



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

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London 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 study of the proposed development at Boyton Road, London N8 7AU.
- 1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011.
- 1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring residential properties at 1, 2 & 23 Boyton Close, 1 to 14 Campsfield House, 1 to 6 Fleming House, 1 to 6 Tennyson House and 1 to 75 Wat Tyler House.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendices 2 and 3 give the numerical results of the various daylight and sunlight tests.
- 1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the Vertical Sky Component (VSC) test in respect of some isolated windows at 1 to 6 Tennyson House; 1 to 6 Fleming House and 1 to 75 Wat Tyler House. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

KCA Architects

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

Laser Surveys

L 7906 - 19	Topographical Survey, Underground Services Trace and GPR Survey	Rev -
L 7906 - 19	Elevations	Rev -

2.2 Daylight Distribution Room Layout Information

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

www.rightmove.co.uk

1 to 5 Tennyson House:

Floor Plans Rev -

1 to 6 Fleming House:

Floor Plans Rev -

1 to 75 Wat Tyler House:

Floor Plans Rev -

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is expected sometime in 2021. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.2 National Planning Policy Framework

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

3.3 Daylight to Windows

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

Test 1 Vertical Sky Component

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

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

Test 2 Daylight Distribution

- 3.3.8 The distribution of daylight within a room can be calculated by plotting the 'no 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.
- 3.3.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no skyline' in each of the main rooms. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.4 Sunlight availability to Windows

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

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

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

3.5 Overshadowing to Gardens and Open Spaces

3.5.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

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

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

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring residential properties at 1, 2 & 23 Boyton Close, 1 to 14 Campsfield House, 1 to 6 Fleming House, 1 to 6 Tennyson House and 1 to 75 Wat Tyler House.
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendices 2 and 3 list the detailed numerical daylight and sunlight test results.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows that have a requirement for daylight, pass the Vertical Sky Component test, with the exception of windows 5 & 43 at 1 to 6 Tennyson House; windows 80 & 96 at 1 to 6 Fleming House and windows 157 to 159, 175 and 193 at 1 to 75 Wat Tyler House. However, for the windows that do not pass, the following mitigating factors apply:
- 4.2.2 The BRE guide acknowledges that where a window has an overhang or a projecting wing on one or both sides of it, 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. Windows 80 & 96 at 1 to 6 Fleming House and windows 157 to 159, 175 and 193 at 1 to 75 Wat Tyler House surpass the BRE criteria without the wings/overhangs in place and the additional calculations for these windows are presented in Appendix 3.
- 4.2.3 Window 43 that does not pass the test but achieves a Vertical Sky Component score of 26.9% with the wing and overhang removed, which is fairly close to the target of 27% stated in the BRE guide. In our opinion, this demonstrates that the proposed development amounts to a modest obstruction to these windows and it is therefore the wings/overhangs which are the main factor in the loss of light.

4.2.4 Window 5 at 1 to 6 Tennyson House achieves a before/after ratio of 0.79, which is fairly close to the target of 0.8 stated in the BRE guide.

4.2.5 Finally, whilst the BRE guide gives numerical guidelines, it states that these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

Daylight Distribution

4.2.6 As the room layouts of the neighbouring properties are unknown, the daylight distribution test has not been undertaken.

4.3 Sunlight to Windows

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

4.4 Overshadowing to Gardens and Open Spaces

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

4.5 Conclusion

The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the Vertical Sky Component (VSC) test in respect of some isolated windows at 1 to 6 Tennyson House; 1 to 6 Fleming House and 1 to 75 Wat Tyler House. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken on 15 November 2019. We have not had access to neighbouring properties.
- 5.1.4 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.
- 5.1.6 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.
- 5.1.7 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



Campsfield Road

Boyton Road

Eastfield Road

23 Boyton Road

1 to 75 Wat Tyler House

1 to 14 Campsfield House

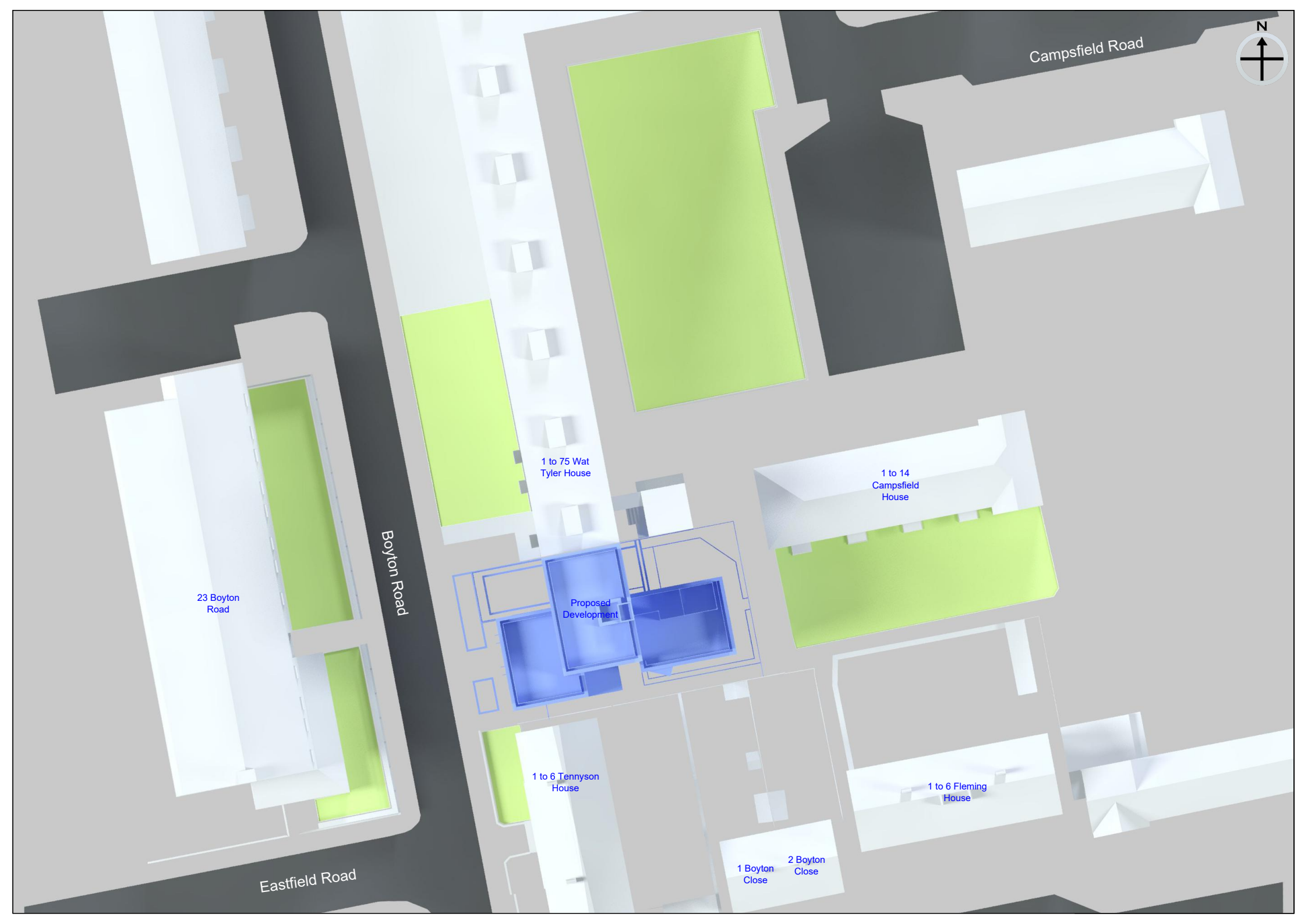
Proposed Development

1 to 6 Tennyson House

1 to 6 Fleming House

1 Boyton Close

2 Boyton Close





23 Boyton
Road

1 to 75 Wat
Tyler House

Proposed
Development

1 to 6 Tennyson
House

1 to 14
Campsfield
House

Eastfield Road

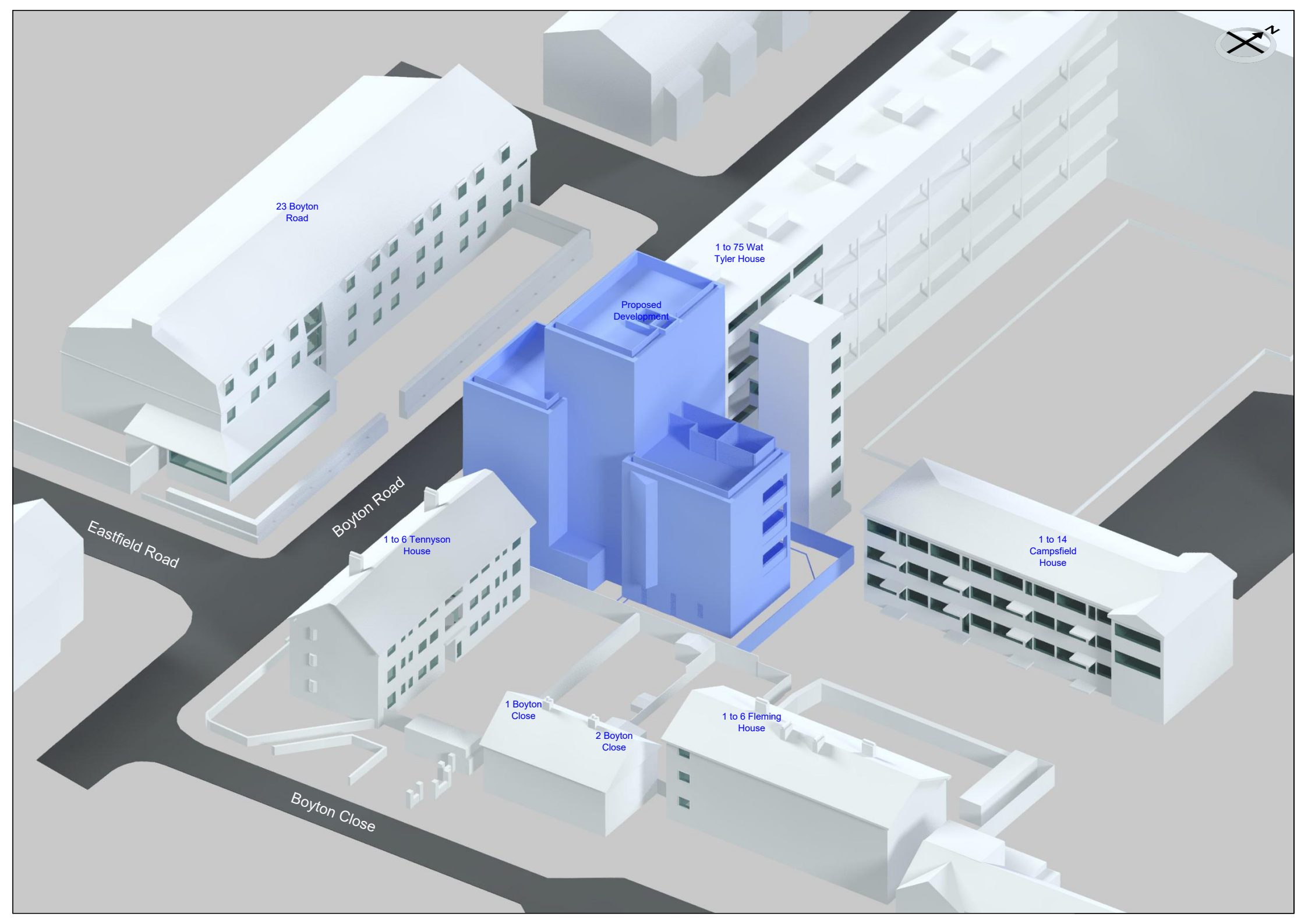
Boyton Road

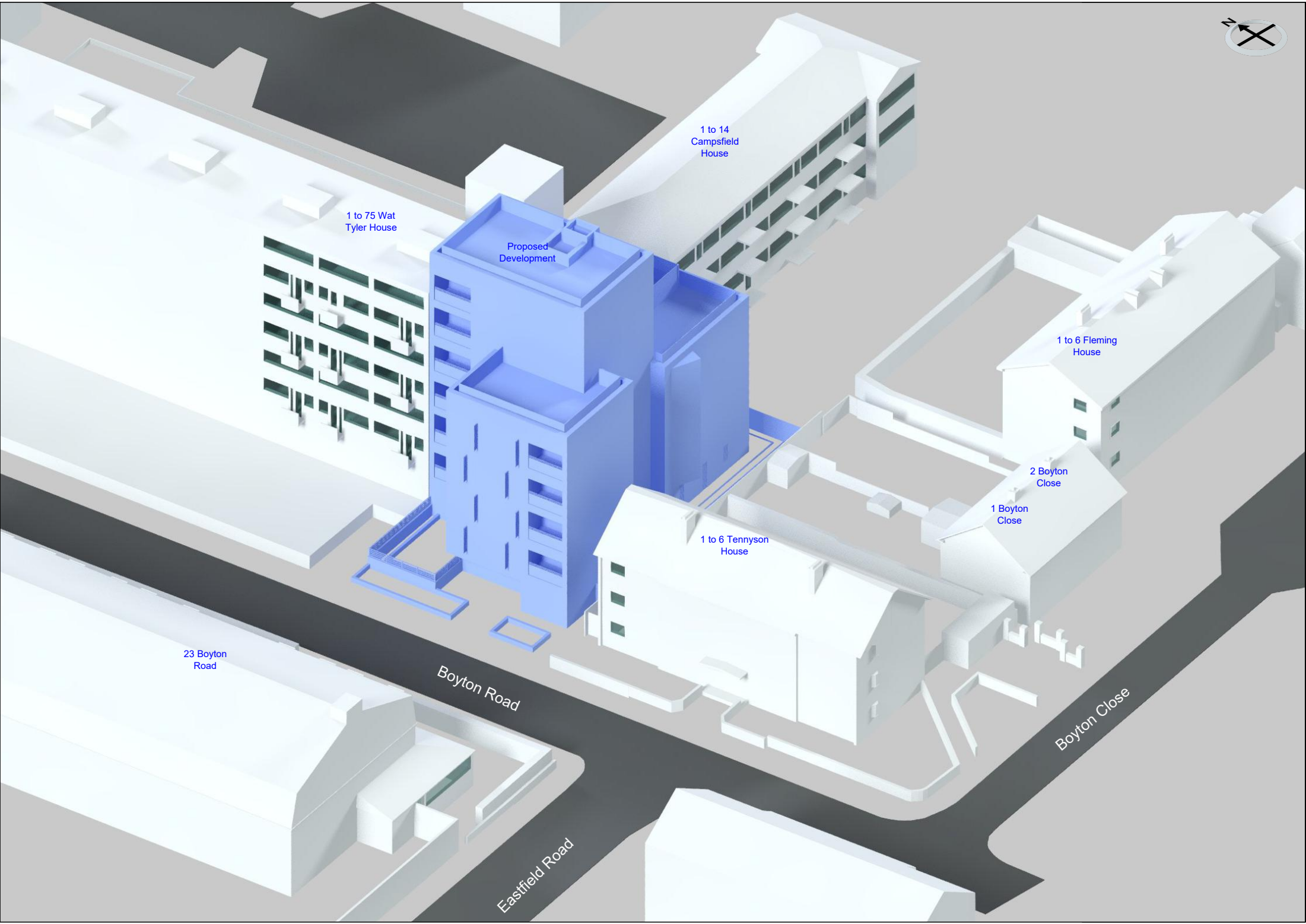
1 Boyton
Close

2 Boyton
Close

1 to 6 Fleming
House

Boyton Close





1 to 75 Wat
Tyler House

Proposed
Development

1 to 14
Campsfield
House

1 to 6 Fleming
House

2 Boyton
Close

1 Boyton
Close

1 to 6 Tennyson
House

23 Boyton
Road

Boyton Road

Eastfield Road

Boyton Close



Eastfield Road

23 Boyton Road

1 to 6 Tennyson House

Proposed Development

1 to 75 Wat Tyler House

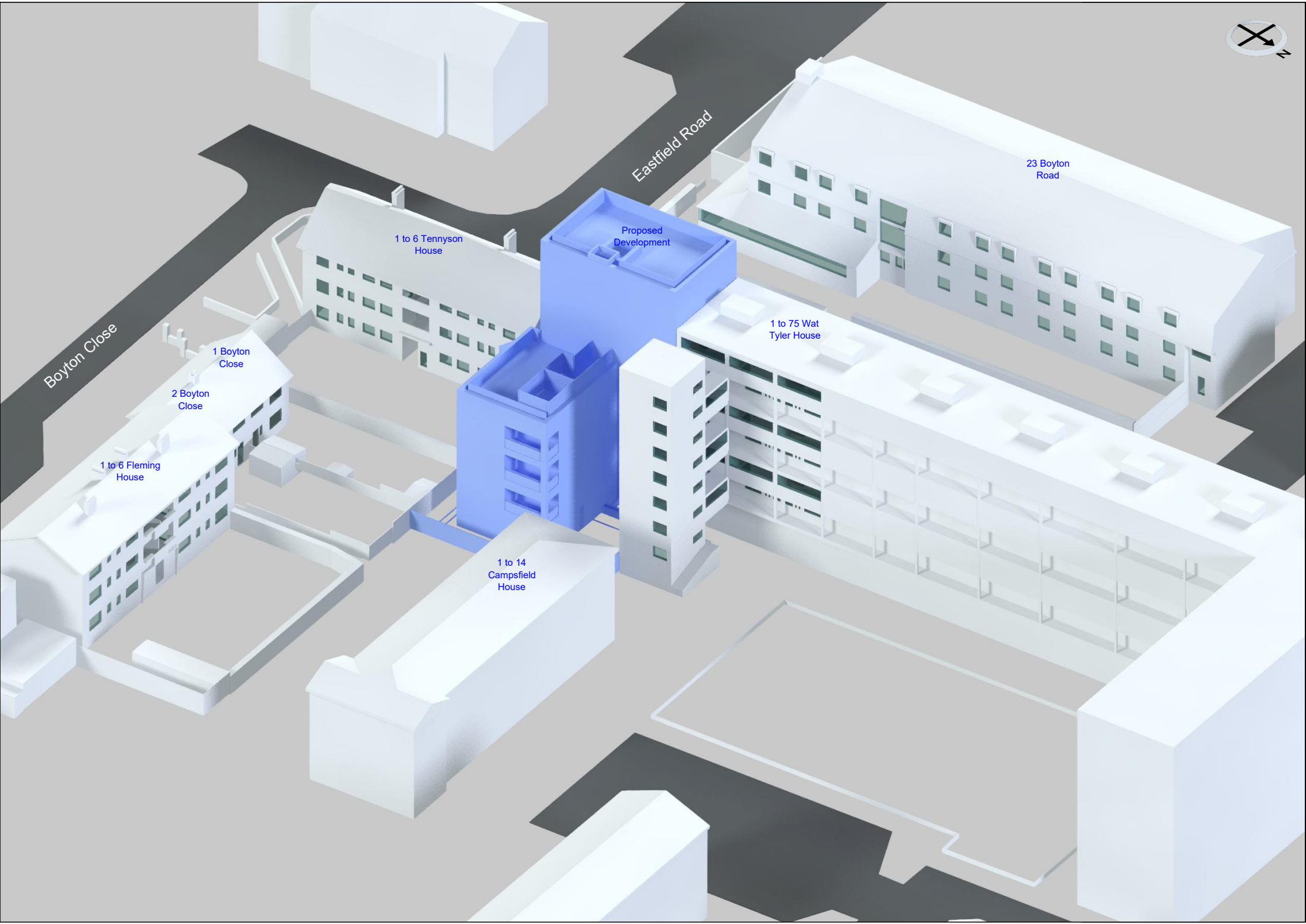
Boyton Close

1 Boyton Close

2 Boyton Close

1 to 6 Fleming House

1 to 14 Campsfield House





1 to 6 Fleming
House

2 Boyton
Close

1 Boyton
Close

Boyton Close

Proposed
Development

1 to 6 Tennyson
House

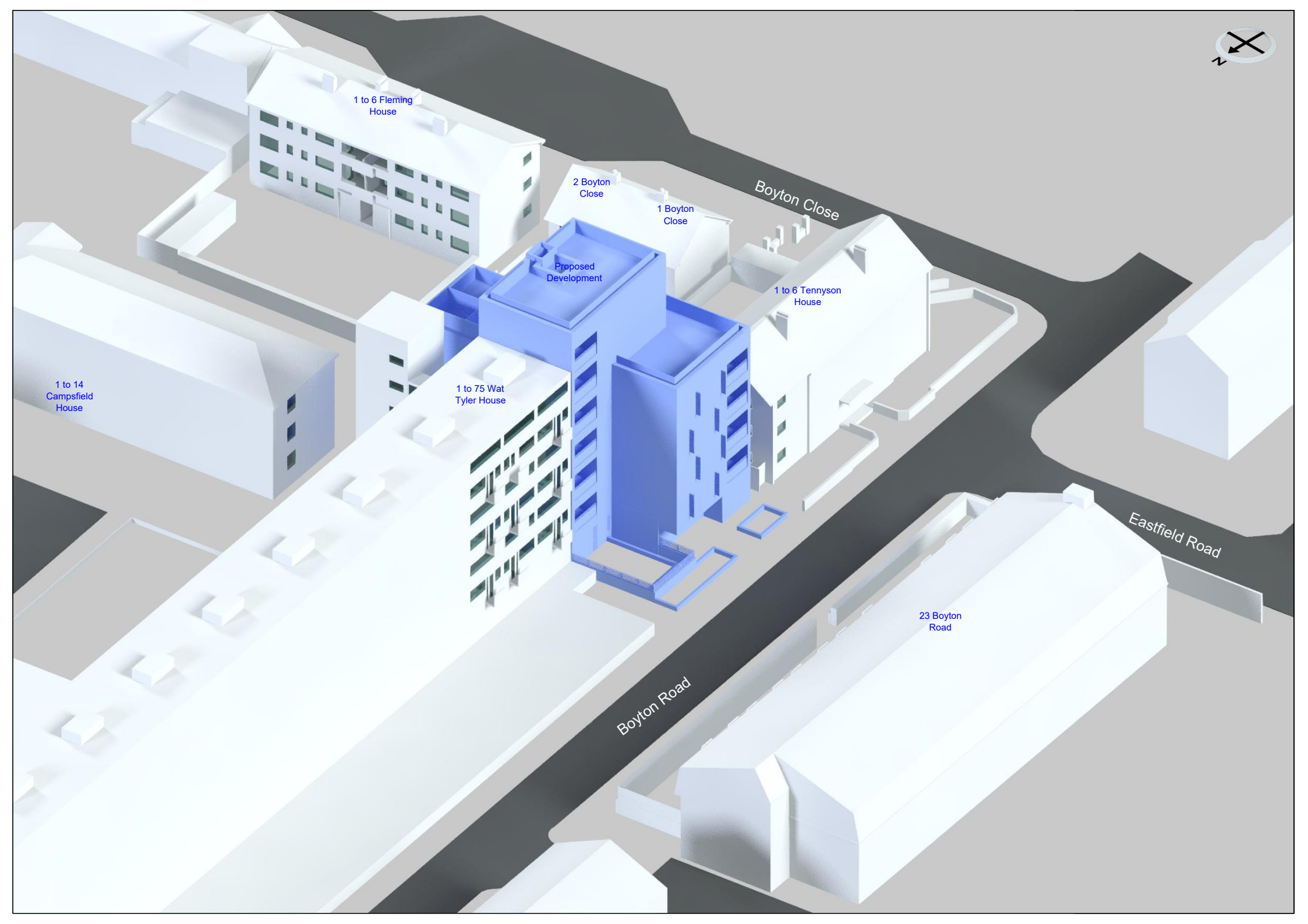
1 to 14
Campsfield
House

1 to 75 Wat
Tyler House

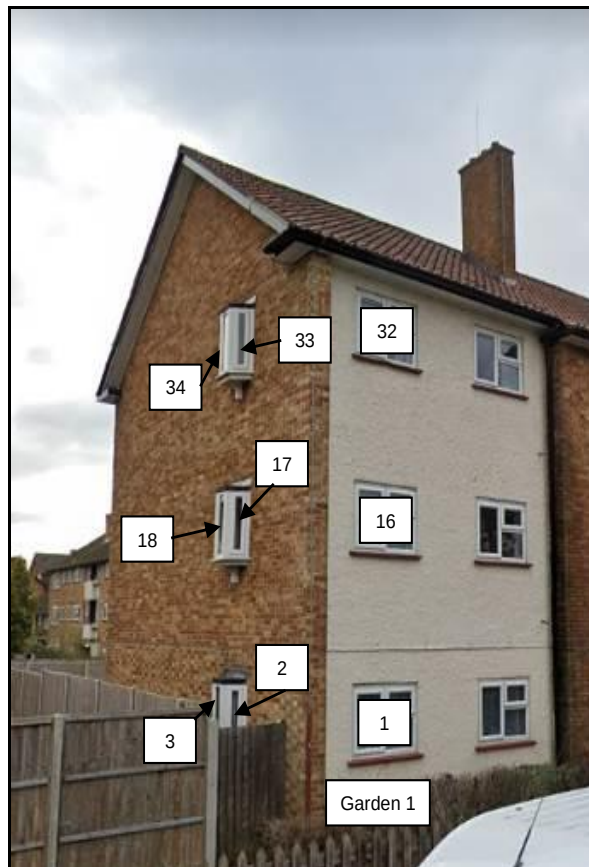
Eastfield Road

23 Boyton
Road

Boyton Road



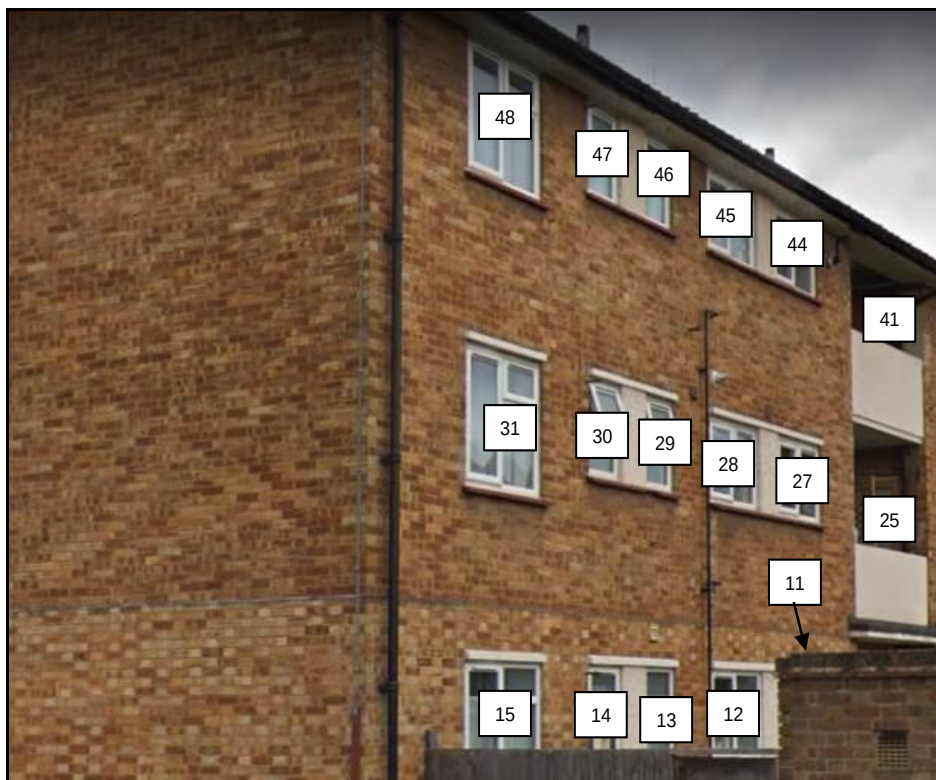
Neighbouring Windows



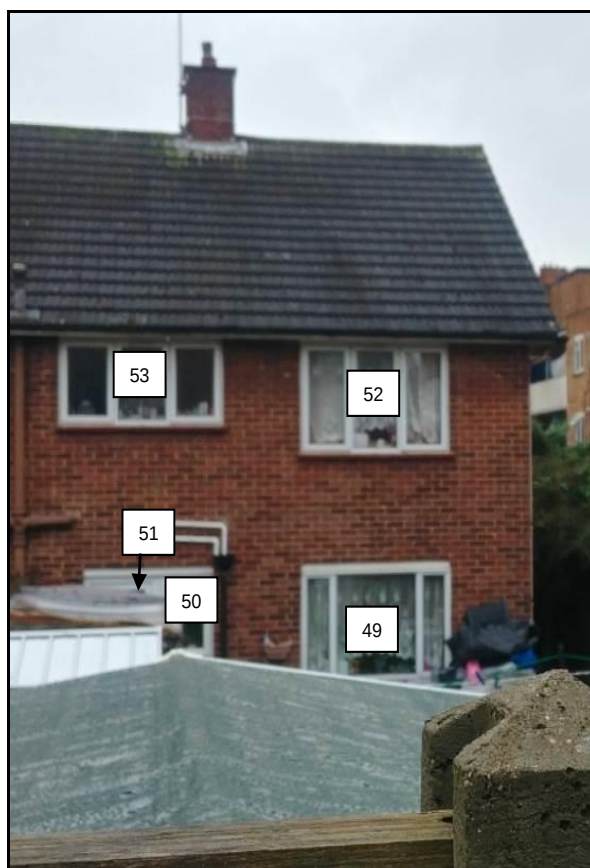
1 to 6 Tennyson House



1 to 6 Tennyson House



1 to 6 Tennyson House



1 Boyton Close



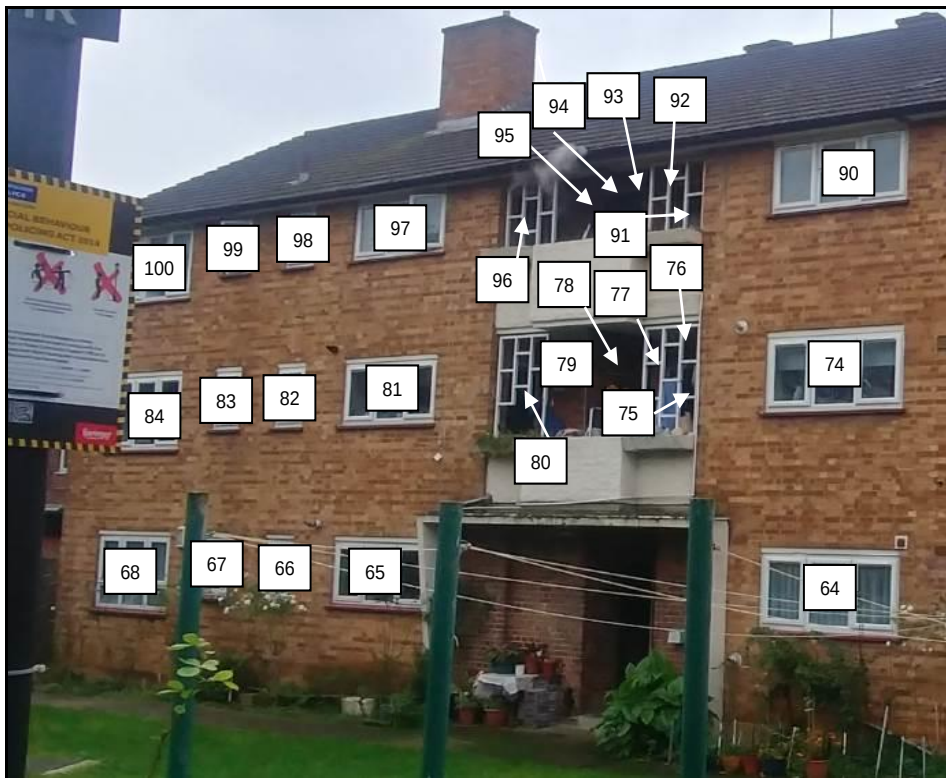
2 Boyton Close



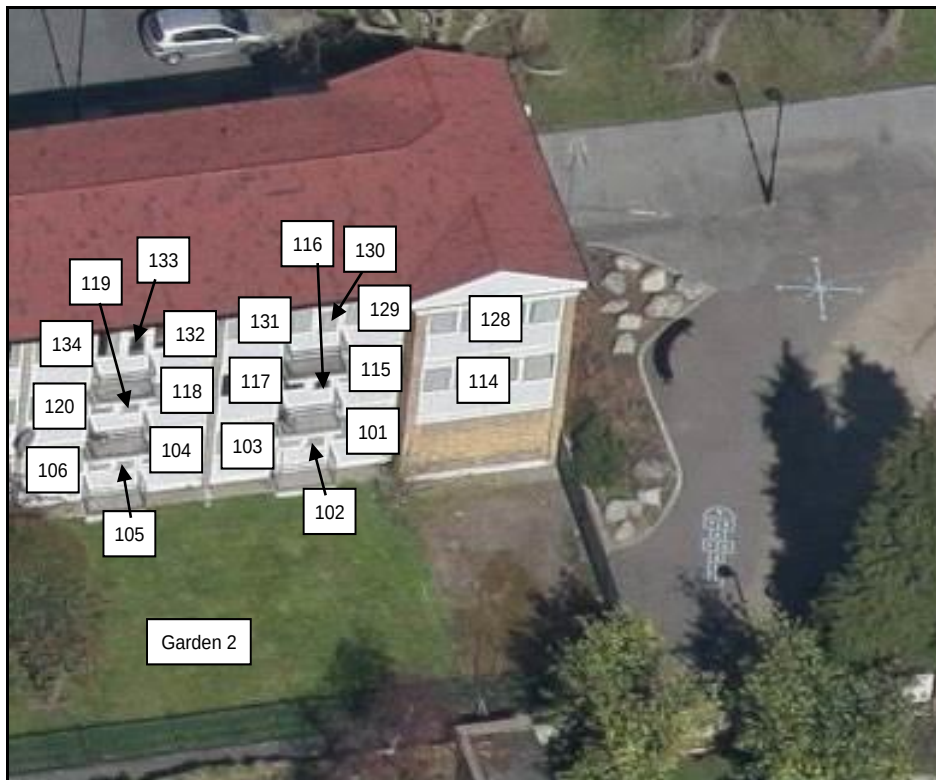
1 to 6 Fleming House



1 to 6 Fleming House



1 to 6 Fleming House



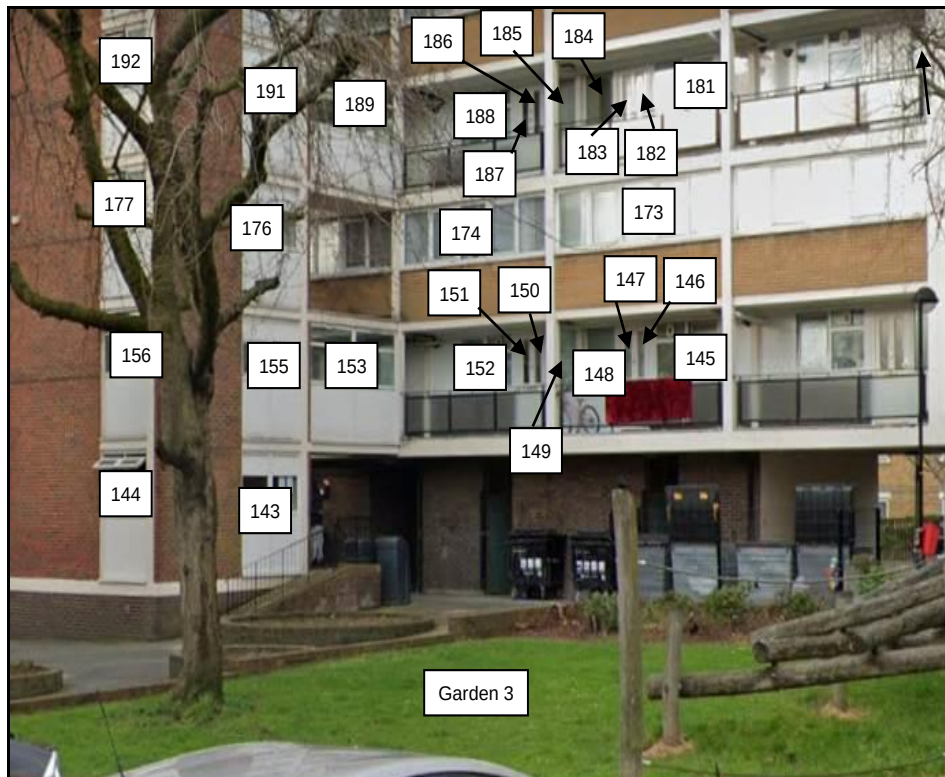
1 to 14 Campsfield House



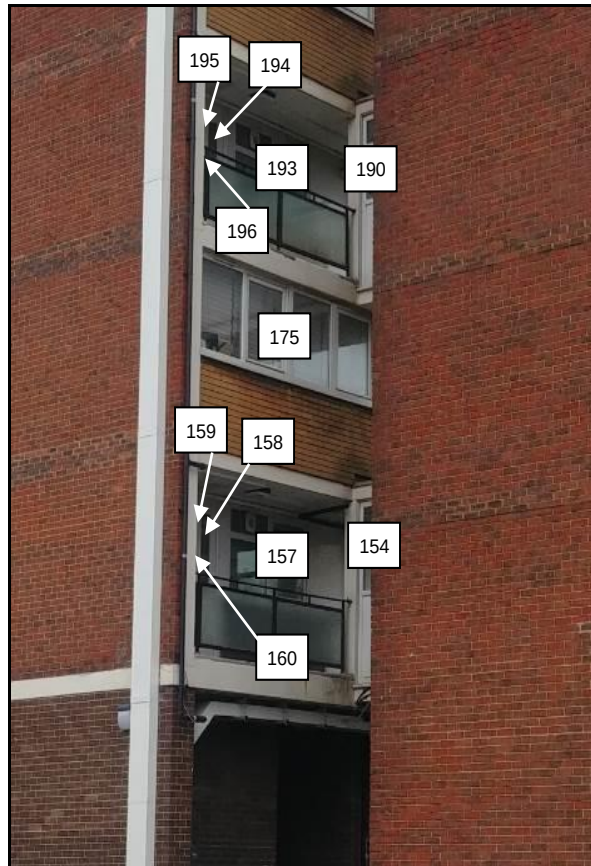
1 to 14 Campsfield House



1 to 75 Wat Tyler House



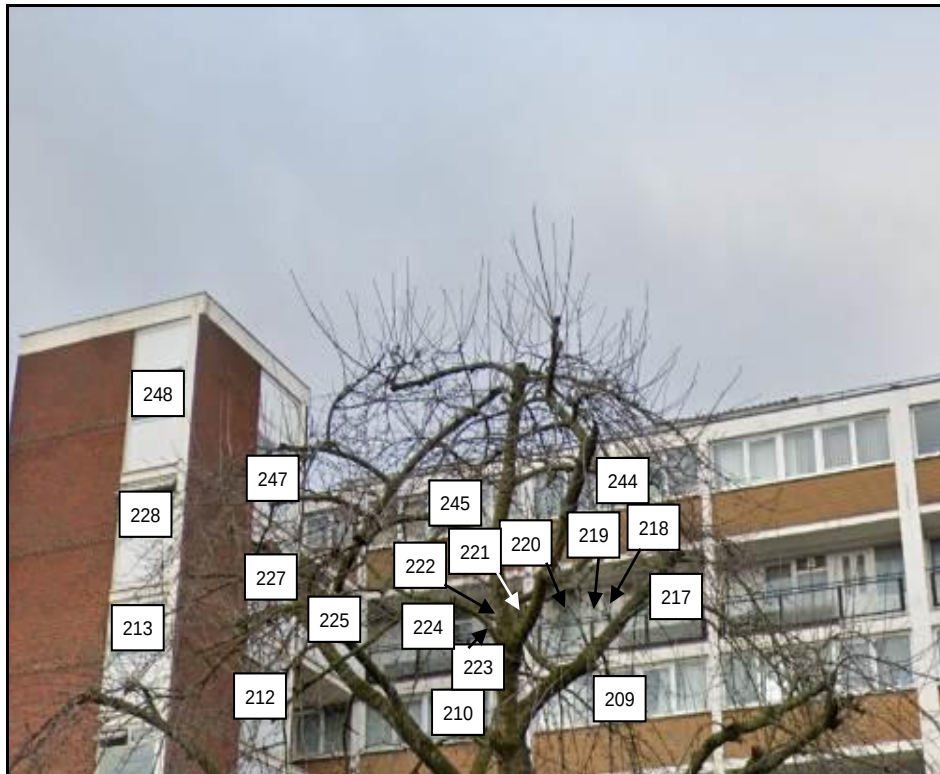
1 to 75 Wat Tyler House



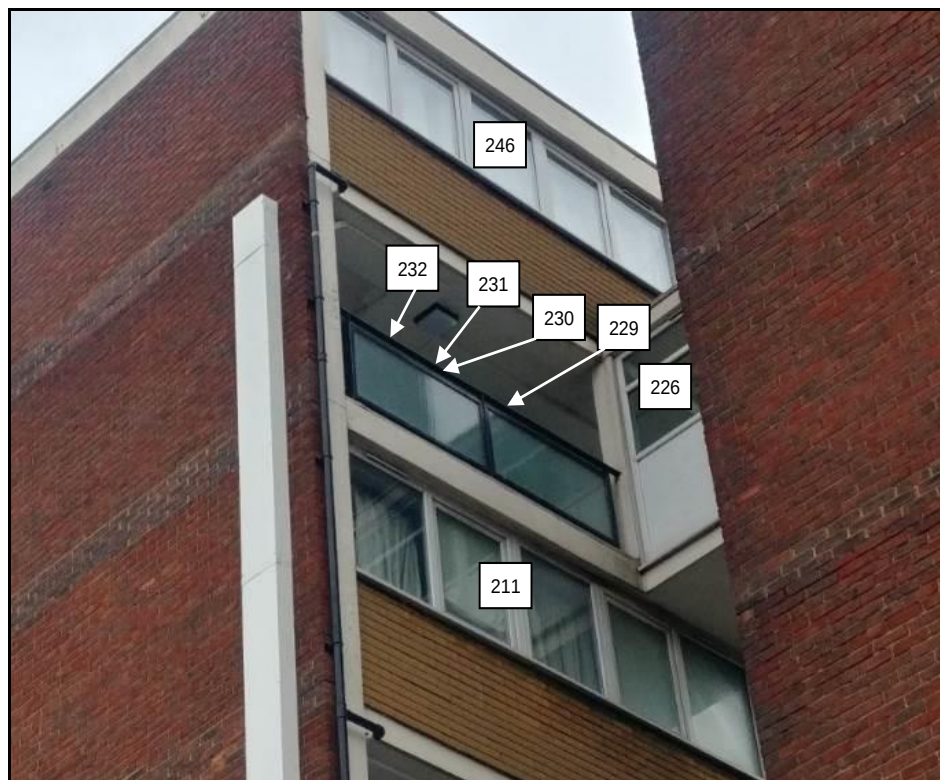
1 to 75 Wat Tyler House



1 to 75 Wat Tyler House



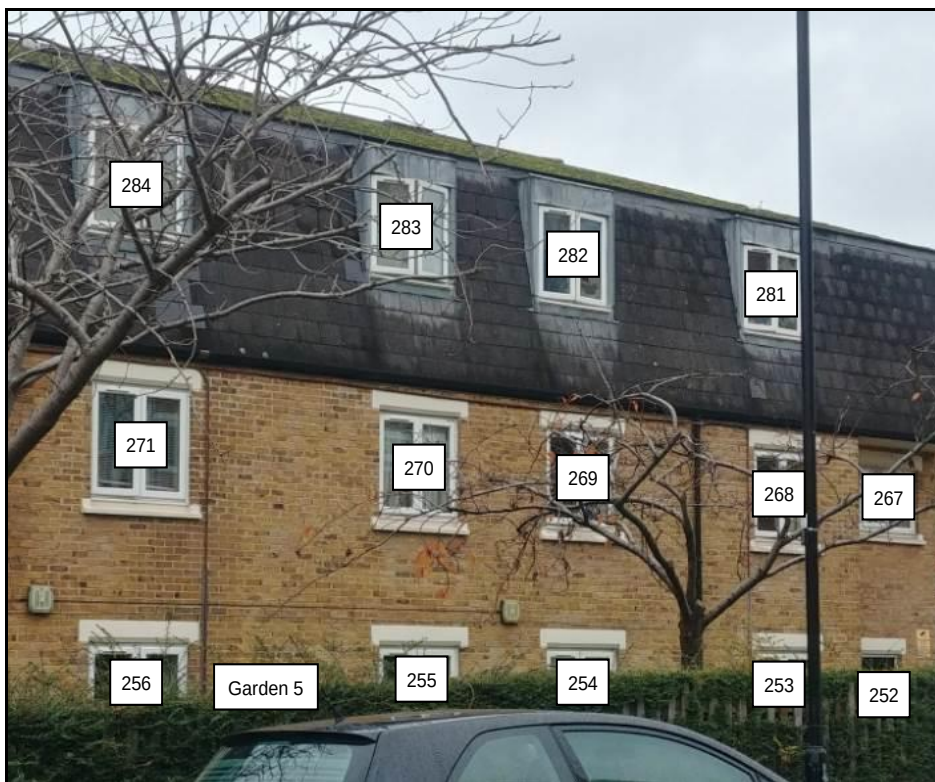
1 to 75 Wat Tyler House



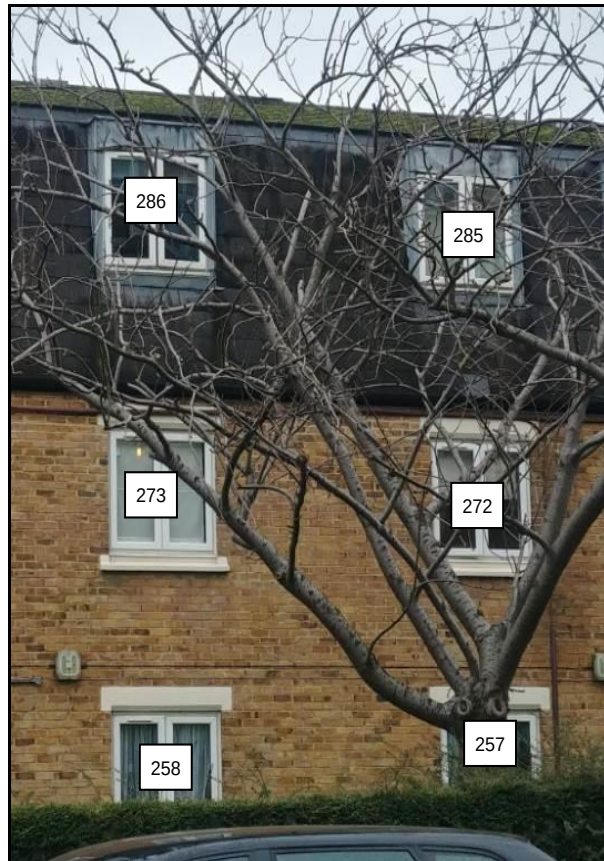
1 to 75 Wat Tyler House



1 to 75 Wat Tyler House



23 Boyton Road



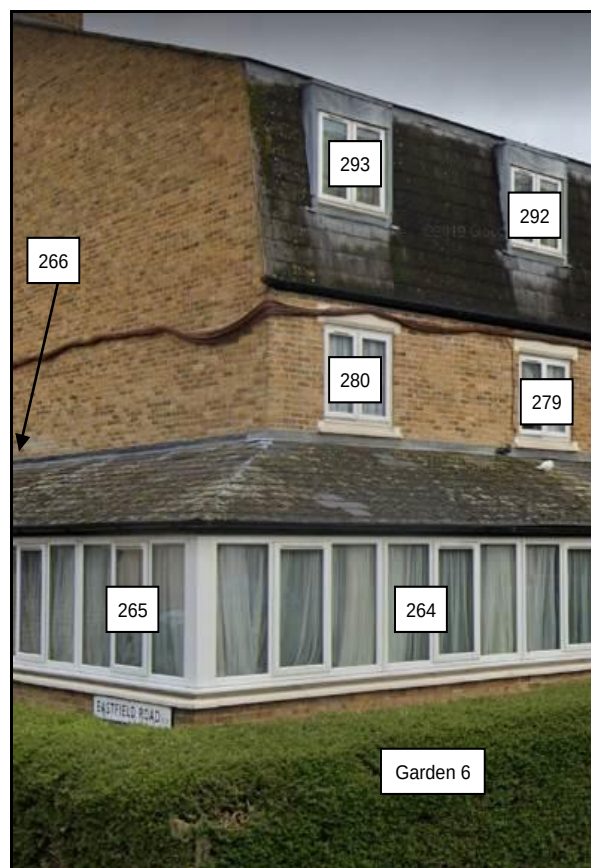
23 Boyton Road



23 Boyton Road



23 Boyton Road



23 Boyton Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Boyton Road, London N8 7AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 to 6 Tennyson House</u>					
<u>Ground Floor</u>					
Window 1	Domestic	34.3%	34.3%	0.0%	1.0
Window 2 (Secondary)	Domestic	25.6%	14.6%	11.0%	0.57
Window 3 (Secondary)	Domestic	26.0%	6.7%	19.3%	0.26
Window 4 (Secondary)	Domestic	22.1%	4.3%	17.8%	0.19
Window 5	Domestic	33.1%	26.0%	7.1%	0.79
Window 6	Domestic	33.5%	27.8%	5.7%	0.83
Window 7	Domestic	33.6%	28.6%	5.0%	0.85
Window 8	Domestic	33.7%	29.7%	4.0%	0.88
Window 9	Domestic	33.7%	30.5%	3.2%	0.91
Window 10	Domestic	32.3%	29.8%	2.5%	0.92
Window 11	Domestic	33.6%	32.2%	1.4%	0.96
Window 12	Domestic	33.6%	32.4%	1.2%	0.96
Window 13	Domestic	33.6%	32.6%	1.0%	0.97
Window 14	Domestic	33.7%	32.7%	1.0%	0.97
Window 15	Domestic	33.5%	32.7%	0.8%	0.98
<u>First Floor</u>					
Window 16	Domestic	35.8%	35.8%	0.0%	1.0
Window 17 (Secondary)	Domestic	28.6%	15.5%	13.1%	0.54
Window 18 (Secondary)	Domestic	30.2%	7.4%	22.8%	0.25
Window 19 (Secondary)	Domestic	24.5%	4.6%	19.9%	0.19
Window 20	Domestic	34.9%	28.0%	6.9%	0.8
Window 21	Domestic	35.2%	29.8%	5.4%	0.85
Window 22	Domestic	35.3%	30.7%	4.6%	0.87
Window 23	Domestic	35.5%	31.9%	3.6%	0.9
Window 24	Domestic	35.7%	32.8%	2.9%	0.92
Window 25	Domestic	4.4%	4.4%	0.0%	1.0
Window 26	Domestic	4.2%	4.2%	0.0%	1.0
Window 27	Domestic	36.1%	34.7%	1.4%	0.96
Window 28	Domestic	36.2%	35.1%	1.1%	0.97
Window 29	Domestic	36.4%	35.5%	0.9%	0.98
Window 30	Domestic	36.6%	35.8%	0.8%	0.98
Window 31	Domestic	36.9%	36.2%	0.7%	0.98

Appendix 2 - Vertical Sky Component

Boyton Road, London N8 7AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 32	Domestic	33.3%	33.3%	0.0%	1.0
Window 33 (Secondary)	Domestic	27.4%	13.9%	13.5%	0.51
Window 34 (Secondary)	Domestic	32.1%	8.2%	23.9%	0.26
Window 35 (Secondary)	Domestic	25.5%	4.9%	20.6%	0.19
Window 36	Domestic	28.4%	23.6%	4.8%	0.83
Window 37	Domestic	24.8%	21.6%	3.2%	0.87
Window 38	Domestic	25.0%	22.2%	2.8%	0.89
Window 39	Domestic	25.2%	23.0%	2.2%	0.91
Window 40	Domestic	25.3%	23.6%	1.7%	0.93
Window 41	Domestic	2.4%	2.4%	0.0%	1.0
Window 42	Domestic	2.7%	2.7%	0.0%	1.0
Window 43	Domestic	1.8%	1.2%	0.6%	0.67
Window 44	Domestic	25.7%	24.9%	0.8%	0.97
Window 45	Domestic	25.7%	25.1%	0.6%	0.98
Window 46	Domestic	25.8%	25.3%	0.5%	0.98
Window 47	Domestic	25.9%	25.4%	0.5%	0.98
Window 48	Domestic	29.9%	29.5%	0.4%	0.99
<u>1 Boyton Close</u>					
<u>Ground Floor</u>					
Window 49	Domestic	28.3%	22.7%	5.6%	0.8
Window 50	Domestic	28.6%	23.5%	5.1%	0.82
Window 51	Domestic	28.1%	23.3%	4.8%	0.83
<u>First Floor</u>					
Window 52	Domestic	25.9%	20.6%	5.3%	0.8
Window 53	Domestic	23.1%	18.6%	4.5%	0.81
<u>2 Boyton Close</u>					
<u>Ground Floor</u>					
Window 54	Domestic	27.4%	23.8%	3.6%	0.87
Window 55	Domestic	27.6%	23.9%	3.7%	0.87
Window 56	Domestic	26.2%	22.6%	3.6%	0.86
<u>First Floor</u>					
Window 57	Domestic	22.9%	19.0%	3.9%	0.83

Appendix 2 - Vertical Sky Component

Boyton Road, London N8 7AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 58	Domestic	24.0%	20.7%	3.3%	0.86
<u>1 to 6 Fleming House</u>					
<u>Ground Floor</u>					
Window 59	Domestic	37.3%	37.3%	0.0%	1.0
Window 60	Domestic	18.2%	15.8%	2.4%	0.87
Window 61	Domestic	31.4%	28.9%	2.5%	0.92
Window 62	Domestic	31.6%	29.5%	2.1%	0.93
Window 63	Domestic	31.7%	29.8%	1.9%	0.94
Window 64	Domestic	31.6%	29.9%	1.7%	0.95
Window 65	Domestic	32.5%	31.4%	1.1%	0.97
Window 66	Domestic	32.9%	32.0%	0.9%	0.97
Window 67	Domestic	33.1%	32.3%	0.8%	0.98
Window 68	Domestic	33.2%	32.5%	0.7%	0.98
<u>First Floor</u>					
Window 69	Domestic	38.9%	38.9%	0.0%	1.0
Window 70	Domestic	31.4%	29.3%	2.1%	0.93
Window 71	Domestic	33.2%	31.0%	2.2%	0.93
Window 72	Domestic	33.4%	31.5%	1.9%	0.94
Window 73	Domestic	33.5%	31.8%	1.7%	0.95
Window 74	Domestic	33.6%	32.1%	1.5%	0.96
Window 75	Domestic	3.4%	3.4%	0.0%	1.0
Window 76	Domestic	1.1%	1.1%	0.0%	1.0
Window 77	Domestic	2.6%	2.5%	0.1%	0.96
Window 78	Domestic	3.2%	3.2%	0.0%	1.0
Window 79	Domestic	1.1%	1.1%	0.0%	1.0
Window 80	Domestic	2.0%	1.5%	0.5%	0.75
Window 81	Domestic	34.3%	33.3%	1.0%	0.97
Window 82	Domestic	34.6%	33.7%	0.9%	0.97
Window 83	Domestic	34.7%	33.9%	0.8%	0.98
Window 84	Domestic	34.9%	34.2%	0.7%	0.98
<u>Second Floor</u>					
Window 85	Domestic	31.4%	31.4%	0.0%	1.0
Window 86	Domestic	35.5%	33.6%	1.9%	0.95
Window 87	Domestic	29.7%	27.8%	1.9%	0.94

Appendix 2 - Vertical Sky Component

Boyton Road, London N8 7AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 88	Domestic	27.3%	25.6%	1.7%	0.94
Window 89	Domestic	27.5%	25.9%	1.6%	0.94
Window 90	Domestic	28.5%	27.1%	1.4%	0.95
Window 91	Domestic	2.2%	2.2%	0.0%	1.0
Window 92	Domestic	0.3%	0.3%	0.0%	1.0
Window 93	Domestic	2.2%	2.1%	0.1%	0.95
Window 94	Domestic	1.8%	1.7%	0.1%	0.94
Window 95	Domestic	0.1%	0.1%	0.0%	1.0
Window 96	Domestic	1.0%	0.5%	0.5%	0.5
Window 97	Domestic	29.4%	28.5%	0.9%	0.97
Window 98	Domestic	28.8%	28.1%	0.7%	0.98
Window 99	Domestic	29.0%	28.3%	0.7%	0.98
Window 100	Domestic	31.7%	31.0%	0.7%	0.98

1 to 14 Campsfield House

Ground Floor

Window 101	Domestic	27.1%	27.0%	0.1%	1.0
Window 102	Domestic	16.7%	16.4%	0.3%	0.98
Window 103	Domestic	29.0%	28.6%	0.4%	0.99
Window 104	Domestic	31.3%	31.1%	0.2%	0.99
Window 105	Domestic	17.2%	16.6%	0.6%	0.97
Window 106	Domestic	28.8%	28.0%	0.8%	0.97
Window 107	Domestic	31.2%	31.0%	0.2%	0.99
Window 108	Domestic	23.0%	21.6%	1.4%	0.94
Window 109	Domestic	29.0%	27.2%	1.8%	0.94
Window 110	Domestic	31.5%	30.6%	0.9%	0.97
Window 111	Domestic	17.6%	15.9%	1.7%	0.9
Window 112	Domestic	29.5%	24.1%	5.4%	0.82
Window 113	Bathroom	19.0%	10.3%	8.7%	0.54

First Floor

Window 114	Domestic	36.9%	36.7%	0.2%	0.99
Window 115	Domestic	29.7%	29.5%	0.2%	0.99
Window 116	Domestic	18.3%	18.0%	0.3%	0.98
Window 117	Domestic	31.9%	31.6%	0.3%	0.99
Window 118	Domestic	34.2%	34.0%	0.2%	0.99
Window 119	Domestic	19.0%	18.4%	0.6%	0.97

Appendix 2 - Vertical Sky Component

Boyton Road, London N8 7AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 120	Domestic	31.8%	31.1%	0.7%	0.98
Window 121	Domestic	34.2%	33.8%	0.4%	0.99
Window 122	Domestic	19.0%	17.9%	1.1%	0.94
Window 123	Domestic	31.9%	30.2%	1.7%	0.95
Window 124	Domestic	34.4%	33.5%	0.9%	0.97
Window 125	Domestic	19.2%	17.3%	1.9%	0.9
Window 126	Domestic	32.1%	27.2%	4.9%	0.85
Window 127	Bathroom	20.6%	12.5%	8.1%	0.61
<u>Second Floor</u>					
Window 128	Domestic	37.3%	37.2%	0.1%	1.0
Window 129	Domestic	32.4%	32.1%	0.3%	0.99
Window 130	Domestic	36.6%	36.3%	0.3%	0.99
Window 131	Domestic	37.0%	36.7%	0.3%	0.99
Window 132	Domestic	37.0%	36.6%	0.4%	0.99
Window 133	Domestic	37.1%	36.6%	0.5%	0.99
Window 134	Domestic	37.0%	36.4%	0.6%	0.98
Window 135	Domestic	37.0%	36.1%	0.9%	0.98
Window 136	Domestic	37.1%	36.0%	1.1%	0.97
Window 137	Domestic	37.0%	35.6%	1.4%	0.96
Window 138	Domestic	37.0%	34.9%	2.1%	0.94
Window 139	Domestic	37.1%	34.4%	2.7%	0.93
Window 140	Domestic	37.0%	33.1%	3.9%	0.89
Window 141	Bathroom	21.3%	14.2%	7.1%	0.67
<u>1 to 75 Wat Tyler House</u>					
<u>Ground Floor</u>					
Window 142	Non Habitable	2.6%	0.0%	2.6%	0.0
Window 143	Domestic	21.1%	21.1%	0.0%	1.0
Window 144	Domestic	28.7%	28.4%	0.3%	0.99
<u>First Floor</u>					
Window 145	Domestic	11.9%	11.8%	0.1%	0.99
Window 146	Domestic & Staircase	12.4%	12.3%	0.1%	0.99
Window 147	Domestic & Staircase	12.2%	12.1%	0.1%	0.99
Window 148	Domestic & Staircase	10.6%	10.5%	0.1%	0.99
Window 149	Domestic	8.7%	8.6%	0.1%	0.99

Appendix 2 - Vertical Sky Component

Boyton Road, London N8 7AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 150	Domestic	10.0%	9.9%	0.1%	0.99
Window 151	Domestic	10.0%	9.9%	0.1%	0.99
Window 152	Domestic	8.7%	8.6%	0.1%	0.99
Window 153	Domestic	19.5%	19.5%	0.0%	1.0
Window 154	Non Habitable	16.5%	3.5%	13.0%	0.21
Window 155	Domestic	22.5%	22.5%	0.0%	1.0
Window 156	Domestic	33.3%	33.0%	0.3%	0.99
Window 157	Domestic	1.9%	0.3%	1.6%	0.16
Window 158	Domestic	3.9%	2.3%	1.6%	0.59
Window 159	Domestic	4.0%	2.9%	1.1%	0.73
Window 160	Domestic	1.9%	1.9%	0.0%	1.0
Window 161	Domestic	35.9%	31.4%	4.5%	0.87
Window 162	Domestic	35.7%	32.1%	3.6%	0.9
Window 163	Domestic	35.7%	32.6%	3.1%	0.91
Window 164	Domestic	35.9%	33.5%	2.4%	0.93
Window 165	Domestic	35.9%	34.6%	1.3%	0.96
Window 166	Domestic	35.6%	34.6%	1.0%	0.97
Window 167	Domestic	35.6%	34.6%	1.0%	0.97
Window 168	Domestic	35.6%	34.7%	0.9%	0.97
Window 169	Domestic	35.6%	34.9%	0.7%	0.98
Window 170	Domestic	35.7%	35.1%	0.6%	0.98
Window 171	Domestic	35.8%	35.2%	0.6%	0.98
Window 172	Domestic	36.1%	35.7%	0.4%	0.99
<u>Second Floor</u>					
Window 173	Domestic	32.7%	32.6%	0.1%	1.0
Window 174	Domestic	24.9%	24.7%	0.2%	0.99
Window 175	Domestic	8.7%	5.1%	3.6%	0.59
Window 176	Domestic	24.1%	24.1%	0.0%	1.0
Window 177	Domestic	37.3%	37.1%	0.2%	0.99
Window 178	Domestic	26.3%	25.0%	1.3%	0.95
Window 179	Domestic	26.4%	25.4%	1.0%	0.96
Window 180	Domestic	26.8%	26.5%	0.3%	0.99
<u>Third Floor</u>					
Window 181	Domestic	13.6%	13.5%	0.1%	0.99

Appendix 2 - Vertical Sky Component

Boyton Road, London N8 7AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 182	Domestic	0.1%	0.1%	0.0%	1.0
Window 183	Domestic	0.2%	0.2%	0.0%	1.0
Window 184	Domestic	11.9%	11.8%	0.1%	0.99
Window 185	Domestic	10.0%	9.9%	0.1%	0.99
Window 186	Domestic	11.3%	11.1%	0.2%	0.98
Window 187	Domestic	11.2%	11.1%	0.1%	0.99
Window 188	Domestic	9.7%	9.6%	0.1%	0.99
Window 189	Domestic	21.7%	21.7%	0.0%	1.0
Window 190	Non Habitable	17.3%	7.6%	9.7%	0.44
Window 191	Domestic	26.0%	26.0%	0.0%	1.0
Window 192	Domestic	39.5%	39.4%	0.1%	1.0
Window 193	Domestic	2.4%	0.9%	1.5%	0.38
Window 194	Domestic	0.1%	0.1%	0.0%	1.0
Window 195	Domestic	0.2%	0.2%	0.0%	1.0
Window 196	Domestic	2.3%	2.3%	0.0%	1.0
Window 197	Domestic	38.8%	35.3%	3.5%	0.91
Window 198	Domestic	38.6%	35.9%	2.7%	0.93
Window 199	Domestic	38.6%	36.3%	2.3%	0.94
Window 200	Domestic	38.8%	37.2%	1.6%	0.96
Window 201	Domestic	38.8%	37.9%	0.9%	0.98
Window 202	Domestic	38.5%	37.8%	0.7%	0.98
Window 203	Domestic	38.5%	37.8%	0.7%	0.98
Window 204	Domestic	38.5%	37.9%	0.6%	0.98
Window 205	Domestic	38.5%	38.1%	0.4%	0.99
Window 206	Domestic	38.5%	38.2%	0.3%	0.99
Window 207	Domestic	38.6%	38.3%	0.3%	0.99
Window 208	Domestic	38.9%	38.6%	0.3%	0.99
<u>Fourth Floor</u>					
Window 209	Domestic	35.2%	35.2%	0.0%	1.0
Window 210	Domestic	27.2%	27.1%	0.1%	1.0
Window 211	Domestic	10.4%	9.6%	0.8%	0.92
Window 212	Domestic	28.6%	28.6%	0.0%	1.0
Window 213	Domestic	39.5%	39.5%	0.0%	1.0
Window 214	Domestic	27.9%	26.5%	1.4%	0.95
Window 215	Domestic	27.9%	27.5%	0.4%	0.99

Appendix 2 - Vertical Sky Component

Boyton Road, London N8 7AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 216	Domestic	28.2%	28.1%	0.1%	1.0
<u>Fifth Floor</u>					
Window 217	Domestic	13.8%	13.8%	0.0%	1.0
Window 218	Domestic	0.1%	0.1%	0.0%	1.0
Window 219	Domestic	0.2%	0.2%	0.0%	1.0
Window 220	Domestic	12.1%	12.1%	0.0%	1.0
Window 221	Domestic	10.3%	10.3%	0.0%	1.0
Window 222	Domestic	11.5%	11.5%	0.0%	1.0
Window 223	Domestic	11.5%	11.5%	0.0%	1.0
Window 224	Domestic	9.9%	9.9%	0.0%	1.0
Window 225	Non Habitable	3.4%	2.1%	1.3%	0.62
Window 226	Non Habitable	19.5%	13.9%	5.6%	0.71
Window 227	Domestic	32.3%	32.3%	0.0%	1.0
Window 228	Domestic	39.6%	39.6%	0.0%	1.0
Window 229	Domestic	2.5%	2.5%	0.0%	1.0
Window 230	Domestic	0.2%	0.2%	0.0%	1.0
Window 231	Domestic	0.2%	0.2%	0.0%	1.0
Window 232	Domestic	2.3%	2.3%	0.0%	1.0
Window 233	Domestic	39.6%	38.9%	0.7%	0.98
Window 234	Domestic	39.6%	39.0%	0.6%	0.98
Window 235	Domestic	39.6%	39.1%	0.5%	0.99
Window 236	Domestic	39.6%	39.3%	0.3%	0.99
Window 237	Domestic	39.6%	39.4%	0.2%	0.99
Window 238	Domestic	39.6%	39.5%	0.1%	1.0
Window 239	Domestic	39.6%	39.5%	0.1%	1.0
Window 240	Domestic	39.6%	39.5%	0.1%	1.0
Window 241	Domestic	39.6%	39.5%	0.1%	1.0
Window 242	Domestic	39.6%	39.5%	0.1%	1.0
Window 243	Domestic	39.6%	39.6%	0.0%	1.0
<u>Sixth Floor</u>					
Window 244	Domestic	38.4%	38.4%	0.0%	1.0
Window 245	Domestic	35.1%	35.1%	0.0%	1.0
Window 246	Domestic	27.3%	27.3%	0.0%	1.0
Window 247	Domestic	37.4%	37.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Boyton Road, London N8 7AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 248	Domestic	39.6%	39.6%	0.0%	1.0
Window 249	Domestic	39.6%	39.6%	0.0%	1.0
Window 250	Domestic	39.6%	39.6%	0.0%	1.0
Window 251	Domestic	39.6%	39.6%	0.0%	1.0
<u>23 Boyton Road</u>					
<u>Ground Floor</u>					
Window 252	Domestic	23.2%	21.9%	1.3%	0.94
Window 253	Domestic	25.3%	23.7%	1.6%	0.94
Window 254	Domestic	25.8%	23.8%	2.0%	0.92
Window 255	Domestic	26.1%	23.8%	2.3%	0.91
Window 256	Domestic	26.8%	23.8%	3.0%	0.89
Window 257	Domestic	27.3%	23.8%	3.5%	0.87
Window 258	Domestic	28.2%	23.9%	4.3%	0.85
Window 259	Domestic	28.9%	24.0%	4.9%	0.83
Window 260	Domestic	29.6%	24.1%	5.5%	0.81
Window 261	Domestic & Staircase	19.2%	13.5%	5.7%	0.7
Window 262	Domestic & Staircase	22.6%	16.9%	5.7%	0.75
Window 263	Domestic & Staircase	15.8%	12.3%	3.5%	0.78
Window 264	Domestic	29.7%	24.3%	5.4%	0.82
Window 265	Domestic	34.7%	34.7%	0.0%	1.0
Window 266	Domestic	0.4%	0.4%	0.0%	1.0
<u>First Floor</u>					
Window 267	Domestic	13.7%	12.5%	1.2%	0.91
Window 268	Domestic	27.3%	25.8%	1.5%	0.95
Window 269	Domestic	27.6%	25.8%	1.8%	0.93
Window 270	Domestic	28.0%	25.8%	2.2%	0.92
Window 271	Domestic	28.6%	25.8%	2.8%	0.9
Window 272	Domestic	29.1%	25.8%	3.3%	0.89
Window 273	Domestic	29.9%	25.9%	4.0%	0.87
Window 274	Domestic	30.5%	26.0%	4.5%	0.85
Window 275	Domestic	31.3%	26.2%	5.1%	0.84
Window 276	Domestic & Staircase	30.7%	25.5%	5.2%	0.83
Window 277	Domestic	32.5%	27.2%	5.3%	0.84
Window 278	Domestic	32.8%	28.0%	4.8%	0.85
Window 279	Domestic	33.0%	28.7%	4.3%	0.87

Appendix 2 - Vertical Sky Component

Boyton Road, London N8 7AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 280	Domestic	33.2%	29.7%	3.5%	0.89
<u>Second Floor</u>					
Window 281	Domestic	30.1%	28.8%	1.3%	0.96
Window 282	Domestic	30.4%	28.8%	1.6%	0.95
Window 283	Domestic	30.7%	28.8%	1.9%	0.94
Window 284	Domestic	31.2%	28.8%	2.4%	0.92
Window 285	Domestic	31.6%	28.8%	2.8%	0.91
Window 286	Domestic	32.3%	28.9%	3.4%	0.89
Window 287	Domestic	32.8%	29.0%	3.8%	0.88
Window 288	Domestic	33.6%	29.2%	4.4%	0.87
Window 289	Domestic	33.7%	29.0%	4.7%	0.86
Window 290	Domestic	34.7%	30.1%	4.6%	0.87
Window 291	Domestic	35.0%	30.9%	4.1%	0.88
Window 292	Domestic	35.2%	31.5%	3.7%	0.89
Window 293	Domestic	35.5%	32.4%	3.1%	0.91

Appendix 2 - Sunlight to Windows

Boyton Road, London N8 7AU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>1 to 6 Tennyson House</u>									
<u>Ground Floor</u>									
Window 1	Domestic	47%	47%	0%	1.0	16%	16%	0%	1.0
<u>First Floor</u>									
Window 16	Domestic	48%	48%	0%	1.0	15%	15%	0%	1.0
Window 25	Domestic	18%	18%	0%	1.0	5%	5%	0%	1.0
<u>Second Floor</u>									
Window 32	Domestic	43%	43%	0%	1.0	15%	15%	0%	1.0
Window 41	Domestic	6%	6%	0%	1.0	3%	3%	0%	1.0
<u>1 to 6 Fleming House</u>									
<u>Ground Floor</u>									
Window 59	Domestic	74%	74%	0%	1.0	24%	24%	0%	1.0
Window 60	Domestic	19%	18%	1%	0.95	6%	6%	0%	1.0
<u>First Floor</u>									
Window 69	Domestic	83%	83%	0%	1.0	28%	28%	0%	1.0
Window 70	Domestic	43%	42%	1%	0.98	9%	9%	0%	1.0
Window 80	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>Second Floor</u>									
Window 85	Domestic	61%	61%	0%	1.0	30%	30%	0%	1.0
Window 86	Domestic	46%	45%	1%	0.98	14%	14%	0%	1.0
Window 96	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>1 to 14 Campsfield House</u>									
<u>Ground Floor</u>									
Window 101	Domestic	56%	55%	1%	0.98	23%	22%	1%	0.96
Window 102	Domestic	37%	34%	3%	0.92	22%	21%	1%	0.95
Window 103	Domestic	59%	57%	2%	0.97	25%	25%	0%	1.0
Window 104	Domestic	71%	70%	1%	0.99	25%	24%	1%	0.96
Window 105	Domestic	40%	37%	3%	0.93	20%	19%	1%	0.95
Window 106	Domestic	60%	58%	2%	0.97	26%	26%	0%	1.0
Window 107	Domestic	71%	70%	1%	0.99	25%	24%	1%	0.96
Window 108	Domestic	54%	46%	8%	0.85	25%	22%	3%	0.88
Window 109	Domestic	60%	51%	9%	0.85	25%	22%	3%	0.88
Window 110	Domestic	69%	65%	4%	0.94	23%	21%	2%	0.91
Window 111	Domestic	42%	35%	7%	0.83	21%	17%	4%	0.81
Window 112	Domestic	64%	42%	22%	0.66	26%	20%	6%	0.77
Window 113	Bathroom	36%	16%	20%	0.44	15%	5%	10%	0.33

Appendix 2 - Sunlight to Windows

Boyton Road, London N8 7AU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>First Floor</u>									
Window 114	Domestic	87%	84%	3%	0.97	29%	27%	2%	0.93
Window 115	Domestic	58%	57%	1%	0.98	24%	23%	1%	0.96
Window 116	Domestic	37%	35%	2%	0.95	22%	21%	1%	0.95
Window 117	Domestic	65%	63%	2%	0.97	27%	26%	1%	0.96
Window 118	Domestic	73%	72%	1%	0.99	26%	25%	1%	0.96
Window 119	Domestic	42%	39%	3%	0.93	22%	21%	1%	0.95
Window 120	Domestic	65%	62%	3%	0.95	27%	26%	1%	0.96
Window 121	Domestic	73%	72%	1%	0.99	26%	25%	1%	0.96
Window 122	Domestic	43%	39%	4%	0.91	22%	20%	2%	0.91
Window 123	Domestic	65%	58%	7%	0.89	27%	23%	4%	0.85
Window 124	Domestic	75%	71%	4%	0.95	27%	23%	4%	0.85
Window 125	Domestic	46%	38%	8%	0.83	23%	18%	5%	0.78
Window 126	Domestic	68%	48%	20%	0.71	28%	20%	8%	0.71
Window 127	Bathroom	34%	18%	16%	0.53	14%	5%	9%	0.36
<u>Second Floor</u>									
Window 128	Domestic	85%	82%	3%	0.96	30%	28%	2%	0.93
Window 129	Domestic	65%	62%	3%	0.95	28%	26%	2%	0.93
Window 130	Domestic	80%	77%	3%	0.96	30%	28%	2%	0.93
Window 131	Domestic	83%	80%	3%	0.96	30%	28%	2%	0.93
Window 132	Domestic	83%	80%	3%	0.96	30%	28%	2%	0.93
Window 133	Domestic	83%	80%	3%	0.96	30%	28%	2%	0.93
Window 134	Domestic	83%	78%	5%	0.94	30%	27%	3%	0.9
Window 135	Domestic	83%	78%	5%	0.94	30%	27%	3%	0.9
Window 136	Domestic	83%	78%	5%	0.94	30%	27%	3%	0.9
Window 137	Domestic	83%	76%	7%	0.92	30%	25%	5%	0.83
Window 138	Domestic	83%	73%	10%	0.88	30%	23%	7%	0.77
Window 139	Domestic	83%	72%	11%	0.87	30%	23%	7%	0.77
Window 140	Domestic	83%	70%	13%	0.84	29%	23%	6%	0.79
Window 141	Bathroom	32%	18%	14%	0.56	14%	4%	10%	0.29
<u>1 to 75 Wat Tyler House</u>									
<u>Ground Floor</u>									
Window 142	Non Habitable	13%	0%	13%	0.0	11%	0%	11%	0.0
<u>First Floor</u>									
Window 154	Non Habitable	27%	7%	20%	0.26	13%	0%	13%	0.0
Window 161	Domestic	52%	34%	18%	0.65	16%	5%	11%	0.31
Window 162	Domestic	52%	35%	17%	0.67	16%	5%	11%	0.31
Window 163	Domestic	52%	40%	12%	0.77	16%	7%	9%	0.44
Window 164	Domestic	49%	39%	10%	0.8	16%	8%	8%	0.5

Appendix 2 - Sunlight to Windows

Boyton Road, London N8 7AU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 165	Domestic	50%	43%	7%	0.86	15%	8%	7%	0.53
Window 166	Domestic	51%	45%	6%	0.88	15%	9%	6%	0.6
Window 167	Domestic	51%	46%	5%	0.9	15%	10%	5%	0.67
Window 168	Domestic	50%	44%	6%	0.88	16%	10%	6%	0.63
Window 169	Domestic	48%	44%	4%	0.92	16%	12%	4%	0.75
Window 170	Domestic	52%	48%	4%	0.92	16%	12%	4%	0.75
Window 171	Domestic	51%	48%	3%	0.94	16%	13%	3%	0.81
Window 172	Domestic	47%	45%	2%	0.96	14%	12%	2%	0.86
<u>Second Floor</u>									
Window 178	Domestic	24%	20%	4%	0.83	11%	7%	4%	0.64
Window 179	Domestic	53%	48%	5%	0.91	18%	13%	5%	0.72
Window 180	Domestic	24%	22%	2%	0.92	11%	9%	2%	0.82
<u>Third Floor</u>									
Window 182	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 183	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 190	Non Habitable	27%	14%	13%	0.52	13%	5%	8%	0.38
Window 194	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 195	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 197	Domestic	54%	43%	11%	0.8	18%	7%	11%	0.39
Window 198	Domestic	54%	43%	11%	0.8	18%	7%	11%	0.39
Window 199	Domestic	54%	45%	9%	0.83	18%	9%	9%	0.5
Window 200	Domestic	51%	45%	6%	0.88	18%	12%	6%	0.67
Window 201	Domestic	53%	49%	4%	0.92	17%	13%	4%	0.76
Window 202	Domestic	52%	49%	3%	0.94	16%	13%	3%	0.81
Window 203	Domestic	53%	51%	2%	0.96	17%	15%	2%	0.88
Window 204	Domestic	52%	50%	2%	0.96	18%	16%	2%	0.89
Window 205	Domestic	50%	48%	2%	0.96	18%	16%	2%	0.89
Window 206	Domestic	54%	53%	1%	0.98	18%	17%	1%	0.94
Window 207	Domestic	54%	53%	1%	0.98	18%	17%	1%	0.94
Window 208	Domestic	49%	48%	1%	0.98	16%	15%	1%	0.94
<u>Fourth Floor</u>									
Window 214	Domestic	24%	20%	4%	0.83	11%	7%	4%	0.64
Window 215	Domestic	53%	53%	0%	1.0	18%	18%	0%	1.0
Window 216	Domestic	24%	24%	0%	1.0	11%	11%	0%	1.0
<u>Fifth Floor</u>									
Window 218	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 219	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 225	Non Habitable	4%	3%	1%	0.75	4%	3%	1%	0.75

Appendix 2 - Sunlight to Windows

Boyton Road, London N8 7AU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 226	Non Habitable	29%	20%	9%	0.69	13%	8%	5%	0.62
Window 230	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 231	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 233	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 234	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 235	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 236	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 237	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 238	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 239	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 240	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 241	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 242	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 243	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
<u>Sixth Floor</u>									
Window 249	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 250	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 251	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0
<u>23 Boyton Road</u>									
<u>Ground Floor</u>									
Window 265	Domestic	78%	78%	0%	1.0	25%	25%	0%	1.0
Window 266	Domestic	2%	2%	0%	1.0	2%	2%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces

Boyton Road, London N8 7AU

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						Ratio
		Before		After		Loss		
<u>1 to 6 Tennyson House</u>								
<u>Ground Floor</u>								
Garden 1	38.86 m2	36.75 m2	95%	36.75 m2	95%	0.0 m2	0%	1.0
<u>1 to 14 Campsfield House</u>								
<u>Ground Floor</u>								
Garden 2	330.72 m2	330.71 m2	100%	330.71 m2	100%	0.0 m2	0%	1.0
<u>1 to 75 Wat Tyler House</u>								
<u>Ground Floor</u>								
Garden 3	786.1 m2	723.9 m2	92%	723.86 m2	92%	0.04 m2	0%	1.0
Garden 4	246.96 m2	246.96 m2	100%	246.96 m2	100%	0.0 m2	0%	1.0
<u>23 Boyton Road</u>								
<u>Ground Floor</u>								
Garden 5	185.19 m2	184.83 m2	100%	184.67 m2	100%	0.17 m2	0%	1.0
Garden 6	85.28 m2	80.73 m2	95%	80.73 m2	95%	0.0 m2	0%	1.0

APPENDIX 3

ALTERNATIVE DAYLIGHT RESULTS

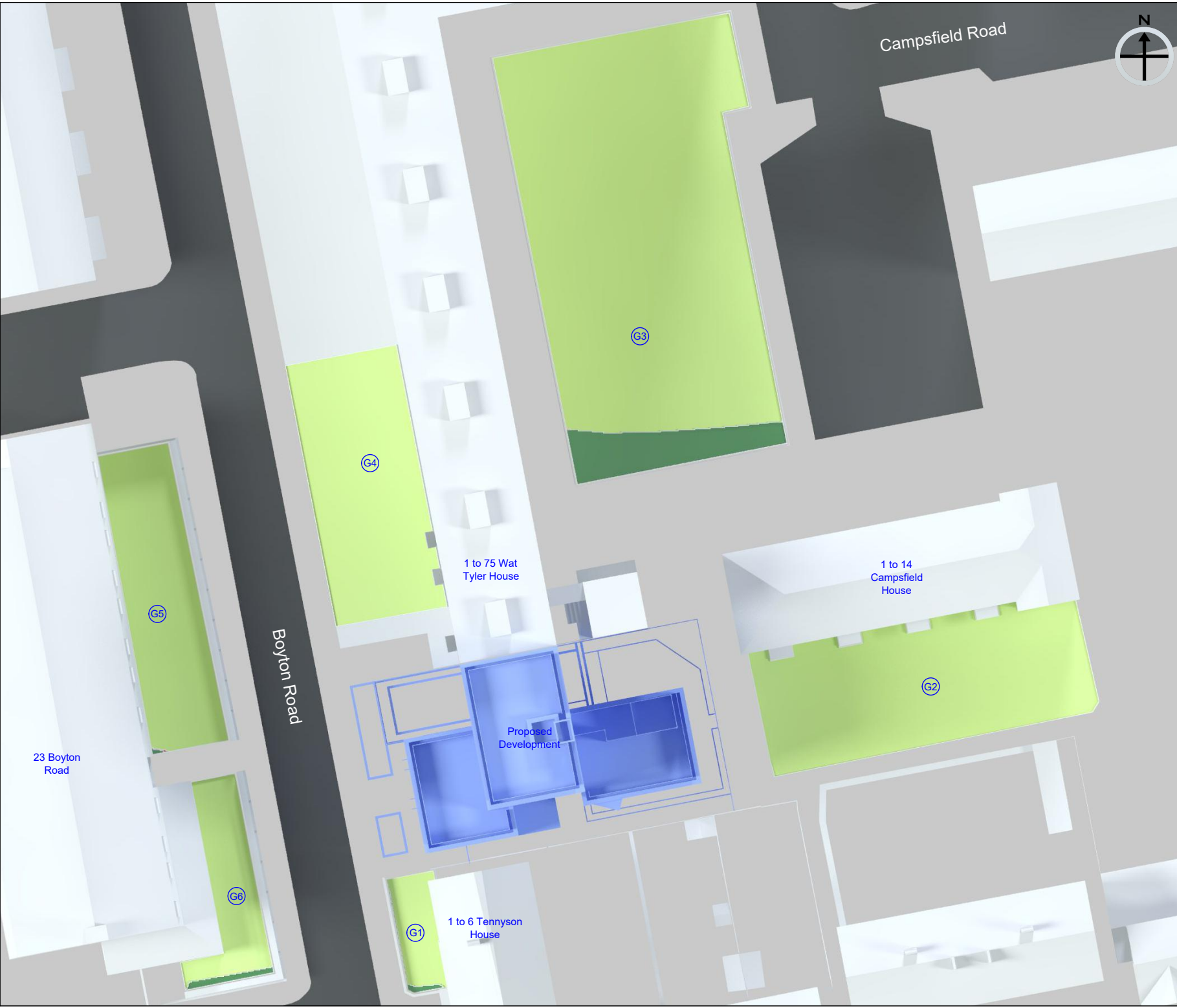
Appendix 3 - Alternative Vertical Sky Component Results

Boyton Road, London N8 7AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 to 6 Tennyson House</u>					
<u>Second Floor</u>					
Window 43	Domestic	35.5%	26.9%	8.6%	0.76
<u>1 to 6 Fleming House</u>					
<u>First Floor</u>					
Window 80	Domestic	36.7%	34.8%	1.9%	0.95
<u>Second Floor</u>					
Window 96	Domestic	37.6%	35.9%	1.7%	0.95
<u>1 to 75 Wat Tyler House</u>					
<u>First Floor</u>					
Window 157	Domestic	36.7%	32.1%	4.6%	0.87
Window 158	Domestic	36.7%	30.6%	6.1%	0.83
Window 159	Domestic	36.7%	30.0%	6.7%	0.82
<u>Second Floor</u>					
Window 175	Domestic	38.3%	34.8%	3.5%	0.91
<u>Third Floor</u>					
Window 193	Domestic	39.3%	36.4%	2.9%	0.93

APPENDIX 4

OVERSHADOWING TO GARDENS AND OPEN SPACES



Campsfield Road



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

1 to 75 Wat Tyler House

1 to 14 Campsfield House

Proposed Development

1 to 6 Tennyson House

Boyton Road

23 Boyton Road

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



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