



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Within Development)

18 August 2022

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N8 7AU

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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 in connection with the development at Boyton Road, London N8 7AU. The aim of the assessment is to check whether the proposed accommodation will provide its future occupiers with adequate levels of natural light.
- 1.1.2 The assessment is based on the numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 Appendix 1 identifies the windows and amenity areas analysed in this assessment. Daylight provision data and contours for the habitable rooms are presented in Appendix 2. Exposure to sunlight data is provided in Appendix 3. Overshadowing to gardens and opens spaces data and contours drawings are provided in Appendix 4.
- 1.1.4 Whilst the numerical results demonstrate that a number of rooms do not meet the BRE recommendations, the results are not unusual in the context of an urban location. It is important to note that some of the rooms which do not meet the daylight recommendations have balconies above them. This is in order to provide private amenity space to the occupants. Whilst this does limit some of the daylight available to the units, on balance, it is considered preferable to retain these, as they provide additional benefits to the residents of the development. If the balconies were to be removed, then the levels of daylight would be greatly improved. Therefore, in overall terms the scheme represents a relatively high level of compliance with the BRE recommendations and, in our opinion, there are material considerations which outweigh the slightly lower daylight levels. We would therefore expect the local authority to balance daylight and sunlight considerations against all other material planning considerations, including the wider benefits such as the provision of the private amenity areas, when deciding whether to grant planning permission.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on the following drawings:

KCA Architects

KCA-0535-1000	Proposed Site Plan	Rev G
KCA-0535-1100	Proposed Ground Floor Plan	Rev K
KCA-0535-1101	Proposed First Floor Plan	Rev F
KCA-0535-1102	Proposed Second Floor Plan	Rev F
KCA-0535-1103	Proposed Third Floor Plan	Rev F
KCA-0535-1104	Proposed Fourth Floor Plan	Rev F
KCA-0535-1105	Proposed Fifth Floor Plan	Rev E
KCA-0535-1106	Proposed Sixth Floor Plan	Rev F
KCA-0535-1107	Proposed Roof Plan	Rev G
KCA-0535-2000	Proposed Section A-A	Rev C
KCA-0535-2001	Proposed Section B-B	Rev A
KCA-0535-3000	Proposed West Elevation	Rev E
KCA-0535-3001	Proposed South Elevation	Rev F
KCA-0535-3002	Proposed East Elevation	Rev F
KCA-0535-3003	Proposed North Elevation	Rev E

Laser Surveys

L 7906 - 19	Topographical Survey, Underground Services Trace and GPR Survey	Rev -
L 7906 - 19	Elevations	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, 3rd Edition' by P J Littlefair 2022. The BRE guide is based on European standard BS EN 17037 'Daylight in Buildings', 2019 (BS EN 17037).
- 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:

"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 Interior Daylighting

- 3.4.1 The BRE guide recommends that interior daylighting is checked using the daylight provision test set out in BS EN 17037. The test measures both the amount of daylight, as well as the distribution of daylight within a room. The test is applied to habitable rooms within domestic properties. A kitchen is generally deemed to be a habitable room if it is large enough to accommodate a dining area. If the kitchen is small, or if the property has a separate dining area, then the accepted practice is to treat the kitchen as a non-habitable room.
- 3.4.2 The assessment is carried out using a grid of points on a horizontal reference plane in each room. In accordance with the BRE recommendations, we have set the reference plane at 850mm above the floor and have excluded assessment points from a 0.3m wide band around the perimeter of each room.
- 3.4.3 The UK National Annex to BS EN 17037 gives UK specific minimum illuminance recommendations which we have set as the targets for this project. The targets comprise of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens to be exceeded over at least 50% of the reference plane.
- 3.4.4 Where a room has a shared use, the highest target should apply. However, the guide states that local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.
- 3.4.5 The data in Appendix 2 sets out the percentage of the reference plane that meets the relevant lux target for the given room use. The median illuminance (lux) achieved for

each room is also presented. Where the median illuminance exceeds the lux target, this means the lux target has been achieved over at least 50% of the assessment grid.

3.4.6 The daylight provision test may be carried out using either the daylight factor method, or the interior illuminance method. For the purpose of this assessment, we have adopted the daylight factor method. Using the conversion table set out in the BRE guide, we have expressed the results in terms of lux.

3.4.7 Since the assessment is based on a computer simulation, it is necessary to set various surface reflectance values. By example, a 0.6 reflectance means that 60% of the light hitting the surface will be reflected. For the purpose of this assessment, we have assumed the following reflectances:

<u>Surface</u>	<u>Reflectance</u>
Interior walls	0.7
Window reveals	0.7
Ceilings	0.8
Floors	0.45
Exterior walls and obstructions	0.2
Exterior ground	0.2
Exterior glazing	0.064

3.4.8 We have assumed that each window is double-glazed and has a glazed area that equates to 80% of the structural opening size. A diffuse glazing transmittance value, inclusive of a maintenance factor to allow for the effect of dirt on the glazing, of 0.66 has been used.

3.5 Exposure to Sunlight

3.5.1 The BRE guide states that the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.

3.5.2 The BRE guide states that, in general, a dwelling will appear reasonably sunlit provided:

- at least one main window wall faces within 90 degrees of due south, and
- a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.

3.3.1 The guide states that, where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations.

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 The BRE guide recommends that, for an open space to appear adequately lit throughout the year, at least 50% of its area should receive two hours of sunlight on 21st March.

4 RESULTS OF THE ASSESSMENT

4.1 Windows and Amenity Areas Analysed

4.1.1 Appendix 1 identifies the windows serving habitable rooms analysed in this assessment.

4.1.2 We have also identified the outdoor amenity areas that have been assessed.

4.2 Interior Daylighting

4.2.1 Daylight provision data and contours for the habitable rooms are presented in Appendix 2.

4.2.2 The results confirm that a number of rooms do not meet their daylight provision targets (6 of the 41 rooms tested meet or surpass the recommendations). Whilst a number of rooms fall short of the daylight provision targets, we note that the results are not unusual in the context of an urban location.

4.2.3 In addition to the above, we note that some of the rooms which do not meet the BRE interior daylighting recommendations, have balconies above them. This is in order to provide private amenity space to the occupants. Whilst this does limit some of the daylight available to the units, on balance, it is considered preferable to retain these, as they provide additional benefits to the residents of the development. If the balconies were to be removed, then the interior daylighting levels would greatly improve. Therefore, in our opinion, there are material considerations which outweigh the lower daylight levels values for the aforementioned rooms.

4.3 Exposure to Sunlight

4.3.1 Exposure to sunlight data is provided in Appendix 3.

4.3.2 In the case of the proposed development, 11 of the 15 units have a living room window which faces within 90 degrees of due south. 11 units have a living room which receives a total of at least 1.5 hours of sunlight on 21 March.

4.3.3 The BRE guide acknowledges that in some cases, it may not be possible for every dwelling to achieve ideal levels of sunlight. The guide explains that where groups of

dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that:

- faces within 90 degrees of due south, and
- can receive a total of at least 1.5 hours of sunlight on 21 March.

4.3.4 In our opinion, the proposed development represents good site layout design. Since the design maximises sunlight availability, as far as practically possible given the constraints of the site, the BRE exposure to sunlight recommendations for groups of dwellings have been met.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 Overshadowing to gardens and opens spaces data and contours drawings are provided in Appendix 4.

4.4.2 Whilst gardens 1 & 2 do not meet the BRE 50% recommendation, they fall only marginally short, achieving 2 hours of sunlight to 43% and 45% of their respective areas. Given they are relatively large communal areas, this means that the areas will provide both shaded and sunlit areas. We are therefore of the opinion that they will both provide a more than useable amenity space for residents.

4.5 Conclusion

4.5.1 Whilst the numerical results demonstrate that a number of rooms do not meet the BRE recommendations, the results are not unusual in the context of an urban location. It is important to note that some of the rooms which do not meet the daylight recommendations have balconies above them. This is in order to provide private amenity space to the occupants. Whilst this does limit some of the daylight available to the units, on balance, it is considered preferable to retain these, as they provide additional benefits to the residents of the development. If the balconies were to be removed, then the levels of daylight would be greatly improved. Therefore, in overall terms the scheme represents a relatively high level of compliance with the BRE recommendations and, in our opinion, there are material considerations which outweigh the slightly lower daylight levels. We would therefore expect the local authority to balance daylight and sunlight considerations against all other material

planning considerations, including the wider benefits such as the provision of the private amenity areas, when deciding whether to grant planning permission.

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 of the proposed development as set out in section 2.1, 3.1 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 15 November 2019.
- 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 trees should sometimes be taken into account. e.g. where there is concern that future occupants of the dwelling may want the trees to be cut down if they block too much skylight or sunlight. We are not aware of any such circumstances, in this instance.
- 5.1.5 We have undertaken the survey following the guidelines of the RICS publication "Surveying Safely". Where limited access is available, assumptions will have been made.
- 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 KEY



Proposed
Development

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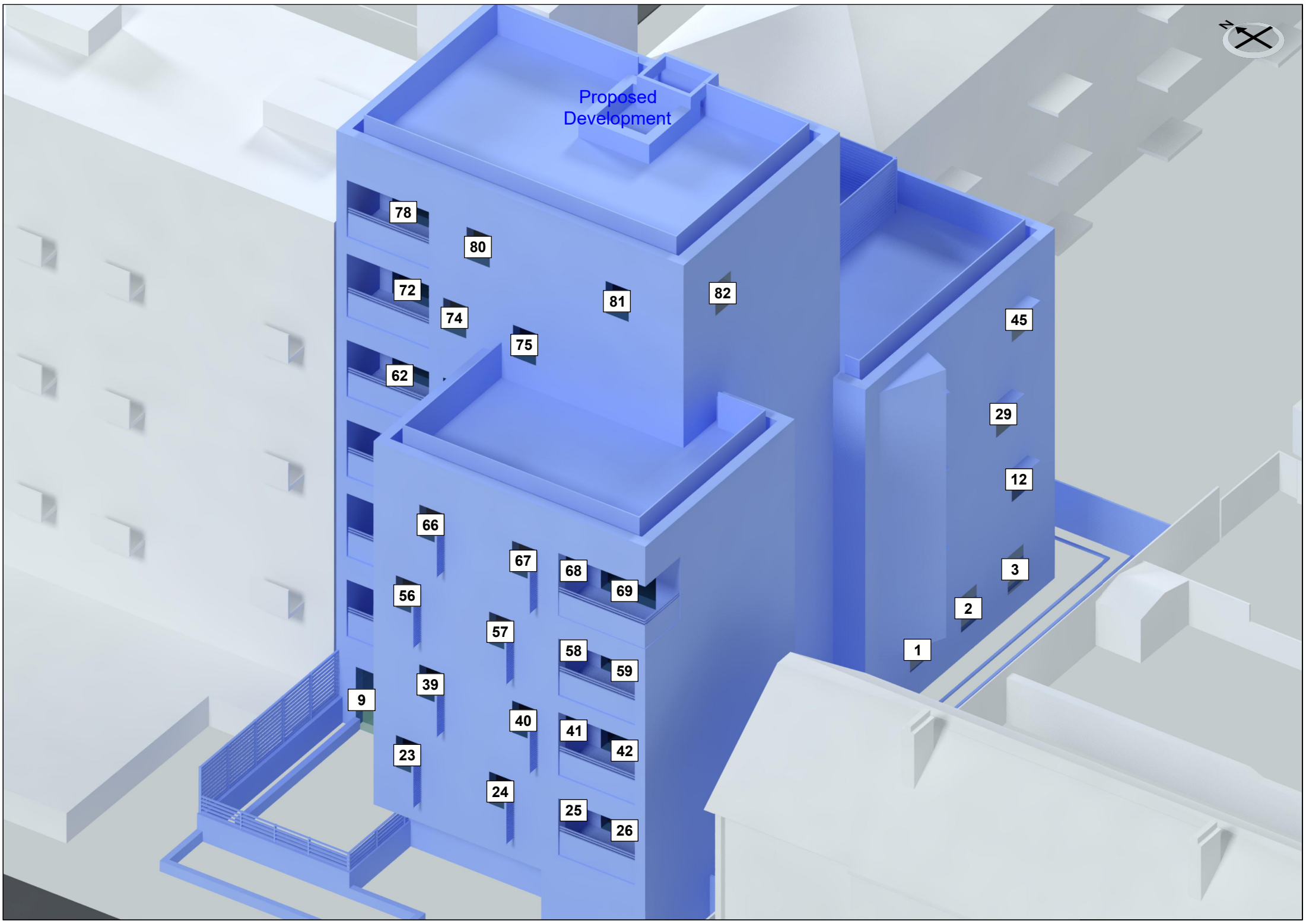
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Boyton Road



Proposed
Development

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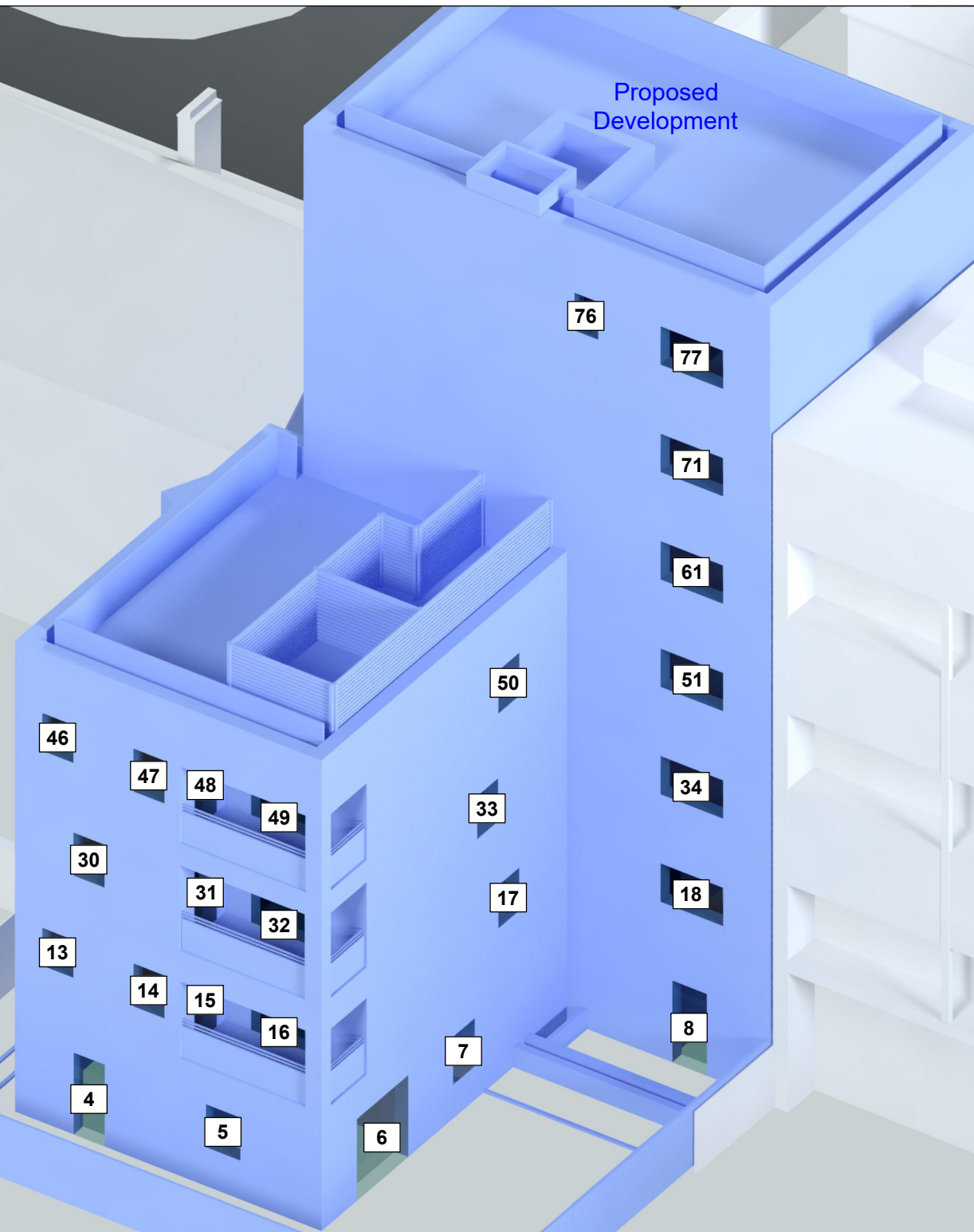
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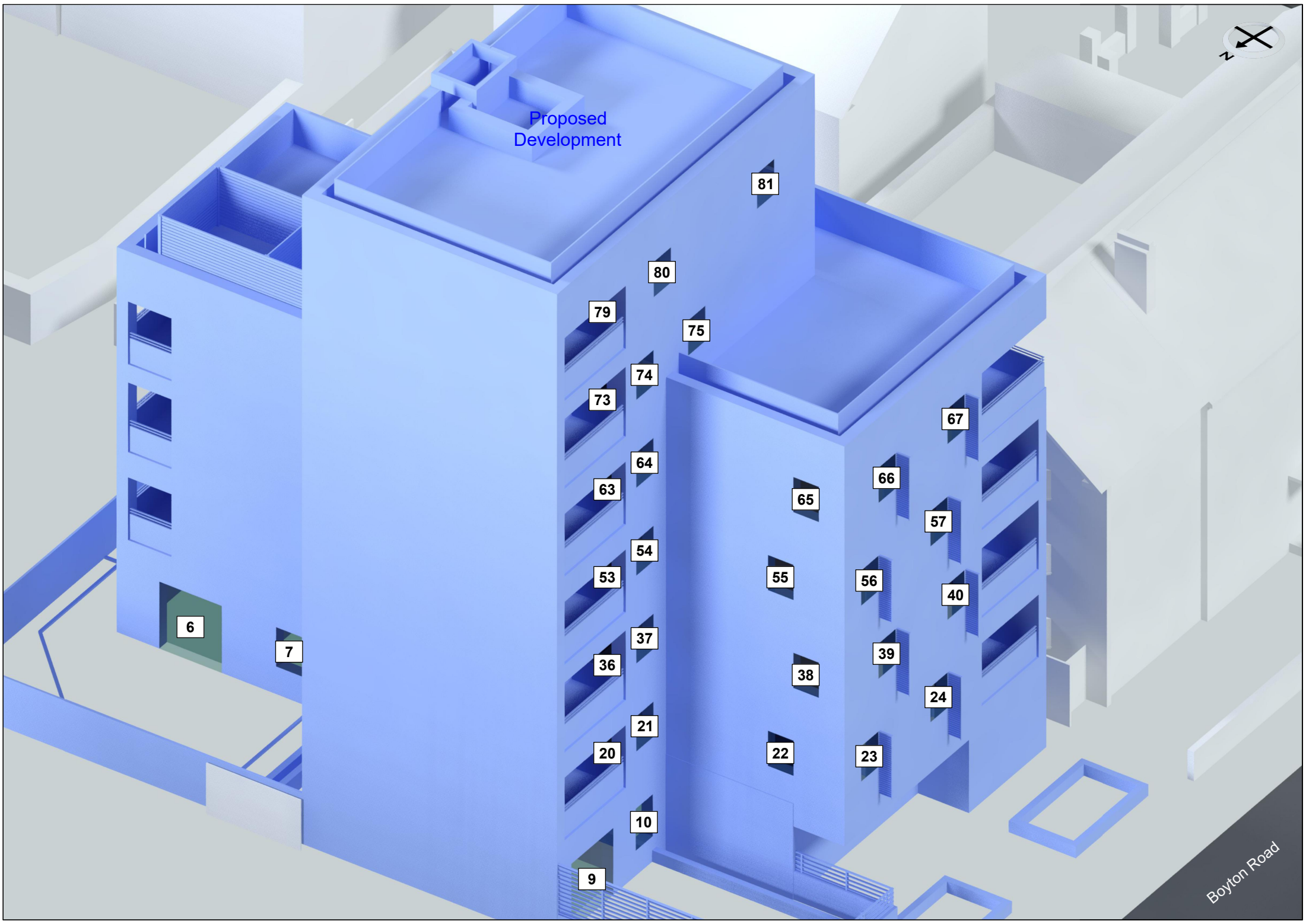
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Proposed
Development





Proposed
Development



Boynton Road

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APPENDIX 2

DAYLIGHT PROVISION DATA & CONTOURS

Appendix 2 - Daylight Provision

Boyton Road, London N8 7AU

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Unit 1</u>						
<u>Ground Floor</u>						
Window 1	Bedroom	100	50%	32%	No	64
Window 2	Bedroom	100	50%	41%	No	82
Windows 3 & 4	Dining/Kitchen	200	50%	53%	Yes	214
Windows 5 & 6	Living Room	150	50%	64%	Yes	209
Window 7	Bedroom	100	50%	8%	No	8
<u>Unit 2</u>						
<u>Ground Floor</u>						
Windows 8 & 9	Living/Dining/Kitchen	200	50%	34%	No	122
Window 10	Bedroom	100	50%	25%	No	44
<u>Unit 3</u>						
<u>First Floor</u>						
Window 11	Bedroom	100	50%	15%	No	29
Windows 12 to 16	Living/Dining/Kitchen	200	50%	26%	No	110
Window 17	Bedroom	100	50%	0%	No	0
<u>Unit 4</u>						
<u>First Floor</u>						
Windows 18 & 19	Living/Dining/Kitchen	200	50%	13%	No	86
Windows 20 & 21	Bedroom	100	50%	28%	No	56

Appendix 2 - Daylight Provision
Boyton Road, London N8 7AU

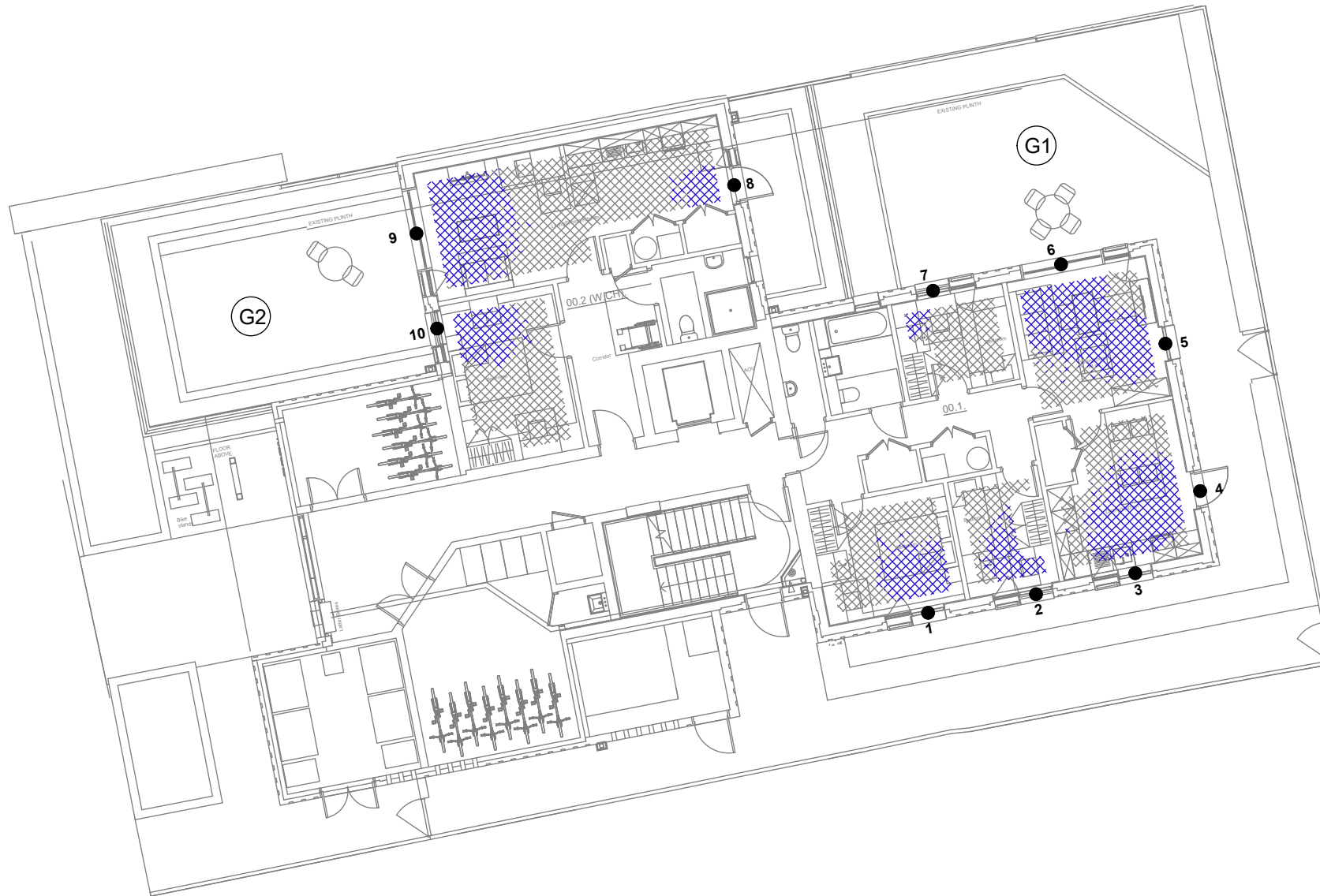
Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Unit 5</u>						
<u>First Floor</u>						
Windows 22 & 23	Bedroom	100	50%	30%	No	50
Windows 24 & 25	Bedroom	100	50%	62%	Yes	127
Windows 26 & 27	Living/Dining/Kitchen	200	50%	8%	No	68
<u>Unit 6</u>						
<u>Second Floor</u>						
Window 28	Bedroom	100	50%	16%	No	31
Windows 29 to 32	Living/Dining/Kitchen	200	50%	14%	No	92
Window 33	Bedroom	100	50%	0%	No	0
<u>Unit 7</u>						
<u>Second Floor</u>						
Windows 34 & 35	Living/Dining/Kitchen	200	50%	17%	No	98
Windows 36 & 37	Bedroom	100	50%	31%	No	61
<u>Unit 8</u>						
<u>Second Floor</u>						
Windows 38 & 39	Bedroom	100	50%	33%	No	65
Windows 40 & 41	Bedroom	100	50%	62%	Yes	137
Windows 42 & 43	Living/Dining/Kitchen	200	50%	3%	No	37

Appendix 2 - Daylight Provision
Boyton Road, London N8 7AU

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Unit 9</u>						
<u>Third Floor</u>						
Window 44	Bedroom	100	50%	13%	No	29
Windows 45 to 49	Living/Dining/Kitchen	200	50%	31%	No	122
Window 50	Bedroom	100	50%	0%	No	0
<u>Unit 10</u>						
<u>Third Floor</u>						
Windows 51 & 52	Living/Dining/Kitchen	200	50%	16%	No	86
Windows 53 & 54	Bedroom	100	50%	0%	No	8
<u>Unit 11</u>						
<u>Third Floor</u>						
Windows 55 & 56	Bedroom	100	50%	33%	No	60
Windows 57 & 58	Bedroom	100	50%	58%	Yes	122
Windows 59 & 60	Living/Dining/Kitchen	200	50%	0%	No	26
<u>Unit 12</u>						
<u>Fourth Floor</u>						
Windows 61 & 62	Living/Dining/Kitchen	200	50%	18%	No	91
Windows 63 & 64	Bedroom	100	50%	29%	No	55

Appendix 2 - Daylight Provision
Boyton Road, London N8 7AU

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Unit 13</u>						
<u>Fourth Floor</u>						
Windows 65 & 66	Bedroom	100	50%	38%	No	73
Windows 67 & 68	Bedroom	100	50%	62%	Yes	137
Windows 69 & 70	Living/Dining/Kitchen	200	50%	5%	No	42
<u>Unit 14</u>						
<u>Fifth Floor</u>						
Windows 71 & 72	Living/Dining/Kitchen	200	50%	30%	No	135
Windows 73 to 75	Bedroom	100	50%	1%	No	8
<u>Unit 15</u>						
<u>Sixth Floor</u>						
Windows 76 to 78	Living/Dining/Kitchen	200	50%	21%	No	107
Windows 79 & 80	Bedroom	100	50%	0%	No	8
Windows 81 & 82	Bedroom	100	50%	0%	No	0



Key:

 Area above target lux threshold

 Area below target lux threshold

 Window reference

 Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 1 of 7

Rev. .

Rev	Date	Details of revision



Key:

 Area above target lux threshold

 Area below target lux threshold

 Window reference

 Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 2 of 7

Rev. .

Rev	Date	Details of revision



Key:

 Area above target lux threshold

 Area below target lux threshold

 Window reference

 Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 3 of 7

Rev. .

Rev	Date	Details of revision



Key:

Area above target lux threshold

Area below target lux threshold

Window reference

Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 4 of 7

Rev. .

Rev	Date	Details of revision

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Key:

 Area above target lux threshold

 Area below target lux threshold

 Window reference

 Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 5 of 7

Rev. .

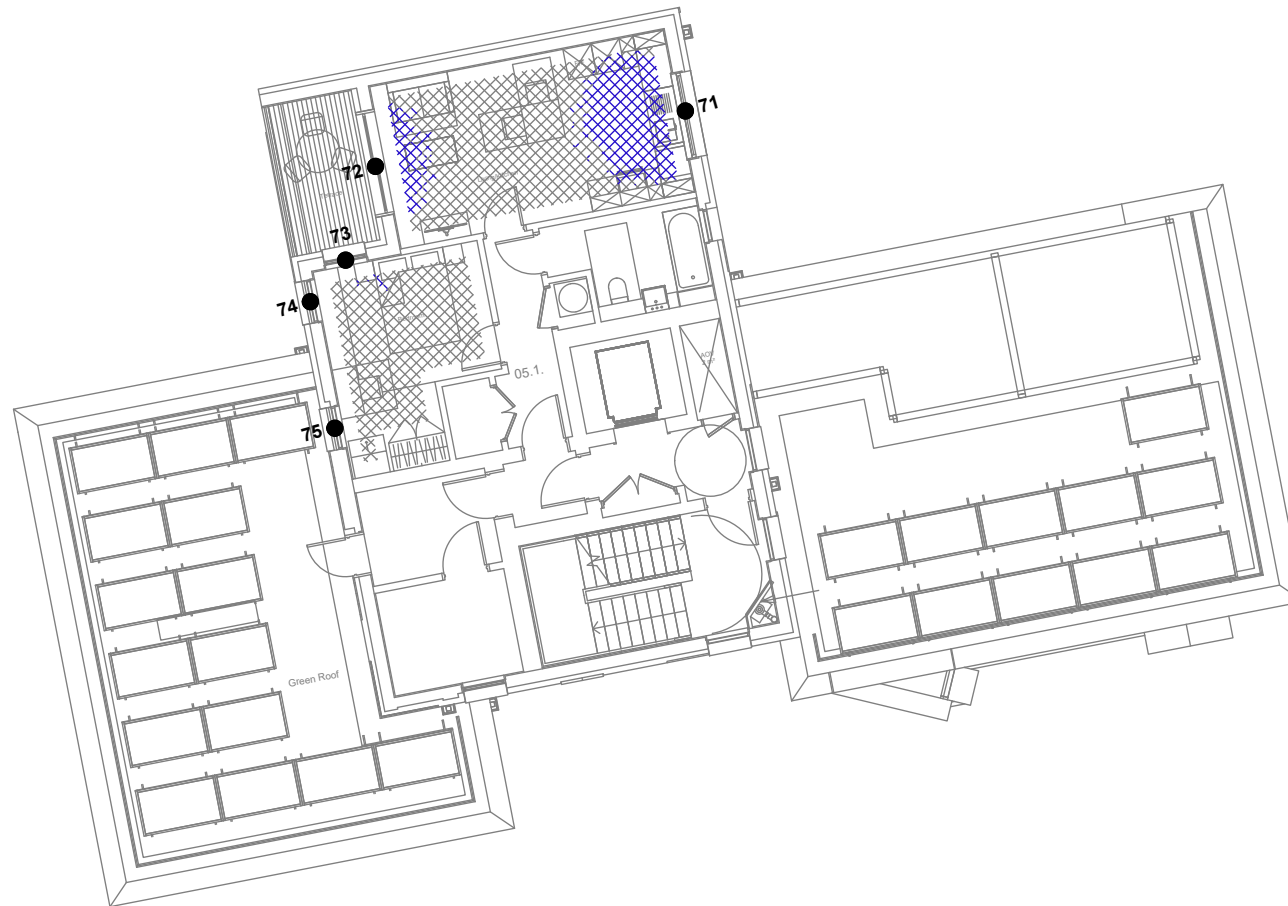
Rev	Date	Details of revision



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Key:

 Area above target lux threshold

 Area below target lux threshold

 Window reference

 Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 6 of 7

Rev. .

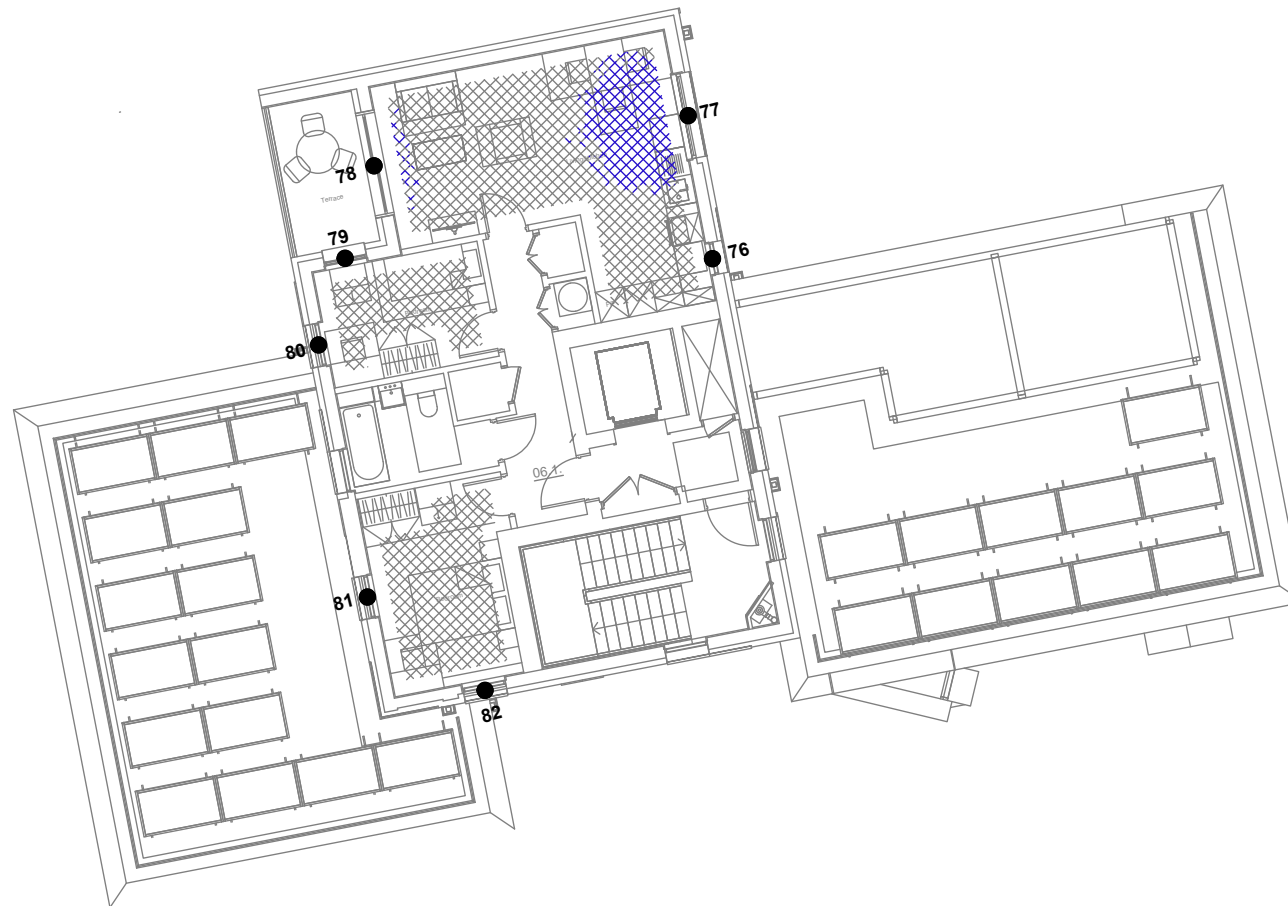
Rev	Date	Details of revision



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Key:



Area above target lux threshold



Area below target lux threshold



Window reference



Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 7 of 7

Rev. .

Rev	Date	Details of revision



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APPENDIX 3

EXPOSURE TO SUNLIGHT DATA

Appendix 3 - Exposure To Sunlight
Boyton Road, London N8 7AU

Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
Unit 1				
Ground Floor				
Window 1	Bedroom	1.5 hours	5.6 hours	Yes
Window 2	Bedroom	1.5 hours	5.5 hours	
Windows 3 & 4	Dining/Kitchen	1.5 hours	5.6 hours	
Windows 5 & 6	Living Room	1.5 hours	2 hours	
Window 7	Bedroom	1.5 hours	0 hours	
Unit 2				
Ground Floor				
Windows 8 & 9	Living/Dining/Kitchen	1.5 hours	1.4 hours	No
Window 10	Bedroom	1.5 hours	0.1 hours	
Unit 3				
First Floor				
Window 11	Bedroom	1.5 hours	3.8 hours	Yes
Windows 12 to 16	Living/Dining/Kitchen	1.5 hours	6.8 hours	
Window 17	Bedroom	1.5 hours	0 hours	
Unit 4				
First Floor				
Windows 18 & 19	Living/Dining/Kitchen	1.5 hours	0.5 hours	No
Windows 20 & 21	Bedroom	1.5 hours	0.4 hours	
Unit 5				
First Floor				
Windows 22 & 23	Bedroom	1.5 hours	1.8 hours	Yes
Windows 24 & 25	Bedroom	1.5 hours	2 hours	
Windows 26 & 27	Living/Dining/Kitchen	1.5 hours	3.8 hours	
Unit 6				
Second Floor				
Window 28	Bedroom	1.5 hours	3.8 hours	Yes
Windows 29 to 32	Living/Dining/Kitchen	1.5 hours	6.8 hours	

Appendix 3 - Exposure To Sunlight
Boyton Road, London N8 7AU

Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
<u>Unit 7</u>				
<u>Second Floor</u>				
Windows 34 & 35	Living/Dining/Kitchen	1.5 hours	0.5 hours	No
Windows 36 & 37	Bedroom	1.5 hours	0.4 hours	
<u>Unit 8</u>				
<u>Second Floor</u>				
Windows 38 & 39	Bedroom	1.5 hours	1.8 hours	Yes
Windows 40 & 41	Bedroom	1.5 hours	2.5 hours	
Windows 42 & 43	Living/Dining/Kitchen	1.5 hours	3.8 hours	
<u>Unit 9</u>				
<u>Third Floor</u>				
Window 44	Bedroom	1.5 hours	3.8 hours	Yes
Windows 45 to 49	Living/Dining/Kitchen	1.5 hours	6.8 hours	
Window 50	Bedroom	1.5 hours	0 hours	
<u>Unit 10</u>				
<u>Third Floor</u>				
Windows 51 & 52	Living/Dining/Kitchen	1.5 hours	0.5 hours	No
Windows 53 & 54	Bedroom	1.5 hours	0.4 hours	
<u>Unit 11</u>				
<u>Third Floor</u>				
Windows 55 & 56	Bedroom	1.5 hours	1.8 hours	Yes
Windows 57 & 58	Bedroom	1.5 hours	2 hours	
Windows 59 & 60	Living/Dining/Kitchen	1.5 hours	3.8 hours	
<u>Unit 12</u>				
<u>Fourth Floor</u>				
Windows 61 & 62	Living/Dining/Kitchen	1.5 hours	3.9 hours	Yes
Windows 63 & 64	Bedroom	1.5 hours	0.4 hours	

Appendix 3 - Exposure To Sunlight
Boyton Road, London N8 7AU

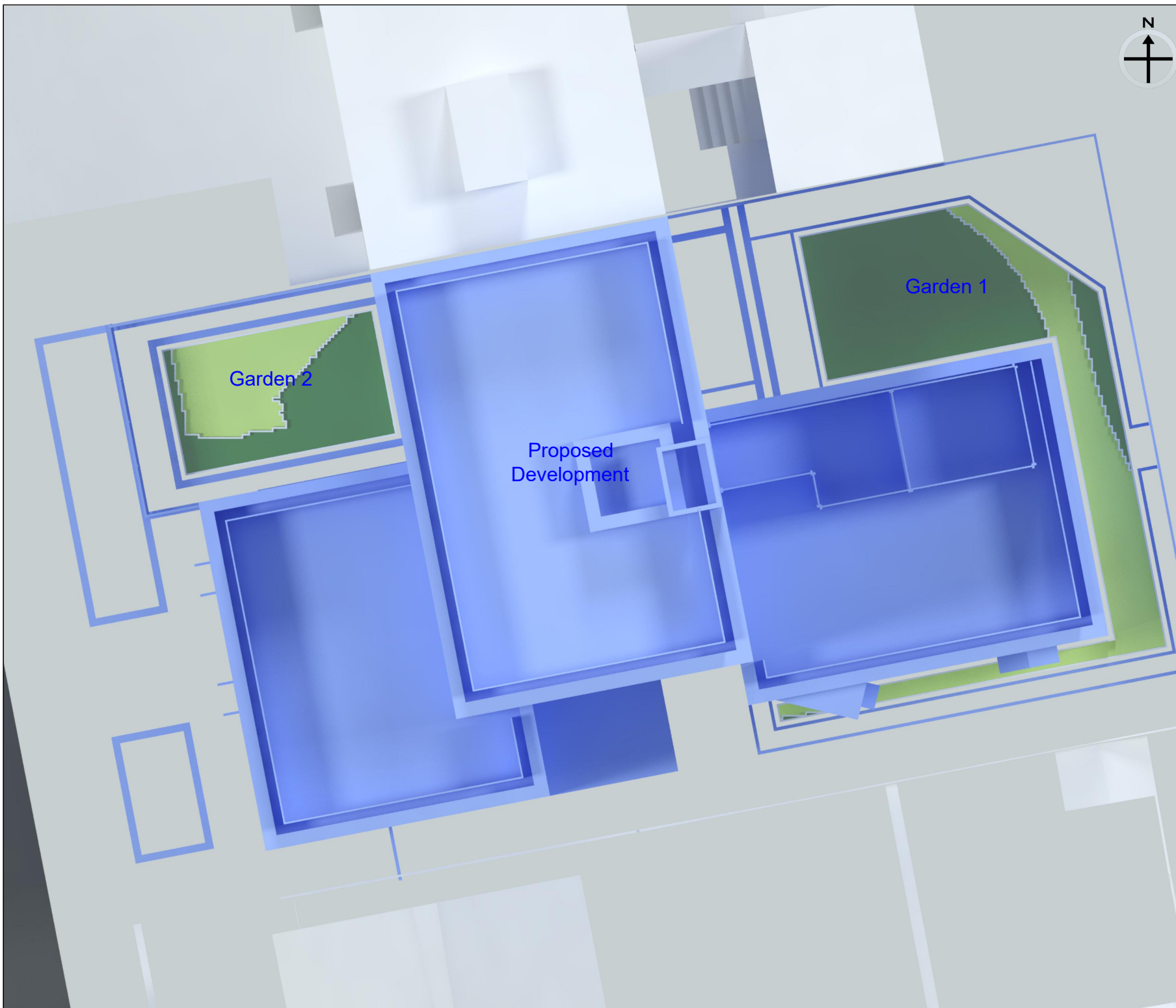
Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
<u>Unit 13</u>				
<u>Fourth Floor</u>				
Windows 65 & 66	Bedroom	1.5 hours	1.8 hours	Yes
Windows 67 & 68	Bedroom	1.5 hours	2.4 hours	
Windows 69 & 70	Living/Dining/Kitchen	1.5 hours	5.9 hours	
<u>Unit 14</u>				
<u>Fifth Floor</u>				
Windows 71 & 72	Living/Dining/Kitchen	1.5 hours	4.2 hours	Yes
Windows 73 to 75	Bedroom	1.5 hours	3.1 hours	
<u>Unit 15</u>				
<u>Sixth Floor</u>				
Windows 76 to 78	Living/Dining/Kitchen	1.5 hours	4.2 hours	Yes
Windows 79 & 80	Bedroom	1.5 hours	3.1 hours	
Windows 81 & 82	Bedroom	1.5 hours	8.2 hours	

APPENDIX 4

OVERSHADOWING TO GARDENS & OPEN SPACES

Appendix 4 - Overshadowing to Gardens and Open Spaces
Boyton Road, London N8 7AU

Reference	Total Area	Area receiving at least 2 hours of sunlight on 21 March	
<u>Unit 1</u>			
<u>Ground Floor</u>			
Garden 1	50.59 m2	21.66 m2	43%
<u>Unit 2</u>			
<u>Ground Floor</u>			
Garden 2	23.81 m2	10.79 m2	45%



Key



Receives under two hours sunlight on 21st March.



Receives at least two hours sunlight on 21st March.

Project Name: Boyton Road, London N8 7AU

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



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