	1.0
Window 423	Domestic	41.7%	41.0%	0.7%	0.98
<u>First Floor</u>					
Window 424	Bathroom/WC	36.3%	32.6%	3.7%	0.9
Window 425	Bedroom	22.5%	20.5%	2.0%	0.91
<u>Second Floor</u>					
Window 426	Bedroom	38.3%	35.8%	2.5%	0.93
Window 427	Bedroom	38.4%	35.9%	2.5%	0.93
Window 428	Bedroom	99.7%	99.5%	0.2%	1.0
<u>58 Seaford Road</u>					
<u>Ground Floor</u>					
Window 429	Living/Kitchen	13.5%	12.9%	0.6%	0.96
Window 430	Living/Kitchen	5.8%	5.8%	0.0%	1.0
Window 431	Living/Kitchen	8.8%	8.6%	0.2%	0.98
Window 432	Living/Kitchen	72.4%	71.4%	1.0%	0.99
Window 433	Bathroom/WC	32.6%	27.4%	5.2%	0.84
<u>First Floor</u>					
Window 434	Bedroom	29.8%	27.8%	2.0%	0.93
Window 435	Unknown	36.2%	32.4%	3.8%	0.9
<u>56 Seaford Road</u>					
<u>Ground Floor</u>					
Window 436	Unknown	27.5%	23.6%	3.9%	0.86
Window 437	Unknown	24.9%	24.0%	0.9%	0.96
Window 438	Unknown	17.4%	16.7%	0.7%	0.96
Window 439	Unknown	78.6%	77.5%	1.1%	0.99

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 440	Unknown	16.8%	15.6%	1.2%	0.93
<u>First Floor</u>					
Window 441	Domestic	36.2%	32.5%	3.7%	0.9
Window 442	Domestic	79.4%	78.9%	0.5%	0.99
Window 443	Domestic	31.6%	29.3%	2.3%	0.93
<u>Second Floor</u>					
Window 444	Domestic	89.1%	88.5%	0.6%	0.99
<u>54 Seaford Road</u>					
<u>Ground Floor</u>					
Window 445	Domestic	27.2%	24.8%	2.4%	0.91
Window 446	Domestic	50.3%	49.4%	0.9%	0.98
Window 447	Domestic	24.9%	23.7%	1.2%	0.95
Window 448	Domestic	27.8%	26.2%	1.6%	0.94
Window 449	Domestic	32.0%	26.9%	5.1%	0.84
<u>First Floor</u>					
Window 450	Domestic	31.4%	29.2%	2.2%	0.93
Window 451	Domestic	36.3%	32.7%	3.6%	0.9
<u>52 Seaford Road</u>					
<u>Ground Floor</u>					
Window 452	Bathroom/WC	27.9%	25.2%	2.7%	0.9
Window 453	Kitchen	32.7%	29.1%	3.6%	0.89
<u>First Floor</u>					
Window 454	Bathroom/WC	36.5%	33.0%	3.5%	0.9
Window 455	Bedroom	28.8%	26.8%	2.0%	0.93
<u>Second Floor</u>					
Window 456	Bedroom	88.4%	87.9%	0.5%	0.99
Window 457	Bedroom	82.5%	82.5%	0.0%	1.0
<u>50 Seaford Road</u>					
<u>Ground Floor</u>					
Window 458	Living/Dining/Kitchen	15.3%	14.5%	0.8%	0.95

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 459	Living/Dining/Kitchen	26.3%	26.3%	0.0%	1.0
Window 460	Living/Dining/Kitchen	33.1%	33.1%	0.0%	1.0
Window 461	Living/Dining/Kitchen	27.3%	27.3%	0.0%	1.0
Window 462	Living/Dining/Kitchen	16.1%	15.5%	0.6%	0.96
Window 463	Living/Dining/Kitchen	26.3%	22.9%	3.4%	0.87
<u>First Floor</u>					
Window 464	Bedroom	20.6%	18.9%	1.7%	0.92
Window 465	Bathroom/WC	36.7%	33.2%	3.5%	0.9
<u>Second Floor</u>					
Window 466	Domestic	38.5%	36.0%	2.5%	0.94
<u>48 Seaford Road</u>					
<u>Ground Floor</u>					
Window 467	Domestic	32.0%	27.4%	4.6%	0.86
Window 468	Domestic	26.0%	21.0%	5.0%	0.81
Window 469	Domestic	25.8%	25.5%	0.3%	0.99
Window 470	Domestic	29.5%	29.1%	0.4%	0.99
Window 471	Domestic	85.8%	84.3%	1.5%	0.98
<u>First Floor</u>					
Window 472	Domestic	36.8%	33.4%	3.4%	0.91
Window 473	Domestic	32.7%	30.8%	1.9%	0.94
<u>Second Floor</u>					
Window 474	Domestic	33.7%	32.2%	1.5%	0.96
Window 475	Domestic	37.7%	35.9%	1.8%	0.95
<u>46 Seaford Road</u>					
<u>Ground Floor</u>					
Window 476	Domestic	19.0%	16.5%	2.5%	0.87
<u>First Floor</u>					
Window 477	Domestic	32.0%	29.7%	2.3%	0.93
Window 478	Domestic	37.1%	34.2%	2.9%	0.92

Appendix 2 - Vertical Sky Component

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>44 Seaford Road</u>					
<u>Ground Floor</u>					
Window 479	Domestic	33.9%	31.1%	2.8%	0.92
Window 480	Domestic	19.4%	18.7%	0.7%	0.96
<u>First Floor</u>					
Window 481	Domestic	37.2%	34.7%	2.5%	0.93
Window 482	Domestic	32.9%	32.0%	0.9%	0.97
<u>42 Seaford Road</u>					
<u>Ground Floor</u>					
Window 483	Domestic	19.2%	17.3%	1.9%	0.9
Window 484	Domestic	26.3%	23.9%	2.4%	0.91
<u>First Floor</u>					
Window 485	Domestic	32.8%	31.3%	1.5%	0.95
Window 486	Domestic	37.2%	35.3%	1.9%	0.95

Appendix 2 - Daylight Distribution

Brunel Walk, London N15 5HQ

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>53 to 83 Turner Avenue</u>					
<u>Ground Floor</u>					
Windows 61 & 62	Reception Room	99%	99%	0.0%	1.0
Window 63	Bedroom	98%	95%	3.0%	0.97
Window 64	Bedroom	95%	86%	9.0%	0.91
Window 65	Kitchen	97%	79%	18.0%	0.81
Windows 66 to 68	Hallway	36%	28%	8.0%	0.78
Window 69	Bathroom/WC	77%	35%	42.0%	0.45
Windows 70 to 72	Hallway	86%	84%	2.0%	0.98
<u>1 to 23 Turner Avenue</u>					
<u>First Floor</u>					
Windows 154 & 155	Reception Room	99%	99%	0.0%	1.0
Window 156	Unknown	99%	94%	5.0%	0.95
Window 157	Bedroom	97%	86%	11.0%	0.89
Window 158	Bedroom	97%	94%	3.0%	0.97
Window 159	Bathroom/WC	100%	100%	0.0%	1.0
Window 160	Bathroom/WC	93%	93%	0.0%	1.0
Window 161	Kitchen	94%	67%	27.0%	0.71
Window 162	Bedroom	95%	64%	31.0%	0.67
Window 163	Bedroom	96%	71%	25.0%	0.74
Window 164	Reception	97%	90%	7.0%	0.93
Window 165	Bedroom	99%	98%	1.0%	0.99
Window 166	Bedroom	99%	98%	1.0%	0.99
<u>124 Seaford Road</u>					
<u>Ground Floor</u>					
Window 202	Bathroom/WC	74%	74%	0.0%	1.0
Windows 203 to 208	Lounge/Kitchen	71%	69%	2.0%	0.97
<u>114 Seaford Road</u>					
<u>Ground Floor</u>					
Windows 245 to 252	Living/Dining	97%	97%	0.0%	1.0
<u>First Floor</u>					
Window 253	Bedroom	77%	77%	0.0%	1.0
Window 254	Bathroom/WC	96%	88%	8.0%	0.92

Appendix 2 - Daylight Distribution

Brunel Walk, London N15 5HQ

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>112 Seaford Road</u>					
<u>Ground Floor</u>					
Windows 259 to 263	Kitchen	100%	100%	0.0%	1.0
<u>First Floor</u>					
Window 264	Bathroom/WC	96%	85%	11.0%	0.89
Window 265	Bedroom	96%	96%	0.0%	1.0
<u>110 Seaford Road</u>					
<u>Ground Floor</u>					
Windows 266 & 267	Domestic	100%	100%	0.0%	1.0
Windows 268 & 269	Dining Room	79%	64%	15.0%	0.81
Window 270	Kitchen	65%	65%	0.0%	1.0
Window 271	Bathroom/WC	95%	95%	0.0%	1.0
Window 269	Staircase	23%	23%	0.0%	1.0
<u>First Floor</u>					
Window 272	Bedroom	97%	97%	0.0%	1.0
Window 273	Bedroom	97%	97%	0.0%	1.0
<u>102 Seaford Road</u>					
<u>Ground Floor</u>					
Windows 288 & 289	Living/Kitchen	87%	84%	3.0%	0.97
Window 290	Bathroom/WC	86%	86%	0.0%	1.0
<u>First Floor</u>					
Window 291	Unknown	87%	87%	0.0%	1.0
Window 292	Unknown	96%	96%	0.0%	1.0
<u>86 Seaford Road</u>					
<u>Ground Floor</u>					
Windows 332 & 333	Sitting/Dining	69%	61%	8.0%	0.88
Windows 334 & 335	Kitchen	99%	98%	1.0%	0.99
<u>First Floor</u>					
Window 336	Bedroom	88%	86%	2.0%	0.98
Window 337	Bathroom/WC	98%	98%	0.0%	1.0

Appendix 2 - Daylight Distribution

Brunel Walk, London N15 5HQ

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 338	Hallway	97%	97%	0.0%	1.0
Window 339	Bathroom/WC	97%	96%	1.0%	0.99
<u>80 Seaford Road</u>					
<u>Ground Floor</u>					
Windows 348 & 349	Dining/Kitchen	100%	86%	14.0%	0.86
Windows 350 & 351	Utility Room	100%	100%	0.0%	1.0
<u>First Floor</u>					
Window 352	Bathroom/WC	97%	97%	0.0%	1.0
Window 353	Bedroom	89%	89%	0.0%	1.0
<u>78 Seaford Road</u>					
<u>Ground Floor</u>					
Windows 354 to 357	Utility	100%	100%	0.0%	1.0
Window 358	Bathroom/WC	93%	93%	0.0%	1.0
<u>First Floor</u>					
Window 359	Bedroom	89%	89%	0.0%	1.0
Window 360	Bedroom	97%	97%	0.0%	1.0
<u>74 Seaford Road</u>					
<u>Ground Floor</u>					
Windows 366 to 372	Kitchen	100%	100%	0.0%	1.0
<u>First Floor</u>					
Window 373	Bedroom	91%	91%	0.0%	1.0
Window 374	Bedroom	99%	98%	1.0%	0.99
<u>Second Floor</u>					
Windows 375 & 376	Study	99%	98%	1.0%	0.99
<u>60 Seaford Road</u>					
<u>Ground Floor</u>					
Window 414	Domestic	100%	100%	0.0%	1.0
Windows 415 to 417	Domestic	97%	97%	0.0%	1.0

Appendix 2 - Daylight Distribution

Brunel Walk, London N15 5HQ

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Windows 418 to 423	Domestic	100%	100%	0.0%	1.0
<u>First Floor</u>					
Window 424	Bathroom/WC	98%	98%	0.0%	1.0
Window 425	Bedroom	88%	88%	0.0%	1.0
<u>Second Floor</u>					
Windows 426 to 428	Bedroom	100%	100%	0.0%	1.0
<u>58 Seaford Road</u>					
<u>Ground Floor</u>					
Windows 429 to 432	Living/Kitchen	81%	81%	0.0%	1.0
Window 433	Bathroom/WC	87%	87%	0.0%	1.0
<u>First Floor</u>					
Window 434	Bedroom	88%	88%	0.0%	1.0
Window 435	Unknown	98%	98%	0.0%	1.0
<u>56 Seaford Road</u>					
<u>Ground Floor</u>					
Windows 436 to 439	Unknown	100%	100%	0.0%	1.0
Window 440	Unknown	80%	80%	0.0%	1.0
<u>52 Seaford Road</u>					
<u>Ground Floor</u>					
Window 452	Bathroom/WC	83%	83%	0.0%	1.0
Window 453	Kitchen	61%	49%	12.0%	0.8
<u>First Floor</u>					
Window 454	Bathroom/WC	98%	98%	0.0%	1.0
Window 455	Bedroom	88%	88%	0.0%	1.0
<u>Second Floor</u>					
Windows 456 & 457	Bedroom	100%	100%	0.0%	1.0
<u>50 Seaford Road</u>					
<u>Ground Floor</u>					
Windows 458 to 463	Living/Dining/Kitchen	95%	94%	1.0%	0.99

Appendix 2 - Daylight Distribution

Brunel Walk, London N15 5HQ

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 464	Bedroom	92%	92%	0.0%	1.0
Window 465	Bathroom/WC	98%	98%	0.0%	1.0
<u>Second Floor</u>					
Window 466	Domestic	99%	99%	0.0%	1.0

Appendix 2 - Sunlight to Windows

Brunel Walk, London N15 5HQ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>79 Kirkton Road</u>									
<u>Ground Floor</u>									
Window 1	Domestic	71%	48%	23%	0.68	22%	4%	18%	0.18
Window 4	Domestic	42%	35%	7%	0.83	12%	5%	7%	0.42
Window 5	Domestic	51%	39%	12%	0.76	16%	4%	12%	0.25
<u>First Floor</u>									
Window 9	Domestic	84%	66%	18%	0.79	28%	10%	18%	0.36
<u>81 Kirkton Road</u>									
<u>Ground Floor</u>									
Window 15	Domestic	33%	33%	0%	1.0	2%	2%	0%	1.0
Window 16	Domestic	35%	34%	1%	0.97	3%	2%	1%	0.67
<u>First Floor</u>									
Window 19	Domestic	42%	41%	1%	0.98	8%	7%	1%	0.88
<u>4 Morland Place</u>									
<u>Ground Floor</u>									
Window 29	Domestic	41%	40%	1%	0.98	9%	8%	1%	0.89
Window 30	Domestic	49%	47%	2%	0.96	13%	11%	2%	0.85
<u>First Floor</u>									
Window 32	Domestic	43%	43%	0%	1.0	10%	10%	0%	1.0
Window 33	Domestic	51%	51%	0%	1.0	15%	15%	0%	1.0
<u>5 Morland Place</u>									
<u>Ground Floor</u>									
Window 37	Domestic	49%	45%	4%	0.92	14%	10%	4%	0.71
Window 38	Domestic	49%	44%	5%	0.9	14%	9%	5%	0.64
<u>First Floor</u>									
Window 40	Domestic	51%	50%	1%	0.98	15%	14%	1%	0.93
Window 41	Domestic	48%	45%	3%	0.94	15%	12%	3%	0.8
<u>6 Morland Place</u>									
<u>Ground Floor</u>									
Window 45	Domestic	42%	39%	3%	0.93	10%	7%	3%	0.7
Window 46	Domestic	51%	44%	7%	0.86	15%	8%	7%	0.53
<u>First Floor</u>									
Window 48	Domestic	42%	40%	2%	0.95	10%	8%	2%	0.8
Window 49	Domestic	51%	47%	4%	0.92	15%	11%	4%	0.73

Appendix 2 - Sunlight to Windows

Brunel Walk, London N15 5HQ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>7 Morland Place</u>									
<u>Ground Floor</u>									
Window 53	Domestic	49%	40%	9%	0.82	14%	5%	9%	0.36
Window 54	Hallway	48%	37%	11%	0.77	13%	2%	11%	0.15
<u>First Floor</u>									
Window 56	Domestic	49%	44%	5%	0.9	14%	9%	5%	0.64
Window 57	Domestic	47%	40%	7%	0.85	14%	7%	7%	0.5
<u>53 to 83 Turner Avenue</u>									
<u>Ground Floor</u>									
Window 61	Reception Room	23%	19%	4%	0.83	14%	10%	4%	0.71
Window 62	Reception Room	47%	41%	6%	0.87	14%	8%	6%	0.57
Window 63	Bedroom	80%	62%	18%	0.78	23%	17%	6%	0.74
Window 64	Bedroom	80%	59%	21%	0.74	23%	17%	6%	0.74
Window 66	Hallway	10%	5%	5%	0.5	1%	0%	1%	0.0
Window 67	Hallway	11%	7%	4%	0.64	1%	0%	1%	0.0
Window 68	Hallway	9%	6%	3%	0.67	1%	0%	1%	0.0
Window 69	Bathroom/WC	9%	2%	7%	0.22	4%	0%	4%	0.0
Window 70	Hallway	3%	1%	2%	0.33	1%	0%	1%	0.0
Window 71	Hallway	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 72	Hallway	2%	1%	1%	0.5	1%	0%	1%	0.0
<u>First Floor</u>									
Window 73	Domestic	23%	20%	3%	0.87	13%	10%	3%	0.77
Window 74	Domestic	48%	45%	3%	0.94	14%	11%	3%	0.79
Window 75	Domestic	85%	69%	16%	0.81	28%	19%	9%	0.68
Window 76	Domestic	84%	65%	19%	0.77	27%	21%	6%	0.78
Window 78	Hallway	13%	9%	4%	0.69	2%	0%	2%	0.0
Window 79	Hallway	11%	7%	4%	0.64	2%	0%	2%	0.0
Window 80	Domestic	11%	2%	9%	0.18	6%	0%	6%	0.0
<u>Second Floor</u>									
Window 81	Domestic	24%	24%	0%	1.0	13%	13%	0%	1.0
Window 82	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 83	Domestic	87%	75%	12%	0.86	30%	22%	8%	0.73
Window 84	Domestic	87%	71%	16%	0.82	30%	22%	8%	0.73
Window 86	Hallway	14%	11%	3%	0.79	2%	0%	2%	0.0
Window 87	Hallway	12%	9%	3%	0.75	2%	0%	2%	0.0
Window 88	Domestic	12%	4%	8%	0.33	7%	0%	7%	0.0

Appendix 2 - Sunlight to Windows

Brunel Walk, London N15 5HQ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Third Floor</u>									
Window 89	Domestic	25%	25%	0%	1.0	13%	13%	0%	1.0
Window 90	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 91	Domestic	87%	83%	4%	0.95	30%	27%	3%	0.9
Window 92	Domestic	87%	78%	9%	0.9	30%	24%	6%	0.8
Window 94	Hallway	15%	13%	2%	0.87	2%	0%	2%	0.0
Window 95	Hallway	13%	11%	2%	0.85	2%	0%	2%	0.0
Window 96	Domestic	14%	8%	6%	0.57	7%	1%	6%	0.14
<u>25 to 51 Turner Avenue</u>									
<u>Ground Floor</u>									
Window 100	Domestic	81%	46%	35%	0.57	24%	12%	12%	0.5
Window 101	Domestic	81%	50%	31%	0.62	24%	15%	9%	0.63
Window 102	Domestic	43%	23%	20%	0.53	12%	5%	7%	0.42
Window 103	Domestic	44%	26%	18%	0.59	12%	5%	7%	0.42
Window 104	Domestic	44%	28%	16%	0.64	13%	5%	8%	0.38
Window 105	Domestic	41%	27%	14%	0.66	14%	5%	9%	0.36
Window 106	Domestic	50%	30%	20%	0.6	18%	5%	13%	0.28
<u>First Floor</u>									
Window 111	Domestic	86%	55%	31%	0.64	29%	13%	16%	0.45
Window 112	Domestic	86%	58%	28%	0.67	29%	16%	13%	0.55
Window 113	Domestic	47%	30%	17%	0.64	14%	6%	8%	0.43
Window 114	Domestic	47%	30%	17%	0.64	15%	6%	9%	0.4
Window 115	Domestic	47%	33%	14%	0.7	15%	6%	9%	0.4
Window 116	Domestic	43%	32%	11%	0.74	16%	6%	10%	0.38
Window 117	Domestic	54%	39%	15%	0.72	20%	7%	13%	0.35
Window 118	Domestic	36%	26%	10%	0.72	14%	4%	10%	0.29
<u>Second Floor</u>									
Window 122	Domestic	87%	70%	17%	0.8	30%	17%	13%	0.57
Window 123	Domestic	86%	65%	21%	0.76	30%	16%	14%	0.53
Window 124	Domestic	47%	35%	12%	0.74	15%	7%	8%	0.47
Window 125	Domestic	47%	36%	11%	0.77	15%	7%	8%	0.47
Window 126	Domestic	47%	38%	9%	0.81	15%	7%	8%	0.47
Window 127	Domestic	43%	36%	7%	0.84	15%	8%	7%	0.53
Window 128	Domestic	60%	50%	10%	0.83	22%	12%	10%	0.55
Window 129	Domestic	25%	20%	5%	0.8	11%	6%	5%	0.55
<u>Third Floor</u>									
Window 133	Domestic	66%	57%	9%	0.86	30%	21%	9%	0.7

Appendix 2 - Sunlight to Windows

Brunel Walk, London N15 5HQ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 134	Domestic	65%	57%	8%	0.88	30%	23%	7%	0.77
Window 135	Domestic	36%	30%	6%	0.83	12%	6%	6%	0.5
Window 136	Domestic	38%	32%	6%	0.84	12%	6%	6%	0.5
Window 137	Domestic	38%	34%	4%	0.89	12%	8%	4%	0.67
Window 138	Domestic	49%	46%	3%	0.94	18%	15%	3%	0.83
Window 139	Domestic	82%	78%	4%	0.95	27%	23%	4%	0.85
Window 140	Domestic	50%	48%	2%	0.96	15%	13%	2%	0.87
<u>1 to 23 Turner Avenue</u>									
<u>Ground Floor</u>									
Window 144	Domestic	81%	47%	34%	0.58	24%	15%	9%	0.63
Window 145	Domestic	81%	46%	35%	0.57	24%	15%	9%	0.63
Window 146	Domestic	47%	22%	25%	0.47	12%	3%	9%	0.25
Window 147	Domestic	46%	26%	20%	0.57	11%	3%	8%	0.27
Window 148	Domestic	46%	26%	20%	0.57	13%	3%	10%	0.23
Window 149	Domestic	42%	28%	14%	0.67	14%	5%	9%	0.36
Window 150	Domestic	51%	33%	18%	0.65	17%	7%	10%	0.41
<u>First Floor</u>									
Window 157	Bedroom	86%	57%	29%	0.66	29%	16%	13%	0.55
Window 158	Bedroom	85%	59%	26%	0.69	28%	17%	11%	0.61
Window 159	Bathroom/WC	47%	28%	19%	0.6	13%	4%	9%	0.31
Window 160	Bathroom/WC	48%	32%	16%	0.67	14%	4%	10%	0.29
Window 161	Kitchen	48%	33%	15%	0.69	14%	4%	10%	0.29
Window 162	Bedroom	44%	34%	10%	0.77	16%	7%	9%	0.44
Window 163	Bedroom	59%	41%	18%	0.69	21%	8%	13%	0.38
<u>Second Floor</u>									
Window 170	Domestic	87%	68%	19%	0.78	30%	18%	12%	0.6
Window 171	Domestic	86%	71%	15%	0.83	30%	20%	10%	0.67
Window 172	Domestic	47%	38%	9%	0.81	15%	8%	7%	0.53
Window 173	Domestic	47%	38%	9%	0.81	15%	8%	7%	0.53
Window 174	Domestic	47%	39%	8%	0.83	15%	9%	6%	0.6
Window 175	Domestic	49%	42%	7%	0.86	18%	11%	7%	0.61
Window 176	Domestic	67%	58%	9%	0.87	23%	14%	9%	0.61
<u>Third Floor</u>									
Window 183	Domestic	63%	56%	7%	0.89	30%	24%	6%	0.8
Window 184	Domestic	63%	54%	9%	0.86	30%	22%	8%	0.73
Window 185	Domestic	36%	32%	4%	0.89	12%	8%	4%	0.67
Window 186	Domestic	36%	33%	3%	0.92	12%	9%	3%	0.75

Appendix 2 - Sunlight to Windows

Brunel Walk, London N15 5HQ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 187	Domestic	35%	32%	3%	0.91	12%	9%	3%	0.75
Window 188	Domestic	63%	61%	2%	0.97	22%	20%	2%	0.91
Window 189	Domestic	83%	81%	2%	0.98	27%	25%	2%	0.93
<u>1 Elmar Road</u>									
<u>Ground Floor</u>									
Window 193	Domestic	67%	43%	24%	0.64	13%	8%	5%	0.62
Window 194	Domestic	63%	40%	23%	0.63	21%	16%	5%	0.76
Window 195	Domestic	59%	42%	17%	0.71	3%	0%	3%	0.0
<u>First Floor</u>									
Window 196	Domestic	69%	50%	19%	0.72	24%	13%	11%	0.54
Window 197	Domestic	85%	72%	13%	0.85	29%	22%	7%	0.76
<u>3 Elmar Road</u>									
<u>Ground Floor</u>									
Window 198	Domestic	63%	63%	0%	1.0	20%	20%	0%	1.0
<u>First Floor</u>									
Window 199	Domestic	85%	76%	9%	0.89	29%	23%	6%	0.79
<u>124 Seaford Road</u>									
<u>Ground Floor</u>									
Window 203	Lounge/Kitchen	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 204	Lounge/Kitchen	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 206	Lounge/Kitchen	56%	56%	0%	1.0	22%	22%	0%	1.0
Window 207	Lounge/Kitchen	85%	85%	0%	1.0	29%	29%	0%	1.0
Window 208	Lounge/Kitchen	57%	57%	0%	1.0	23%	23%	0%	1.0
<u>Second Floor</u>									
Window 213	Domestic	100%	100%	0%	1.0	30%	30%	0%	1.0
<u>120 Seaford Road</u>									
<u>Ground Floor</u>									
Window 218	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>First Floor</u>									
Window 222	Domestic	5%	5%	0%	1.0	0%	0%	0%	1.0
<u>Second Floor</u>									
Window 225	Domestic	68%	68%	0%	1.0	16%	16%	0%	1.0

Appendix 2 - Sunlight to Windows

Brunel Walk, London N15 5HQ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>116 Seaford Road</u>									
<u>Ground Floor</u>									
Window 232	Domestic	25%	25%	0%	1.0	0%	0%	0%	1.0
Window 233	Domestic	23%	23%	0%	1.0	0%	0%	0%	1.0
Window 234	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 235	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 236	Domestic	52%	52%	0%	1.0	19%	19%	0%	1.0
Window 237	Domestic	83%	83%	0%	1.0	27%	27%	0%	1.0
Window 238	Domestic	58%	58%	0%	1.0	23%	23%	0%	1.0
<u>Second Floor</u>									
Window 242	Domestic	100%	99%	1%	0.99	30%	30%	0%	1.0
Window 244	Domestic	100%	99%	1%	0.99	30%	30%	0%	1.0
<u>114 Seaford Road</u>									
<u>Ground Floor</u>									
Window 246	Living/Dining	27%	27%	0%	1.0	0%	0%	0%	1.0
Window 250	Living/Dining	53%	53%	0%	1.0	20%	20%	0%	1.0
Window 251	Living/Dining	84%	84%	0%	1.0	27%	27%	0%	1.0
Window 252	Living/Dining	61%	61%	0%	1.0	24%	24%	0%	1.0
<u>Second Floor</u>									
Window 256	Domestic	100%	99%	1%	0.99	30%	30%	0%	1.0
Window 258	Domestic	99%	98%	1%	0.99	29%	29%	0%	1.0
<u>112 Seaford Road</u>									
<u>Ground Floor</u>									
Window 260	Kitchen	25%	25%	0%	1.0	0%	0%	0%	1.0
Window 261	Kitchen	41%	41%	0%	1.0	1%	1%	0%	1.0
Window 262	Kitchen	25%	24%	1%	0.96	0%	0%	0%	1.0
Window 263	Kitchen	1%	0%	1%	0.0	0%	0%	0%	1.0
<u>110 Seaford Road</u>									
<u>Ground Floor</u>									
Window 266	Domestic	45%	44%	1%	0.98	15%	15%	0%	1.0
Window 267	Domestic	74%	74%	0%	1.0	21%	21%	0%	1.0
Window 269	Dining Room	17%	17%	0%	1.0	8%	8%	0%	1.0
<u>102 Seaford Road</u>									
<u>Ground Floor</u>									
Window 289	Living/Kitchen	4%	4%	0%	1.0	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows

Brunel Walk, London N15 5HQ

		Sunlight to Windows							
Reference	Room Use	Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>100 Seaford Road</u>									
<u>Ground Floor</u>									
Window 296	Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0
<u>98 Seaford Road</u>									
<u>Ground Floor</u>									
Window 300	Domestic	26%	26%	0%	1.0	5%	5%	0%	1.0
Window 301	Domestic	18%	18%	0%	1.0	5%	5%	0%	1.0
<u>92 Seaford Road</u>									
<u>Ground Floor</u>									
Window 315	Domestic	68%	68%	0%	1.0	8%	8%	0%	1.0
Window 316	Domestic	30%	30%	0%	1.0	0%	0%	0%	1.0
Window 317	Domestic	3%	3%	0%	1.0	0%	0%	0%	1.0
<u>88 Seaford Road</u>									
<u>Ground Floor</u>									
Window 327	Domestic	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 328	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>80 Seaford Road</u>									
<u>Ground Floor</u>									
Window 349	Dining/Kitchen	25%	25%	0%	1.0	0%	0%	0%	1.0
<u>74 Seaford Road</u>									
<u>Ground Floor</u>									
Window 371	Kitchen	67%	67%	0%	1.0	6%	6%	0%	1.0
Window 372	Kitchen	32%	32%	0%	1.0	1%	1%	0%	1.0
<u>First Floor</u>									
Window 376	Staircase	91%	91%	0%	1.0	28%	28%	0%	1.0
<u>Second Floor</u>									
<u>72 Seaford Road</u>									
<u>Ground Floor</u>									
Window 377	Domestic	4%	4%	0%	1.0	0%	0%	0%	1.0
<u>68 Seaford Road</u>									
<u>Ground Floor</u>									
Window 389	Domestic	77%	77%	0%	1.0	10%	10%	0%	1.0
Window 390	Domestic	49%	49%	0%	1.0	3%	3%	0%	1.0

Appendix 2 - Sunlight to Windows

Brunel Walk, London N15 5HQ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 391	Domestic	25%	25%	0%	1.0	0%	0%	0%	1.0
Window 392	Domestic	2%	2%	0%	1.0	0%	0%	0%	1.0
<u>62 Seaford Road</u>									
<u>Ground Floor</u>									
Window 410	Domestic	39%	39%	0%	1.0	1%	1%	0%	1.0
Window 411	Domestic	18%	17%	1%	0.94	3%	3%	0%	1.0
<u>60 Seaford Road</u>									
<u>Ground Floor</u>									
Window 414	Domestic	19%	19%	0%	1.0	7%	7%	0%	1.0
Window 418	Domestic	18%	17%	1%	0.94	0%	0%	0%	1.0
Window 419	Domestic	27%	27%	0%	1.0	0%	0%	0%	1.0
Window 422	Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 423	Domestic	2%	2%	0%	1.0	0%	0%	0%	1.0
<u>Second Floor</u>									
Window 428	Bedroom	99%	99%	0%	1.0	30%	30%	0%	1.0
<u>58 Seaford Road</u>									
<u>Ground Floor</u>									
Window 432	Living/Kitchen	25%	25%	0%	1.0	0%	0%	0%	1.0
<u>56 Seaford Road</u>									
<u>Ground Floor</u>									
Window 437	Unknown	29%	29%	0%	1.0	0%	0%	0%	1.0
Window 438	Unknown	3%	3%	0%	1.0	0%	0%	0%	1.0
Window 439	Unknown	41%	40%	1%	0.98	1%	1%	0%	1.0
<u>First Floor</u>									
Window 442	Domestic	51%	51%	0%	1.0	0%	0%	0%	1.0
<u>52 Seaford Road</u>									
<u>Second Floor</u>									
Window 457	Bedroom	75%	75%	0%	1.0	20%	20%	0%	1.0
<u>50 Seaford Road</u>									
<u>Ground Floor</u>									
Window 459	Living/Dining/Kitchen	54%	54%	0%	1.0	19%	19%	0%	1.0
Window 460	Living/Dining/Kitchen	82%	82%	0%	1.0	26%	26%	0%	1.0
Window 461	Living/Dining/Kitchen	62%	62%	0%	1.0	24%	24%	0%	1.0
<u>48 Seaford Road</u>									
<u>Ground Floor</u>									
Window 469	Domestic	27%	27%	0%	1.0	0%	0%	0%	1.0
Window 470	Domestic	36%	36%	0%	1.0	2%	2%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces

Brunel Walk, London N15 5HQ

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March										Ratio
			Before			After			Loss				
<u>79 Kirkton Road</u>													
<u>Ground Floor</u>													
Garden 1	89.98	m2	49.44	m2	55%	40.3	m2	45%	9.14	m2	10%	0.82	
<u>81 Kirkton Road</u>													
<u>Ground Floor</u>													
Garden 2	74.96	m2	41.19	m2	55%	41.19	m2	55%	0.0	m2	0%	1.0	
<u>83 Kirkton Road</u>													
<u>Ground Floor</u>													
Garden 3	65.34	m2	31.18	m2	48%	31.18	m2	48%	0.0	m2	0%	1.0	
<u>4 Morland Place</u>													
<u>Ground Floor</u>													
Garden 4	8.3	m2	2.84	m2	34%	2.84	m2	34%	0.0	m2	0%	1.0	
<u>5 Morland Place</u>													
<u>Ground Floor</u>													
Garden 5	8.3	m2	3.14	m2	38%	3.14	m2	38%	0.0	m2	0%	1.0	
<u>6 Morland Place</u>													
<u>Ground Floor</u>													
Garden 6	8.15	m2	3.33	m2	41%	3.33	m2	41%	0.0	m2	0%	1.0	
<u>7 Morland Place</u>													
<u>Ground Floor</u>													
Garden 7	8.16	m2	7.46	m2	91%	0.0	m2	0%	7.46	m2	91%	0.0	
<u>53 to 83 Turner Avenue</u>													
<u>Ground Floor</u>													
Garden 8	890.39	m2	859.17	m2	96%	840.84	m2	94%	18.33	m2	2%	0.98	
Garden 9	59.27	m2	44.25	m2	75%	26.22	m2	44%	18.03	m2	31%	0.59	
<u>25 to 51 Turner Avenue</u>													
<u>Ground Floor</u>													
Garden 10	249.97	m2	228.91	m2	92%	131.26	m2	53%	97.65	m2	39%	0.57	
Garden 11	58.43	m2	48.47	m2	83%	3.6	m2	6%	44.87	m2	77%	0.07	
<u>1 to 23 Turner Avenue</u>													
<u>Ground Floor</u>													
Garden 12	159.61	m2	108.53	m2	68%	71.09	m2	45%	37.44	m2	23%	0.66	
Garden 13	47.56	m2	20.87	m2	44%	19.88	m2	42%	0.99	m2	2%	0.95	
<u>1 Elmar Road</u>													
<u>Ground Floor</u>													
Garden 14	14.15	m2	4.14	m2	29%	4.04	m2	29%	0.1	m2	0%	0.98	

Appendix 2 - Overshadowing to Gardens and Open Spaces

Brunel Walk, London N15 5HQ

Reference	Total Area			Area receiving at least two hours of sunlight on 21st March									
<u>3 Elmar Road</u>													
<u>Ground Floor</u>													
Garden 15	21.8	m2	12.66	m2	58%	12.31	m2	56%	0.35	m2	2%	0.97	
<u>126 Seaford Road</u>													
<u>Ground Floor</u>													
Garden 16	47.19	m2	32.67	m2	69%	32.67	m2	69%	0.0	m2	0%	1.0	
<u>124 Seaford Road</u>													
<u>Ground Floor</u>													
Garden 17	62.09	m2	33.25	m2	54%	33.25	m2	54%	0.0	m2	0%	1.0	
<u>122 Seaford Road</u>													
<u>Ground Floor</u>													
Garden 18	45.67	m2	31.54	m2	69%	31.54	m2	69%	0.0	m2	0%	1.0	
<u>120 Seaford Road</u>													
<u>Ground Floor</u>													
Garden 19	53.34	m2	28.52	m2	53%	28.52	m2	53%	0.0	m2	0%	1.0	
<u>118 Seaford Road</u>													
<u>Ground Floor</u>													
Garden 20	62.08	m2	28.72	m2	46%	28.72	m2	46%	0.0	m2	0%	1.0	
<u>116 Seaford Road</u>													
<u>Ground Floor</u>													
Garden 21	49.03	m2	28.7	m2	59%	28.7	m2	59%	0.0	m2	0%	1.0	
<u>114 Seaford Road</u>													
<u>Ground Floor</u>													
Garden 22	66.59	m2	45.8	m2	69%	45.8	m2	69%	0.0	m2	0%	1.0	
<u>112 Seaford Road</u>													
<u>Ground Floor</u>													
Garden 23	65.92	m2	48.76	m2	74%	48.76	m2	74%	0.0	m2	0%	1.0	
<u>110 Seaford Road</u>													
<u>Ground Floor</u>													
Garden 24	88.89	m2	55.48	m2	62%	55.48	m2	62%	0.0	m2	0%	1.0	
<u>108 Seaford Road</u>													
<u>Ground Floor</u>													
Garden 25	110.57	m2	69.05	m2	62%	69.05	m2	62%	0.0	m2	0%	1.0	
<u>106 Seaford Road</u>													
<u>Ground Floor</u>													
Garden 26	70.04	m2	50.64	m2	72%	50.64	m2	72%	0.0	m2	0%	1.0	

Appendix 2 - Overshadowing to Gardens and Open Spaces

Brunel Walk, London N15 5HQ

Reference	Total Area			Area receiving at least two hours of sunlight on 21st March								
<u>104 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 27	69.84	m2	54.77	m2	78%	54.77	m2	78%	0.0	m2	0%	1.0
<u>102 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 28	65.95	m2	40.81	m2	62%	40.81	m2	62%	0.0	m2	0%	1.0
<u>100 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 29	62.85	m2	24.4	m2	39%	24.4	m2	39%	0.0	m2	0%	1.0
<u>98 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 30	51.59	m2	27.48	m2	53%	27.48	m2	53%	0.0	m2	0%	1.0
<u>96 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 31	51.83	m2	27.69	m2	53%	27.69	m2	53%	0.0	m2	0%	1.0
<u>94 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 32	46.27	m2	26.31	m2	57%	26.31	m2	57%	0.0	m2	0%	1.0
<u>92 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 33	22.91	m2	6.98	m2	30%	6.98	m2	30%	0.0	m2	0%	1.0
<u>90 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 34	81.68	m2	54.02	m2	66%	54.02	m2	66%	0.0	m2	0%	1.0
<u>88 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 35	59.17	m2	31.68	m2	54%	31.68	m2	54%	0.0	m2	0%	1.0
<u>86 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 36	28.0	m2	0.81	m2	3%	0.81	m2	3%	0.0	m2	0%	1.0
Garden 37	14.85	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0
Garden 38	29.24	m2	11.43	m2	39%	11.43	m2	39%	0.0	m2	0%	1.0
<u>84 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 39	77.12	m2	55.01	m2	71%	55.01	m2	71%	0.0	m2	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces

Brunel Walk, London N15 5HQ

Reference	Total Area			Area receiving at least two hours of sunlight on 21st March								
<u>82 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 40	57.1	m2	32.69	m2	57%	32.69	m2	57%	0.0	m2	0%	1.0
<u>80 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 41	59.42	m2	37.87	m2	64%	37.87	m2	64%	0.0	m2	0%	1.0
<u>78 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 42	53.2	m2	31.97	m2	60%	31.97	m2	60%	0.0	m2	0%	1.0
<u>76 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 43	50.21	m2	32.12	m2	64%	32.12	m2	64%	0.0	m2	0%	1.0
<u>74 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 44	50.37	m2	29.3	m2	58%	29.3	m2	58%	0.0	m2	0%	1.0
<u>72 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 45	78.28	m2	49.5	m2	63%	49.5	m2	63%	0.0	m2	0%	1.0
<u>70 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 46	55.69	m2	41.75	m2	75%	41.75	m2	75%	0.0	m2	0%	1.0
<u>68 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 47	35.6	m2	19.44	m2	55%	19.44	m2	55%	0.0	m2	0%	1.0
<u>66 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 48	52.28	m2	39.24	m2	75%	39.24	m2	75%	0.0	m2	0%	1.0
<u>64 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 49	68.62	m2	53.62	m2	78%	53.62	m2	78%	0.0	m2	0%	1.0
<u>62 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 50	51.97	m2	30.8	m2	59%	30.8	m2	59%	0.0	m2	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces

Brunel Walk, London N15 5HQ

Reference	Total Area			Area receiving at least two hours of sunlight on 21st March								
<u>60 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 51	26.23	m2	10.99	m2	42%	10.99	m2	42%	0.0	m2	0%	1.0
<u>58 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 52	60.22	m2	39.6	m2	66%	39.6	m2	66%	0.0	m2	0%	1.0
<u>56 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 53	50.02	m2	29.94	m2	60%	29.94	m2	60%	0.0	m2	0%	1.0
<u>54 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 54	58.28	m2	41.41	m2	71%	41.41	m2	71%	0.0	m2	0%	1.0
<u>52 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 55	59.9	m2	41.35	m2	69%	41.35	m2	69%	0.0	m2	0%	1.0
<u>50 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 56	43.06	m2	20.63	m2	48%	20.63	m2	48%	0.0	m2	0%	1.0
<u>48 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 57	35.27	m2	24.08	m2	68%	24.08	m2	68%	0.0	m2	0%	1.0
<u>46 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 58	65.65	m2	40.01	m2	61%	40.01	m2	61%	0.0	m2	0%	1.0
<u>44 Seaford Road</u>												
<u>Ground Floor</u>												
Garden 59	69.12	m2	43.69	m2	63%	43.69	m2	63%	0.0	m2	0%	1.0

APPENDIX 3

ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

Appendix 3 - Alternative Vertical Sky Component Results

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>53 to 83 Turner Avenue</u>					
<u>First Floor</u>					
Window 80	Domestic	35.3%	28.0%	7.3%	0.79
<u>Second Floor</u>					
Window 85	Domestic	37.9%	28.0%	9.9%	0.74
Window 88	Domestic	37.7%	31.4%	6.3%	0.83
<u>Third Floor</u>					
Window 96	Domestic	38.8%	34.9%	3.9%	0.9
<u>25 to 51 Turner Avenue</u>					
<u>Ground Floor</u>					
Window 97	Domestic	33.1%	29.6%	3.5%	0.89
Window 107	Domestic	33.3%	28.8%	4.5%	0.86
<u>First Floor</u>					
Window 108	Domestic	35.3%	32.2%	3.1%	0.91
Window 113	Domestic	36.2%	27.1%	9.1%	0.75
Window 114	Domestic	36.2%	28.0%	8.2%	0.77
Window 115	Domestic	36.2%	29.1%	7.1%	0.8
Window 116	Domestic	37.4%	28.6%	8.8%	0.76
Window 117	Domestic	37.4%	27.3%	10.1%	0.73
<u>Second Floor</u>					
Window 127	Domestic	39.4%	32.1%	7.3%	0.81
Window 128	Domestic	39.4%	30.9%	8.5%	0.78
<u>1 to 23 Turner Avenue</u>					
<u>Ground Floor</u>					
Window 142	Domestic	32.6%	26.2%	6.4%	0.8
Window 151	Domestic	36.9%	30.3%	6.6%	0.82
<u>First Floor</u>					
Window 154	Reception Room	35.2%	30.4%	4.8%	0.86
Window 161	Kitchen	38.2%	30.1%	8.1%	0.79
Window 162	Bedroom	37.8%	29.3%	8.5%	0.78
Window 163	Bedroom	37.8%	27.9%	9.9%	0.74
<u>Second Floor</u>					
Window 167	Domestic	37.3%	33.5%	3.8%	0.9

Appendix 3 - Alternative Vertical Sky Component Results

Brunel Walk, London N15 5HQ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 Elmar Road</u>					
<u>Ground Floor</u>					
Window 193	Domestic	36.3%	27.2%	9.1%	0.75
<u>First Floor</u>					
Window 196	Domestic	37.0%	30.0%	7.0%	0.81
<u>124 Seaford Road</u>					
<u>Ground Floor</u>					
Window 203	Lounge/Kitchen	11.0%	10.3%	0.7%	0.94
Window 204	Lounge/Kitchen	9.0%	8.3%	0.7%	0.92
Window 205	Lounge/Kitchen	24.0%	22.8%	1.2%	0.95
<u>120 Seaford Road</u>					
<u>Ground Floor</u>					
Window 219	Domestic	26.8%	23.1%	3.7%	0.86
Window 220	Domestic	25.9%	22.1%	3.8%	0.85
<u>114 Seaford Road</u>					
<u>First Floor</u>					
Window 253	Bedroom	28.0%	24.3%	3.7%	0.87
<u>98 Seaford Road</u>					
<u>Ground Floor</u>					
Window 299	Domestic	31.0%	25.3%	5.7%	0.82

Appendix 3 - Alternative Daylight Distribution Result

Brunel Walk, London N15 5HQ

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>1 to 23 Turner Avenue</u>					
<u>First Floor</u>					
Window 162	Bedroom	100%	74%	26.0%	0.74

Appendix 3 - Alternative Sunlight to Windows Results
Brunel Walk, London N15 5HQ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>79 Kirkton Road</u>									
<u>Ground Floor</u>									
Window 5	Domestic	77%	62%	15%	0.81	23%	8%	15%	0.35
<u>53 to 83 Turner Avenue</u>									
<u>First Floor</u>									
Window 80	Domestic	47%	33%	14%	0.7	14%	5%	9%	0.36
<u>Second Floor</u>									
Window 88	Domestic	50%	41%	9%	0.82	15%	7%	8%	0.47
<u>Third Floor</u>									
Window 96	Domestic	50%	44%	6%	0.88	15%	9%	6%	0.6

APPENDIX 4

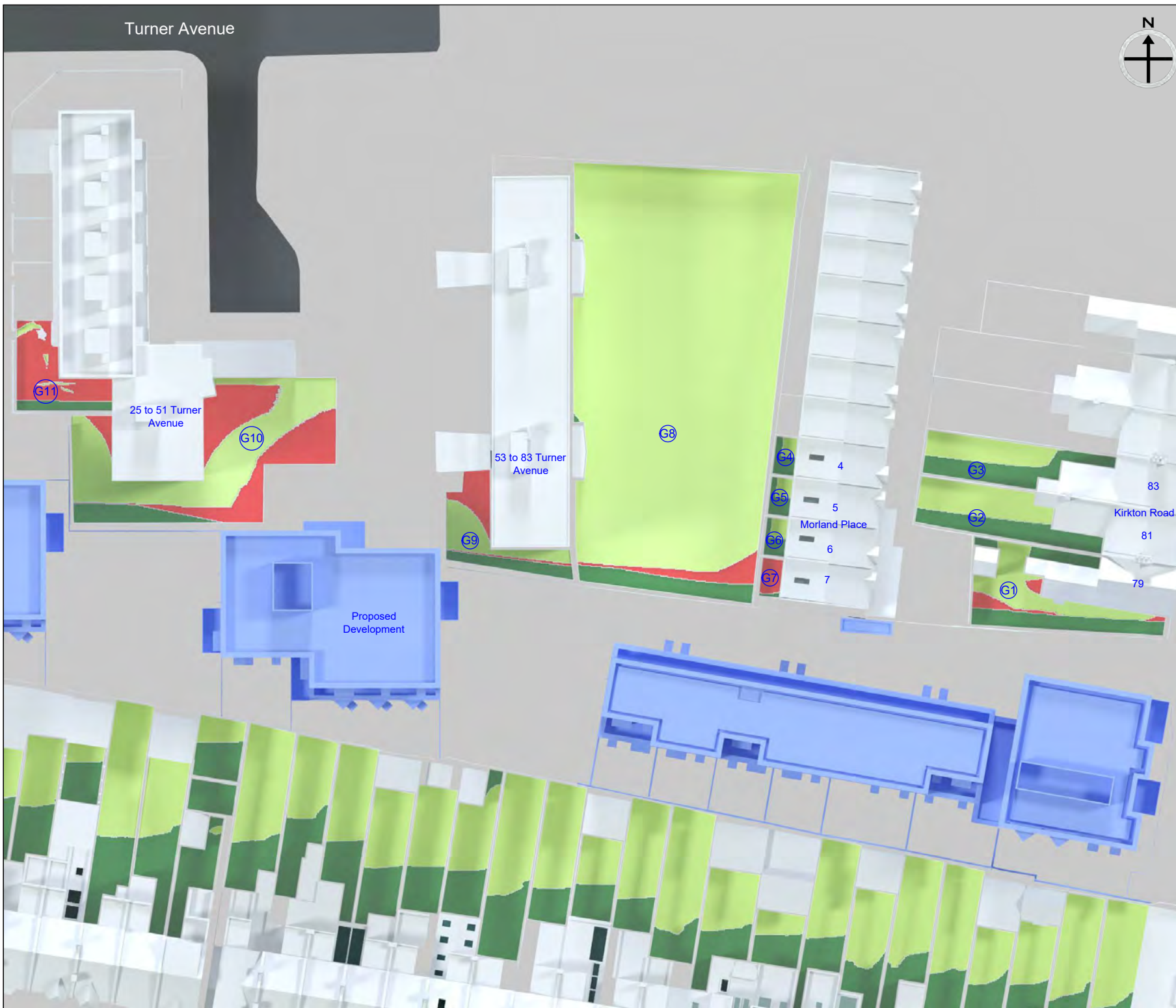
OVERSHADOWING TO GARDENS AND OPEN SPACES

Turner Avenue



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

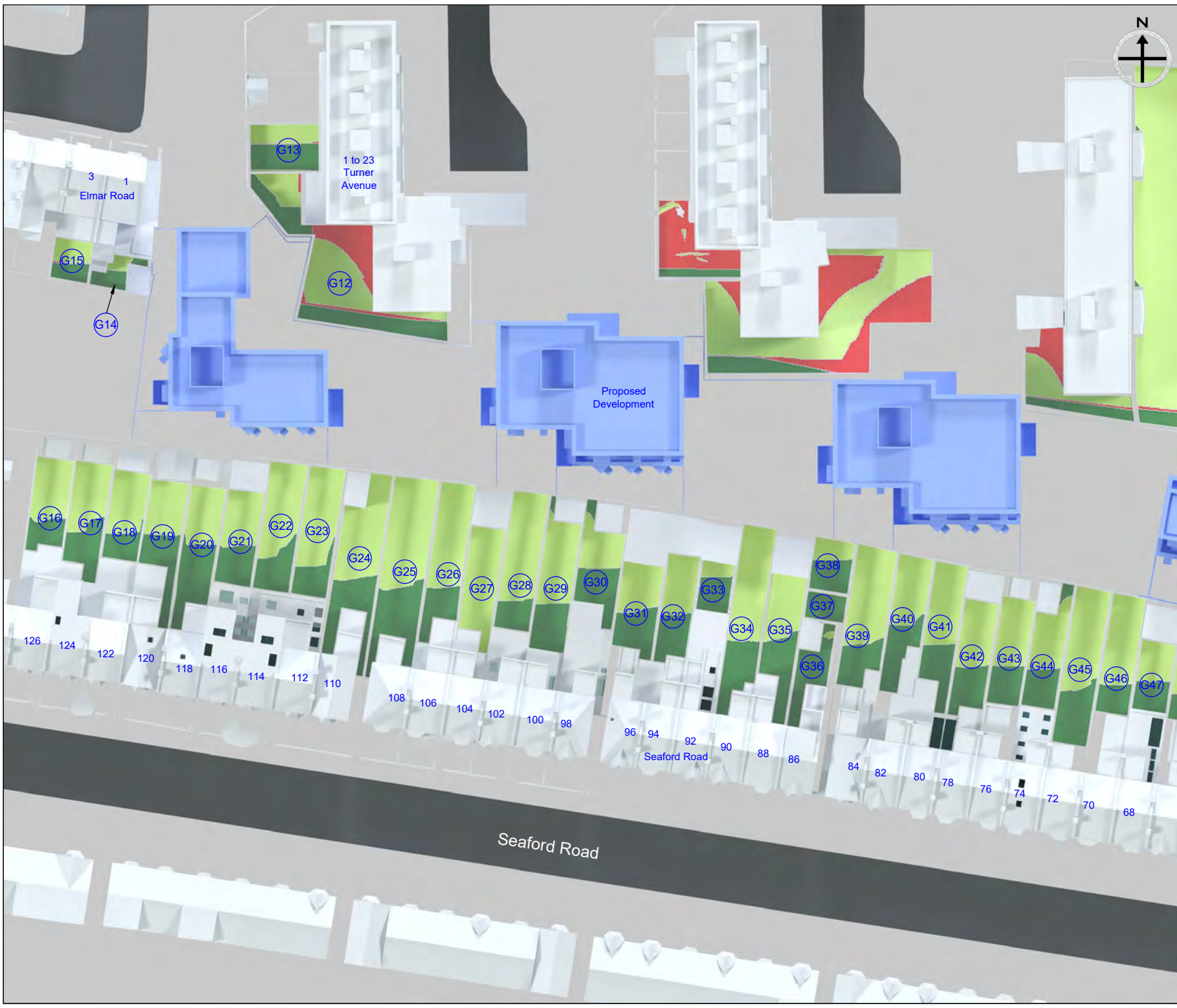


Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



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



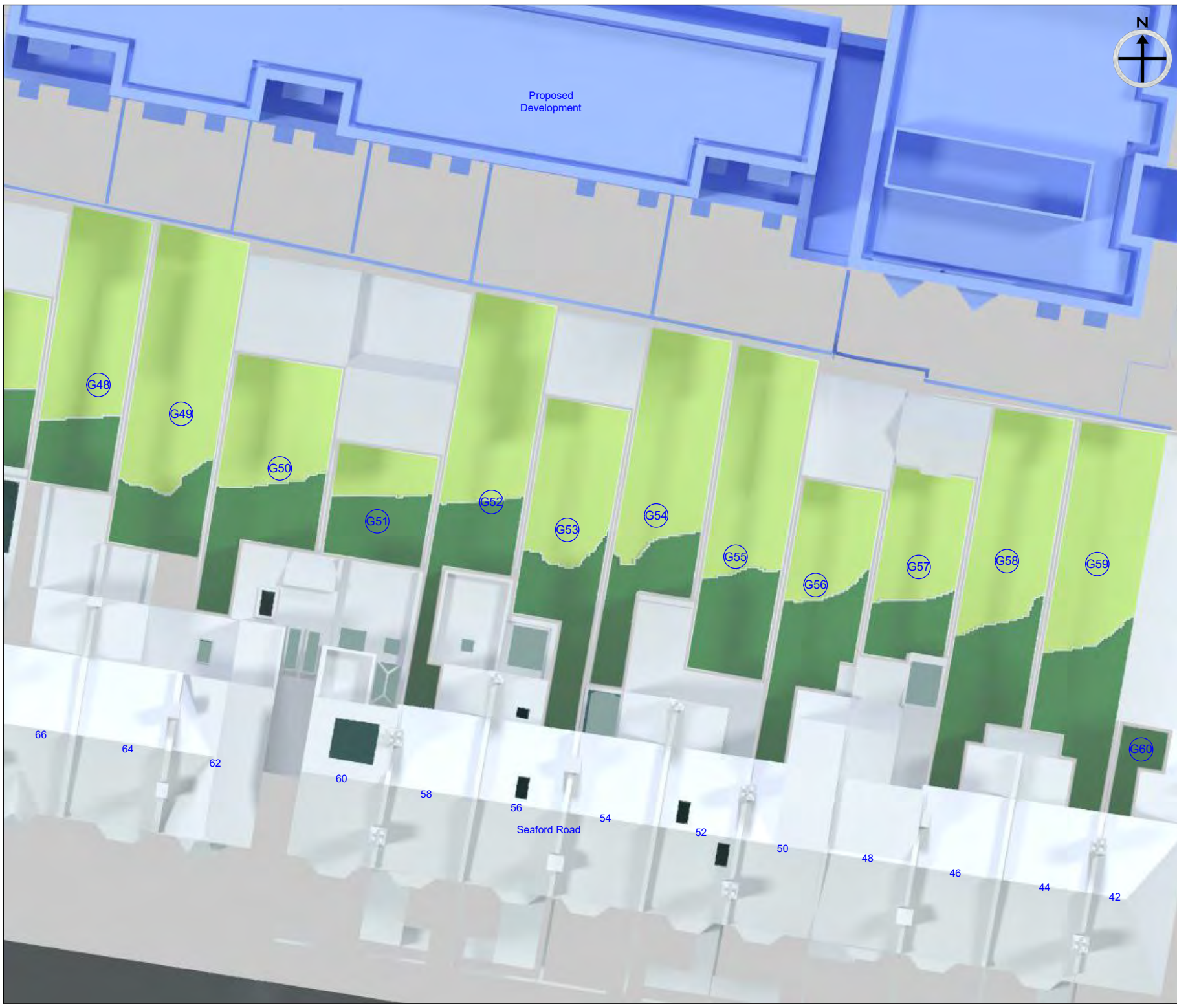
- Key
-  Receives under two hours sunlight on 21st March before and after the development.
 -  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
 -  Receives at least two hours sunlight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

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



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- 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

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



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Chartered Surveyors

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Rayleigh
Essex
SS6 7EW
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