



Right of Light Consulting

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

TEL 0800 197 4836

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

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

Daylight and Sunlight Study (Neighbouring Properties) Broad Lane, London N15 4DE

23 February 2023

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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 Broad Lane Properties Limited to undertake a daylight and sunlight assessment of the proposed development at Broad Lane, London N15 4DE.
- 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 properties at 1 to 14 & 41 to 55 Bramble Close, 143 Broad Lane, 15 and 16 The High Cross Centre, 1a Fountayne Road, Broad Lane Campus and Unit 1 High Cross Centre.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.5 1a Fountayne Road, Broad Lane Campus, 15 & 16 The High Cross Centre and Unit 1 High Cross Centre appear to be non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the rooms/windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. Therefore, we have not included these results in the discussion below.
- 1.1.6 The results demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of only 4 windows at 1 and 2 Bramble Close. Taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, we are of the opinion that the proposed development will have an acceptable impact on daylight and sunlight. In our professional opinion, there is no daylight or sunlight related reason why planning permission should not be granted for this scheme.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Mark Smith Architects Limited

2106_PL_001	Os Plan	Rev -
2106_PL_110	Proposed Ground Floor Plan	Rev A
2106_PL_111	Proposed First Floor Plan	Rev -
2106_PL_112	Proposed Second Floor Plan	Rev -
2106_PL_113	Proposed Third Floor Plan	Rev -
2106_PL_114	Proposed Fourth Floor Plan	Rev -
2106_PL_115	Proposed Fifth Floor Plan	Rev -
2106_PL_116	Proposed Sixth - Eighth Floor Plan	Rev -
2106_PL_117	Proposed Roof Plan	Rev -
2106_PL_120	Proposed Elevations	Rev -
2106_PL_121	Proposed North Elevation	Rev -
2106_PL_122	Proposed West Elevation	Rev -
2106_PL_123	Proposed South Elevation	Rev -
2106_PL_124	Proposed East Elevation	Rev -
2106_PL_130	Proposed Cycle/Bin Store	Rev -

Abm Surveys

Elevations	Rev -
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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

143 Broad Lane:

827/P/100	Proposed Ground Floor Plan	Rev B
827/P/101	Proposed First Floor Plan	Rev -
827/P/102	Proposed Second Floor Plan	Rev -
827/P/103	Proposed Third Floor Plan	Rev -
827/P/104	Proposed Fourth Floor Plan	Rev -

1a Fountayne Road:

310-101	Ground Floor GA Proposed	Rev F
310-102	First Floor GA Proposed	Rev G
310-103	Second Floor GA Proposed	Rev A

Broad Lane Campus:

0180 (L)210	Proposed Plans Ground Floor	Rev -
0180 (L)211	Proposed Plans First Floor	Rev -
0180 (L)212	Proposed Plans Second Floor	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 sky line’. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.9 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 properties at 1 to 14 & 41 to 55 Bramble Close, 143 Broad Lane, 15 and 16 The High Cross Centre, 1a Fountayne Road, Broad Lane Campus and Unit 1 High Cross Centre.
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this assessment. Appendix 2 lists the detailed numerical daylight and sunlight test results.
- 4.1.3 1a Fountayne Road, Broad Lane Campus, 15 & 16 The High Cross Centre and Unit 1 High Cross Centre appear to be non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the rooms/windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. Therefore, we have not included these results in the discussion below.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 After the development, all habitable room windows pass the Vertical Sky Component test with the exception of 4 windows (windows 61, 63, 67 & 69 at 1 and 2 Bramble Close). However, as discussed below, there are mitigating factors that should be considered.
- 4.2.2 The Vertical Sky Component of windows 61 & 67 at 1 and 2 Bramble Close will be no less than 0.74 times the former value. This is fairly close to the target of 0.8 stated within the BRE guide.
- 4.2.3 Windows 63 and 69 at 1 and 2 Bramble Close are already hampered by an overhanging balcony and timber screening along the boundary (see photograph in Appendix 1). Whilst there will additional obstruction resulting from the proposed development, this will not in our opinion constitute a harmful effect beyond the existing condition. Moreover, windows 63 and 69 are situated at the end of a row of

terrace properties. The effect of the development will be to create a similar condition to that which exists with the equivalent windows within the intermediate terrace properties.

- 4.2.4 The BRE guide is intended to be used flexibly, particularly in urban locations. Taking this into account together with the isolated and borderline nature of the results, we are of the opinion that the development design has an acceptable impact on daylight.

Daylight Distribution

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

4.3 Sunlight to Windows

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

4.4 Overshadowing to Gardens and Open Spaces

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

4.5 Conclusion

- 4.5.1 The results demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of only 4 windows at 1 and 2 Bramble Close. Taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, we are of the opinion that the proposed development will have an acceptable impact on daylight and sunlight. In our professional opinion, there is no daylight or sunlight related reason why planning permission should not be granted for this scheme.

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 10 June 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.
- 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

Neighbouring Windows



1a Fountayne Road



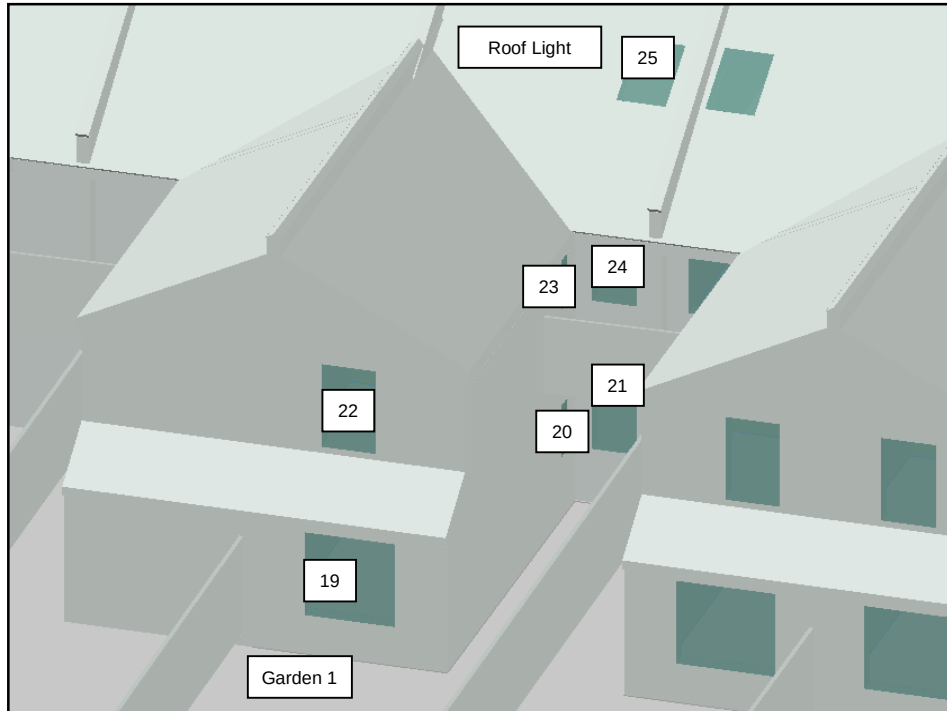
1a Fountayne Road



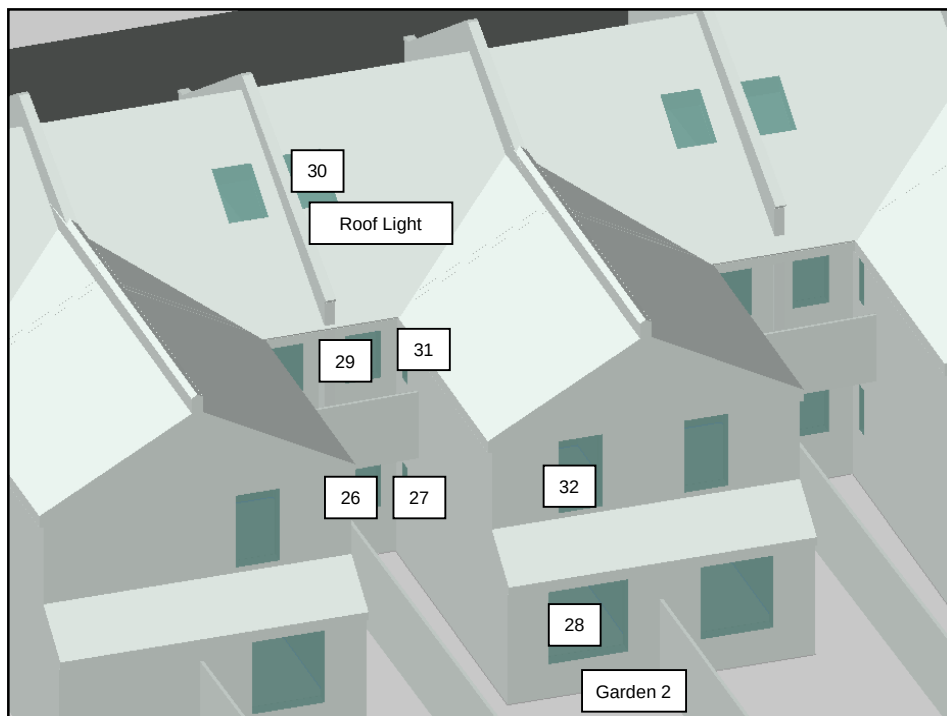
1a Fountayne Road



1a Fountayne Road



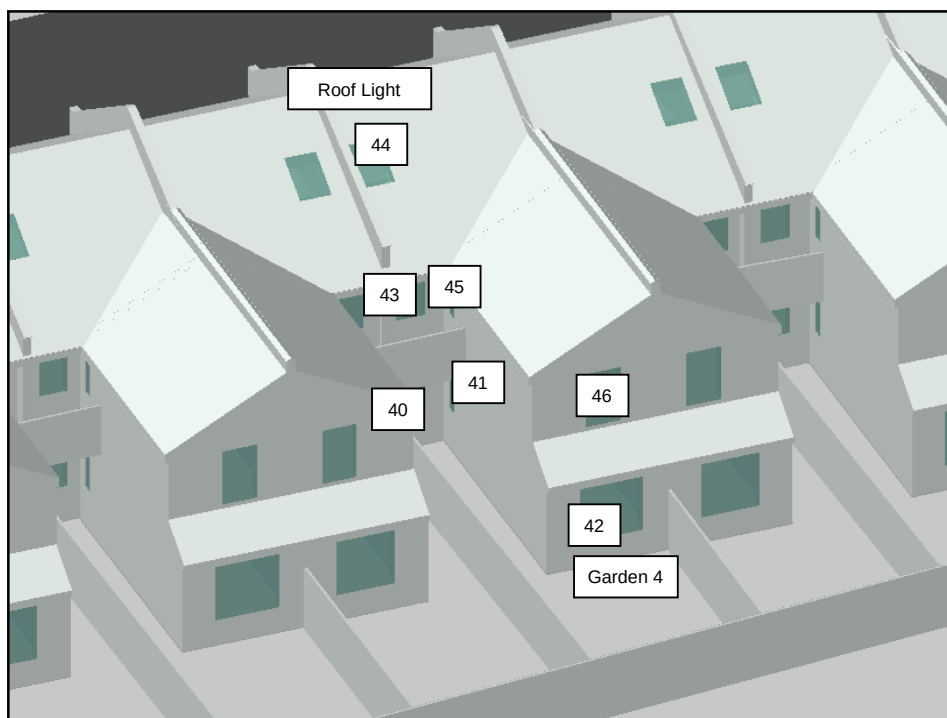
13 and 14 Bramble Close



11 and 12 Bramble Close



9 and 10 Bramble Close



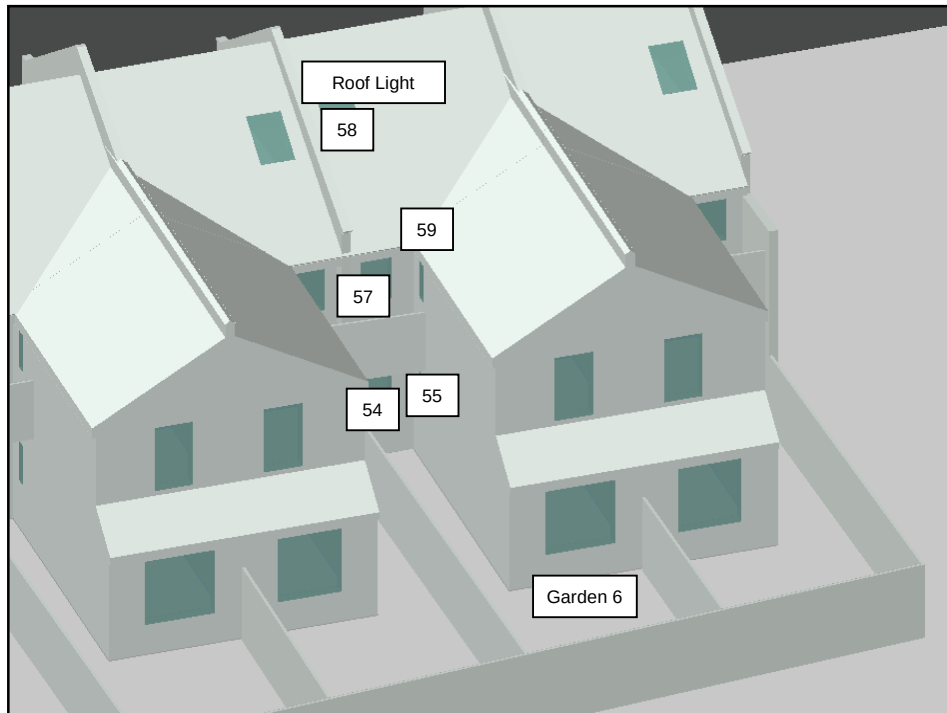
7 and 8 Bramble Close



5 and 6 Bramble Close



5 and 6 Bramble Close



3 and 4 Bramble Close



3 and 4 Bramble Close



1 and 2 Bramble Close



1 and 2 Bramble Close



8 to 40 Bramble Close



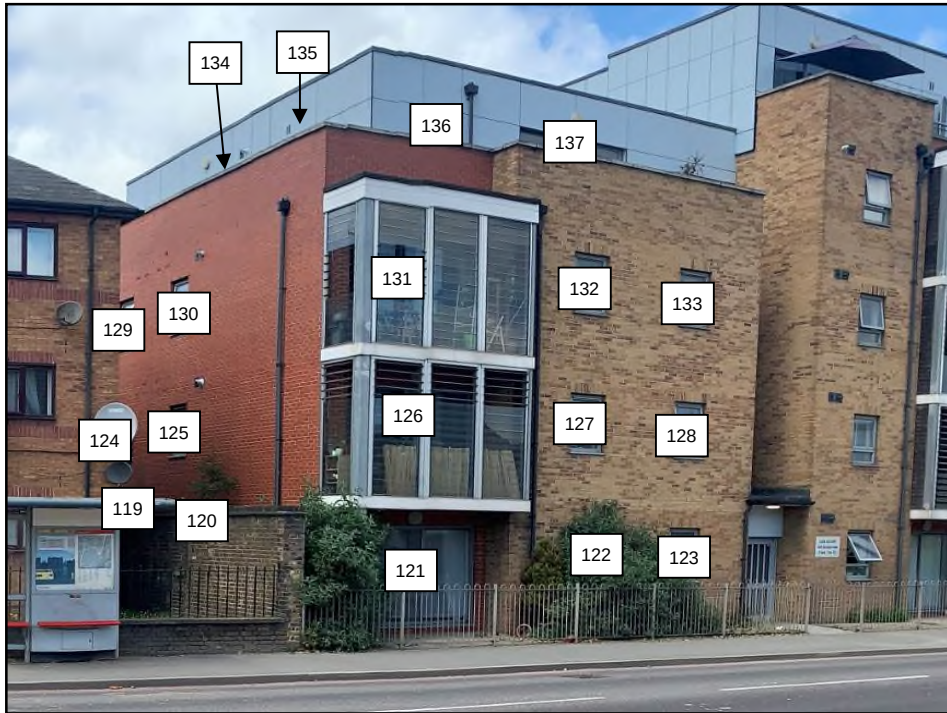
41 to 46 Bramble Close



41 to 46 Bramble Close



47 to 55 Bramble Close



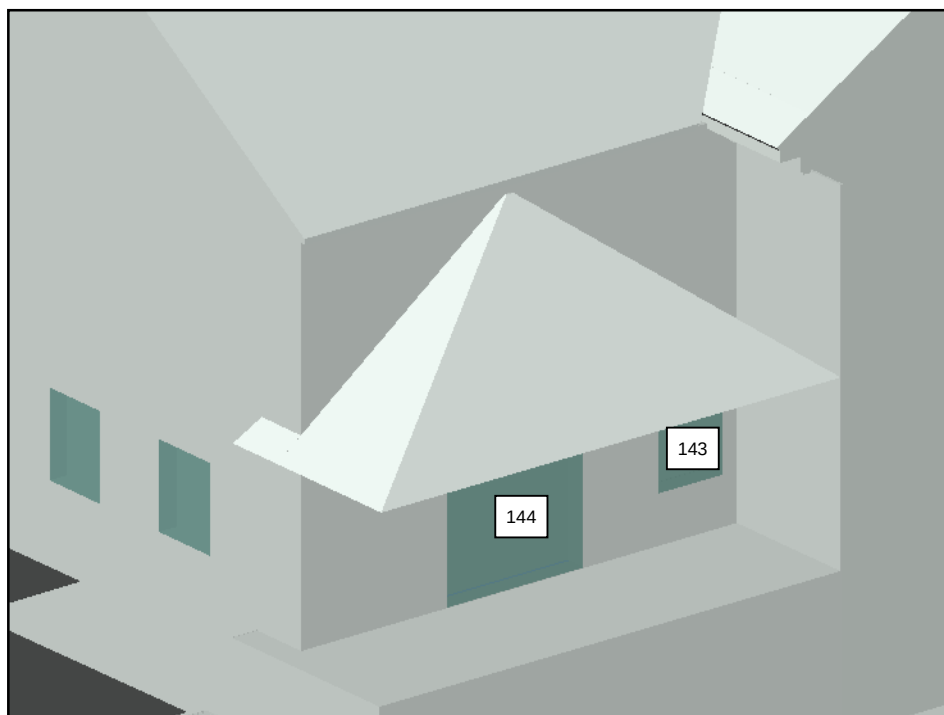
143 Broad Lane



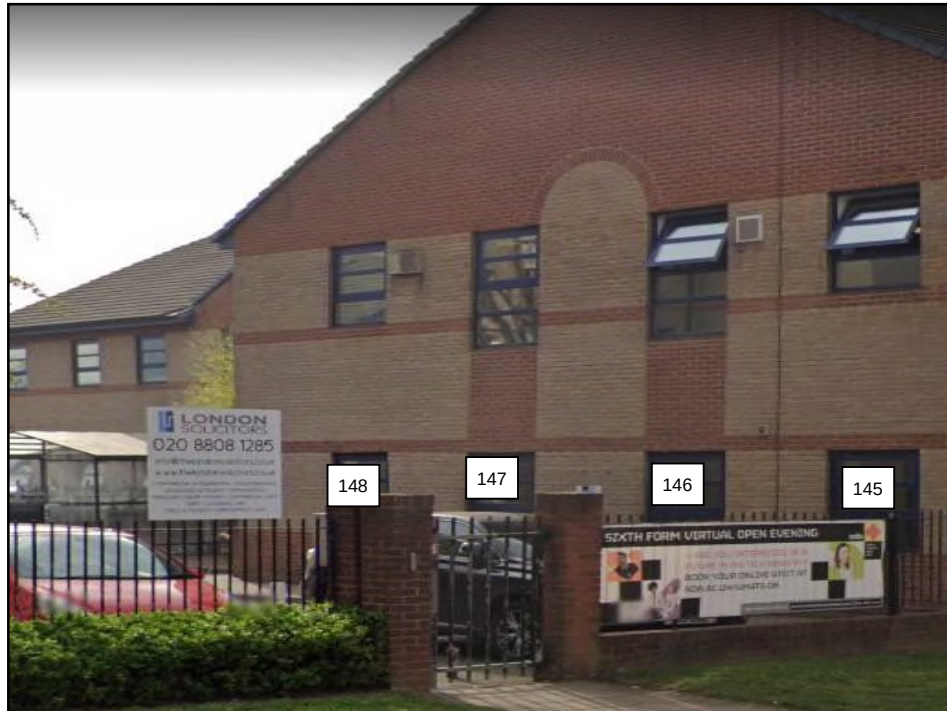
Broad Lane Campus



Broad Lane Campus



Broad Lane Campus



Broad Lane Campus



Broad Lane Campus



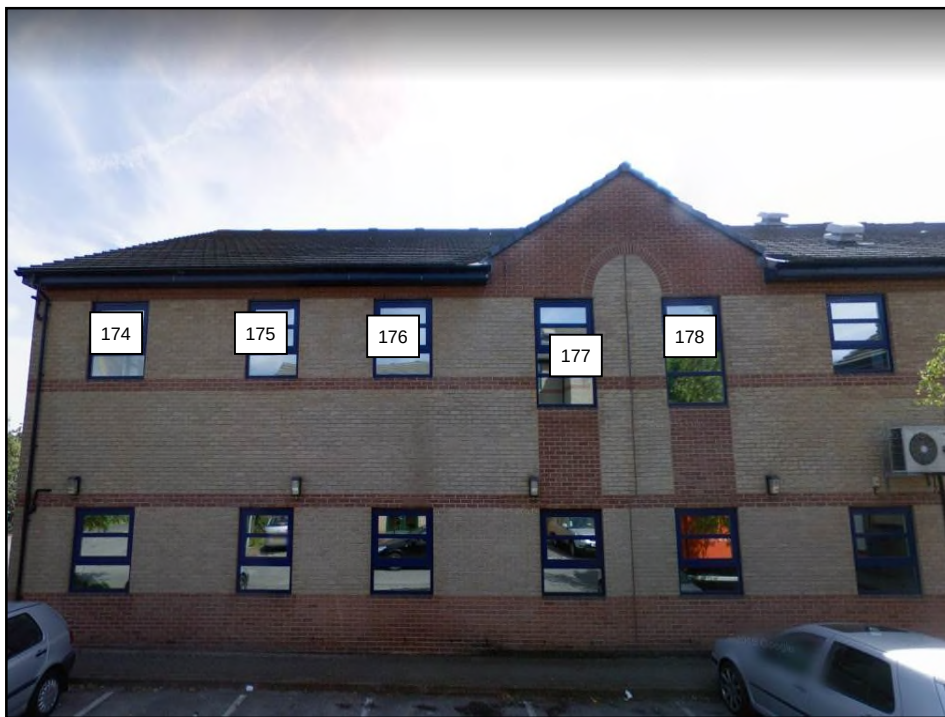
Broad Lane Campus



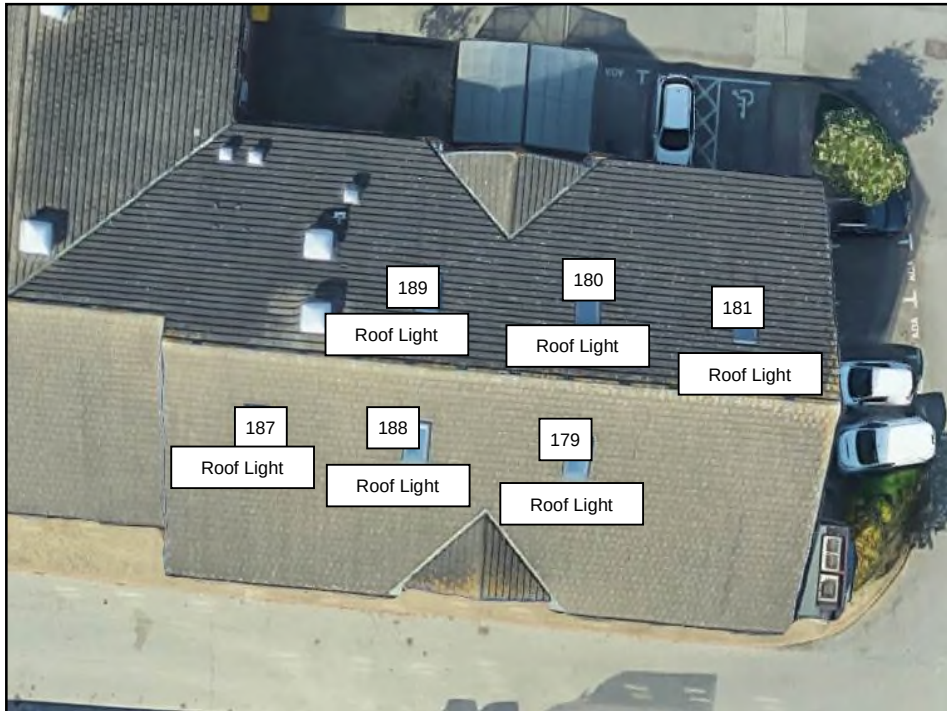
Broad Lane Campus



Broad Lane Campus



Broad Lane Campus



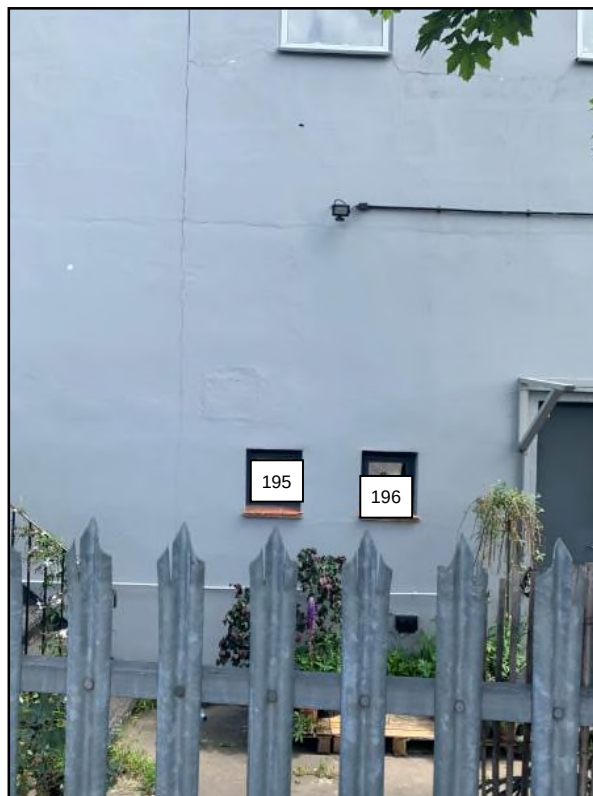
Broad Lane Campus



15 and 16 The High Cross Centre



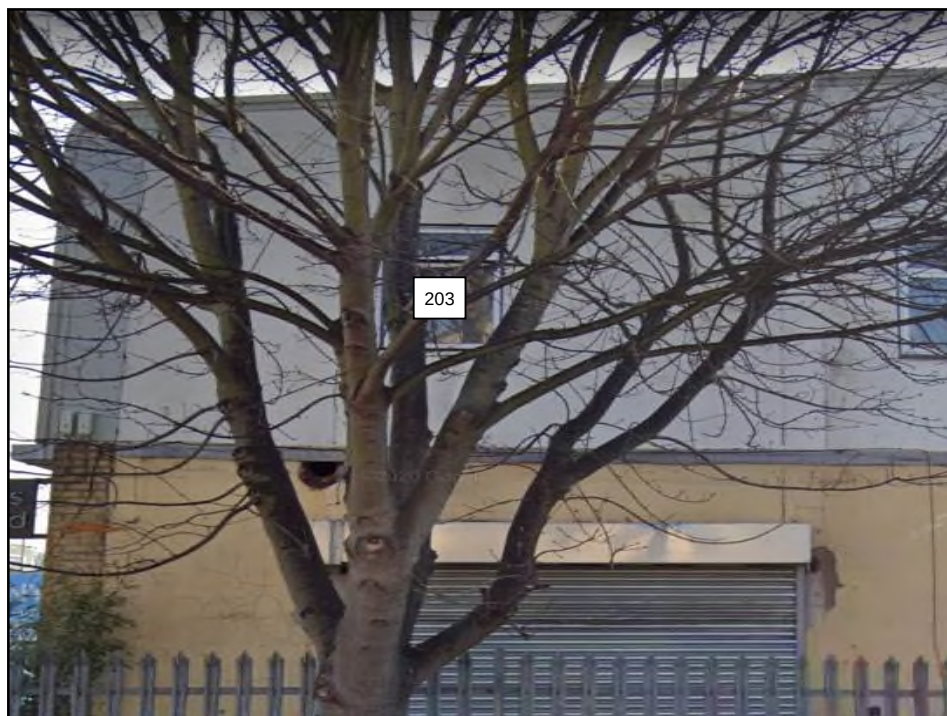
15 and 16 The High Cross Centre



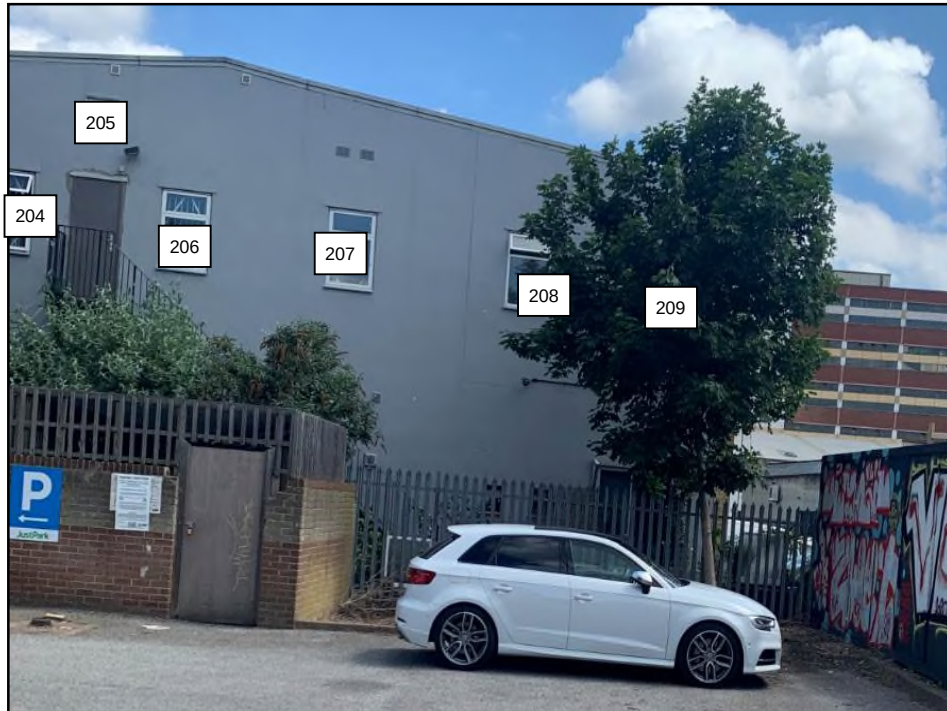
15 and 16 The High Cross Centre



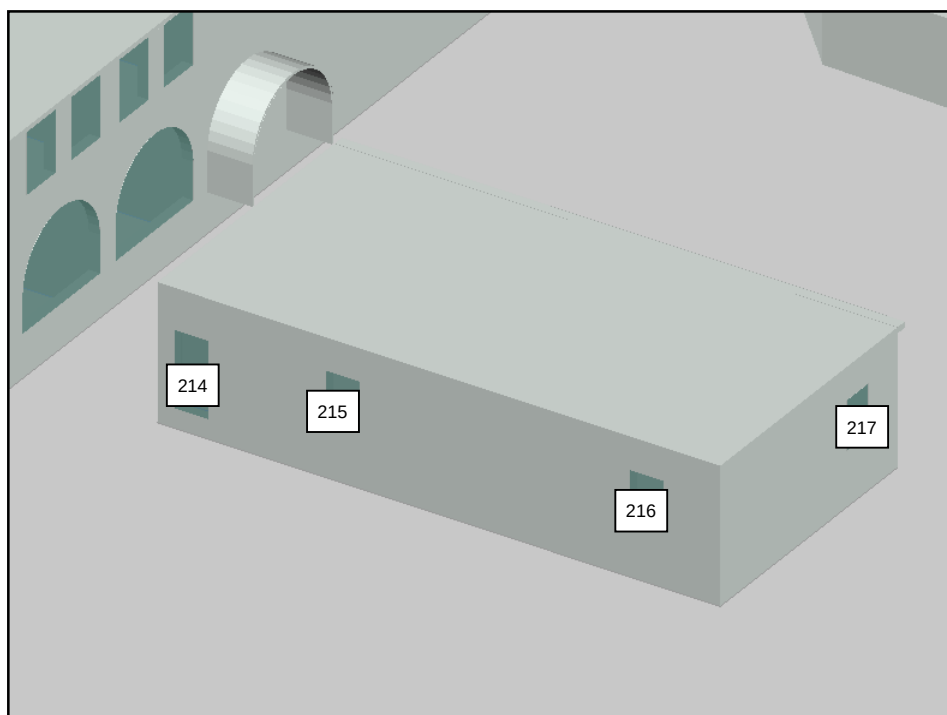
15 and 16 The High Cross Centre



15 and 16 The High Cross Centre



15 and 16 The High Cross Centre



Unit 1 High Cross Centre



Unit 1 High Cross Centre



Unit 1 High Cross Centre



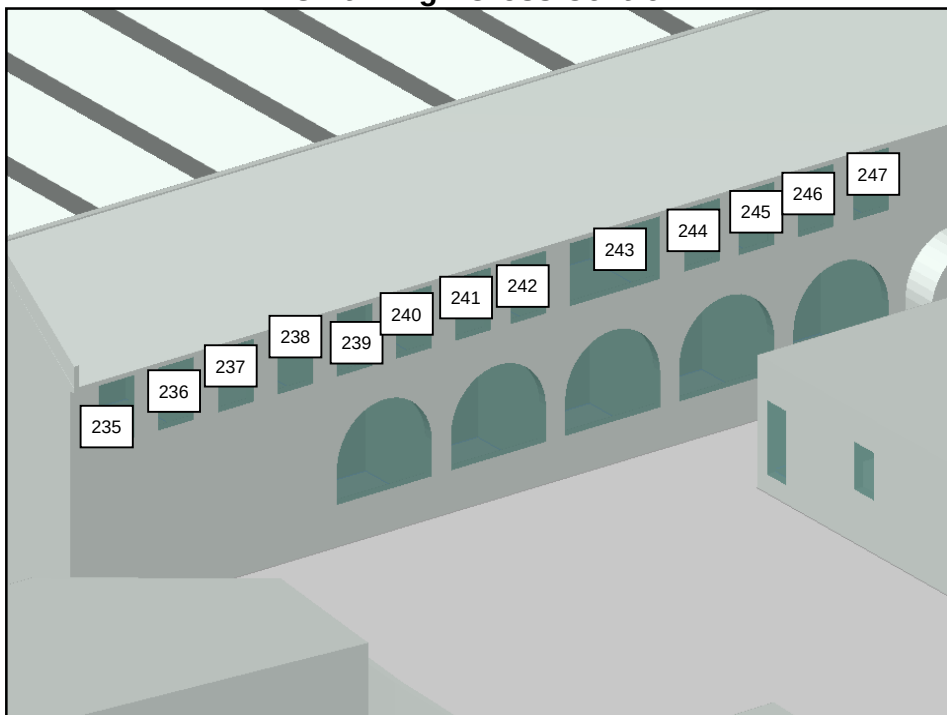
Unit 1 High Cross Centre



Unit 1 High Cross Centre



Unit 1 High Cross Centre



Unit 1 High Cross Centre

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Broad Lane, London N15 4DE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1a Fountayne Road</u>					
<u>Ground Floor</u>					
Window 1	Non Domestic	31.4%	22.2%	9.2%	0.71
Window 2	Non Domestic	26.5%	19.5%	7.0%	0.74
<u>First Floor</u>					
Window 3	Non Domestic	36.8%	15.3%	21.5%	0.42
Window 4	Non Domestic	36.7%	16.1%	20.6%	0.44
Window 5	Non Domestic	100.0%	93.3%	6.7%	0.93
Window 6	Non Domestic	100.0%	95.8%	4.2%	0.96
Window 7	Non Domestic	100.0%	94.9%	5.1%	0.95
Window 8	Non Domestic	100.0%	96.7%	3.3%	0.97
Window 9	Non Domestic	100.0%	95.6%	4.4%	0.96
Window 10	Non Domestic	100.0%	97.2%	2.8%	0.97
Window 11	Non Domestic	100.0%	96.5%	3.5%	0.97
Window 12	Non Domestic	100.0%	97.7%	2.3%	0.98
Window 13	Non Domestic	100.0%	97.0%	3.0%	0.97
Window 14	Non Domestic	100.0%	98.0%	2.0%	0.98
Window 15	Non Domestic	100.0%	97.6%	2.4%	0.98
Window 16	Non Domestic	100.0%	98.3%	1.7%	0.98
Window 17	Non Domestic	100.0%	97.9%	2.1%	0.98
Window 18	Non Domestic	100.0%	98.5%	1.5%	0.99
<u>13 and 14 Bramble Close</u>					
<u>Ground Floor</u>					
Window 19	Domestic	16.9%	16.8%	0.1%	0.99
Window 20	Non Habitable	0.9%	0.9%	0.0%	1.0
Window 21	Domestic	1.0%	1.0%	0.0%	1.0
<u>First Floor</u>					
Window 22	Domestic	24.8%	24.6%	0.2%	0.99
Window 23	Non Habitable	15.5%	15.1%	0.4%	0.97
Window 24	Domestic	14.9%	14.6%	0.3%	0.98
Window 25	Domestic	82.0%	81.5%	0.5%	0.99

Appendix 2 - Vertical Sky Component

Broad Lane, London N15 4DE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>11 and 12 Bramble Close</u>					
<u>Ground Floor</u>					
Window 26	Domestic	1.1%	1.1%	0.0%	1.0
Window 27	Non Habitable	1.0%	1.0%	0.0%	1.0
Window 28	Domestic	16.1%	16.0%	0.1%	0.99
<u>First Floor</u>					
Window 29	Domestic	15.2%	15.2%	0.0%	1.0
Window 30	Domestic	78.7%	77.8%	0.9%	0.99
Window 31	Non Habitable	15.0%	15.0%	0.0%	1.0
Window 32	Domestic	23.9%	23.7%	0.2%	0.99
<u>9 and 10 Bramble Close</u>					
<u>Ground Floor</u>					
Window 33	Domestic	15.6%	15.4%	0.2%	0.99
Window 34	Non Habitable	1.0%	1.0%	0.0%	1.0
Window 35	Domestic	0.8%	0.8%	0.0%	1.0
<u>First Floor</u>					
Window 36	Domestic	23.5%	23.3%	0.2%	0.99
Window 37	Non Habitable	16.0%	15.5%	0.5%	0.97
Window 38	Domestic	14.8%	14.2%	0.6%	0.96
Window 39	Domestic	81.4%	80.7%	0.7%	0.99
<u>7 and 8 Bramble Close</u>					
<u>Ground Floor</u>					
Window 40	Domestic	1.0%	1.0%	0.0%	1.0
Window 41	Non Habitable	1.0%	1.0%	0.0%	1.0
Window 42	Domestic	14.8%	14.3%	0.5%	0.97
<u>First Floor</u>					
Window 43	Domestic	16.2%	16.1%	0.1%	0.99
Window 44	Domestic	77.0%	75.4%	1.6%	0.98

Appendix 2 - Vertical Sky Component

Broad Lane, London N15 4DE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 45	Non Habitable	15.0%	15.0%	0.0%	1.0
Window 46	Domestic	22.8%	22.2%	0.6%	0.97
<u>5 and 6 Bramble Close</u>					
<u>Ground Floor</u>					
Window 47	Domestic	14.5%	13.7%	0.8%	0.94
Window 48	Non Habitable	1.3%	1.3%	0.0%	1.0
Window 49	Domestic	1.0%	1.0%	0.0%	1.0
<u>First Floor</u>					
Window 50	Domestic	22.6%	21.6%	1.0%	0.96
Window 51	Non Habitable	15.6%	12.4%	3.2%	0.79
Window 52	Domestic	14.5%	13.3%	1.2%	0.92
Window 53	Domestic	81.8%	80.1%	1.7%	0.98
<u>3 and 4 Bramble Close</u>					
<u>Ground Floor</u>					
Window 54	Domestic	0.9%	0.9%	0.0%	1.0
Window 55	Non Habitable	1.3%	1.3%	0.0%	1.0
Window 56	Domestic	15.6%	12.8%	2.8%	0.82
<u>First Floor</u>					
Window 57	Domestic	15.8%	15.4%	0.4%	0.97
Window 58	Domestic	82.7%	78.3%	4.4%	0.95
Window 59	Non Habitable	14.7%	14.7%	0.0%	1.0
Window 60	Domestic	24.2%	20.2%	4.0%	0.83
<u>1 and 2 Bramble Close</u>					
<u>Ground Floor</u>					
Window 61	Domestic	17.9%	13.2%	4.7%	0.74
Window 62	Non Habitable	2.4%	0.3%	2.1%	0.13
Window 63	Domestic	3.3%	1.2%	2.1%	0.36
Window 64	Domestic	31.6%	25.7%	5.9%	0.81
Window 65	Domestic	31.1%	31.1%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Broad Lane, London N15 4DE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 66	Domestic	25.6%	25.6%	0.0%	1.0
<u>First Floor</u>					
Window 67	Domestic	26.7%	19.7%	7.0%	0.74
Window 68	Non Habitable	20.2%	1.0%	19.2%	0.05
Window 69	Domestic	17.8%	8.0%	9.8%	0.45
Window 70	Domestic	83.9%	56.4%	27.5%	0.67
<u>8 to 40 Bramble Close</u>					
<u>Ground Floor</u>					
Window 71	Domestic	33.4%	32.2%	1.2%	0.96
Window 72	Domestic	33.3%	32.0%	1.3%	0.96
Window 73	Domestic	33.2%	31.5%	1.7%	0.95
Window 74	Domestic	33.6%	31.5%	2.1%	0.94
Window 75	Domestic	33.8%	31.3%	2.5%	0.93
Window 76	Domestic	34.0%	31.0%	3.0%	0.91
<u>First Floor</u>					
Window 77	Domestic	36.1%	34.6%	1.5%	0.96
Window 78	Domestic	36.0%	34.4%	1.6%	0.96
Window 79	Domestic	35.8%	33.9%	1.9%	0.95
Window 80	Domestic	36.1%	34.0%	2.1%	0.94
Window 81	Domestic	36.2%	33.8%	2.4%	0.93
Window 82	Domestic	36.3%	33.5%	2.8%	0.92
<u>Second Floor</u>					
Window 83	Domestic	38.0%	36.5%	1.5%	0.96
Window 84	Domestic	38.0%	36.3%	1.7%	0.96
Window 85	Domestic	36.3%	34.4%	1.9%	0.95
Window 86	Domestic	36.1%	34.0%	2.1%	0.94
Window 87	Domestic	36.2%	33.9%	2.3%	0.94
Window 88	Domestic	36.6%	34.1%	2.5%	0.93

Appendix 2 - Vertical Sky Component

Broad Lane, London N15 4DE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>41 to 46 Bramble Close</u>					
<u>Ground Floor</u>					
Window 89	Domestic	35.1%	29.7%	5.4%	0.85
Window 90	Domestic	35.4%	29.6%	5.8%	0.84
Window 91	Domestic	35.4%	29.6%	5.8%	0.84
Window 92	Domestic	35.5%	29.8%	5.7%	0.84
Window 93	Domestic	35.5%	30.1%	5.4%	0.85
Window 94	Domestic	35.4%	30.5%	4.9%	0.86
<u>First Floor</u>					
Window 95	Domestic	36.9%	32.3%	4.6%	0.88
Window 96	Domestic	36.9%	32.1%	4.8%	0.87
Window 97	Domestic	36.9%	32.0%	4.9%	0.87
Window 98	Domestic	36.9%	32.1%	4.8%	0.87
Window 99	Domestic	36.9%	32.3%	4.6%	0.88
Window 100	Domestic	36.8%	32.7%	4.1%	0.89
<u>Second Floor</u>					
Window 101	Domestic	37.3%	33.8%	3.5%	0.91
Window 102	Domestic	37.6%	34.0%	3.6%	0.9
Window 103	Domestic	37.1%	33.4%	3.7%	0.9
Window 104	Domestic	37.1%	33.4%	3.7%	0.9
Window 105	Domestic	37.1%	33.5%	3.6%	0.9
Window 106	Domestic	37.6%	34.4%	3.2%	0.91
<u>47 to 55 Bramble Close</u>					
<u>Ground Floor</u>					
Window 107	Domestic	35.4%	30.8%	4.6%	0.87
Window 108	Domestic	35.1%	30.9%	4.2%	0.88
Window 109	Domestic	34.4%	30.7%	3.7%	0.89
Window 110	Domestic	32.6%	29.4%	3.2%	0.9

Appendix 2 - Vertical Sky Component

Broad Lane, London N15 4DE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 111	Domestic	36.8%	32.9%	3.9%	0.89
Window 112	Domestic	36.7%	33.1%	3.6%	0.9
Window 113	Domestic	36.2%	33.0%	3.2%	0.91
Window 114	Domestic	34.8%	32.0%	2.8%	0.92
<u>Second Floor</u>					
Window 115	Domestic	37.0%	33.9%	3.1%	0.92
Window 116	Domestic	37.5%	34.6%	2.9%	0.92
Window 117	Domestic	37.4%	34.7%	2.7%	0.93
Window 118	Domestic	36.4%	34.0%	2.4%	0.93
<u>143 Broad Lane</u>					
<u>Ground Floor</u>					
Window 119	Dining/Kitchen	9.0%	8.9%	0.1%	0.99
Window 120	Dining/Kitchen	8.3%	8.2%	0.1%	0.99
Window 121	Living Room	13.8%	11.8%	2.0%	0.86
Window 122	Bedroom	32.6%	31.1%	1.5%	0.95
Window 123	Bedroom	33.2%	32.0%	1.2%	0.96
<u>First Floor</u>					
Window 124	Dining/Kitchen	15.3%	15.0%	0.3%	0.98
Window 125	Dining/Kitchen	14.5%	13.8%	0.7%	0.95
Window 126	Living Room	9.3%	7.4%	1.9%	0.8
Window 127	Bedroom	34.7%	33.1%	1.6%	0.95
Window 128	Bedroom	35.4%	34.0%	1.4%	0.96
<u>Second Floor</u>					
Window 129	Dining/Kitchen	28.2%	27.9%	0.3%	0.99
Window 130	Dining/Kitchen	27.8%	27.1%	0.7%	0.97
Window 131	Living Room	10.0%	8.1%	1.9%	0.81
Window 132	Bedroom	37.0%	35.3%	1.7%	0.95
Window 133	Bedroom	37.4%	35.9%	1.5%	0.96

Appendix 2 - Vertical Sky Component

Broad Lane, London N15 4DE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Third Floor					
Window 134	Bedroom	38.5%	37.6%	0.9%	0.98
Window 135	Dining/Kitchen	38.6%	37.6%	1.0%	0.97
Window 136	Dining/Kitchen	38.9%	37.3%	1.6%	0.96
Window 137	Living Room	38.1%	36.7%	1.4%	0.96
Broad Lane Campus					
Ground Floor					
Window 138	Seminar	31.0%	30.7%	0.3%	0.99
Window 139	Seminar	31.0%	30.6%	0.4%	0.99
Window 140	Seminar	34.3%	16.8%	17.5%	0.49
Window 141	Group Work Area	34.2%	15.0%	19.2%	0.44
Window 142	Group Work Area	33.8%	13.7%	20.1%	0.41
Window 143	Group Work Area	4.0%	4.0%	0.0%	1.0
Window 144	Group Work Area	5.0%	5.0%	0.0%	1.0
Window 145	Group Work Area	28.0%	28.0%	0.0%	1.0
Window 146	Group Work Area	26.7%	26.7%	0.0%	1.0
Window 147	Group Work Area	25.3%	25.3%	0.0%	1.0
Window 148	Group Work Area	24.4%	24.4%	0.0%	1.0
Window 149	Group Work Area	28.3%	28.3%	0.0%	1.0
Window 150	Group Work Area	25.2%	25.2%	0.0%	1.0
Window 151	Seminar	30.9%	11.5%	19.4%	0.37
Window 152	Teaching Room	34.2%	9.6%	24.6%	0.28
Window 153	Teaching Room	34.2%	8.9%	25.3%	0.26
Window 154	Teaching Room	34.4%	8.4%	26.0%	0.24
Window 155	Teaching Room	34.6%	7.8%	26.8%	0.23
Window 156	Teaching Room	34.7%	7.4%	27.3%	0.21
Window 157	Teaching Room	34.8%	6.7%	28.1%	0.19
Window 158	Office	34.9%	6.4%	28.5%	0.18
Window 159	Hallway	35.0%	6.1%	28.9%	0.17
Window 160	Hallway	22.9%	22.9%	0.0%	1.0
First Floor					
Window 161	Teaching	34.3%	34.1%	0.2%	0.99
Window 162	Teaching	34.3%	34.1%	0.2%	0.99
Window 163	Teaching	34.2%	33.9%	0.3%	0.99

Appendix 2 - Vertical Sky Component

Broad Lane, London N15 4DE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 164	Teaching	35.1%	19.6%	15.5%	0.56
Window 165	Cafe/Meeting/Study/Lecture	35.1%	18.0%	17.1%	0.51
Window 166	Cafe/Meeting/Study/Lecture	35.0%	17.0%	18.0%	0.49
Window 167	Cafe/Meeting/Study/Lecture	32.9%	15.6%	17.3%	0.47
Window 168	Cafe/Meeting/Study/Lecture	36.5%	10.8%	25.7%	0.3
Window 169	Cafe/Meeting/Study/Lecture	36.6%	10.0%	26.6%	0.27
Window 170	Cafe/Meeting/Study/Lecture	34.1%	6.6%	27.5%	0.19
Window 171	Cafe/Meeting/Study/Lecture	34.1%	6.0%	28.1%	0.18
Window 172	Cafe/Meeting/Study/Lecture	36.6%	31.9%	4.7%	0.87
Window 173	Cafe/Meeting/Study/Lecture	37.4%	33.2%	4.2%	0.89
Window 174	Cafe/Meeting/Study/Lecture	32.5%	32.5%	0.0%	1.0
Window 175	Cafe/Meeting/Study/Lecture	32.1%	32.1%	0.0%	1.0
Window 176	Cafe/Meeting/Study/Lecture	34.0%	34.0%	0.0%	1.0
Window 177	Cafe/Meeting/Study/Lecture	33.6%	33.6%	0.0%	1.0
Window 178	Cafe/Meeting/Study/Lecture	30.6%	30.6%	0.0%	1.0
Window 179	Cafe/Meeting/Study/Lecture	90.3%	82.9%	7.4%	0.92
Window 180	Cafe/Meeting/Study/Lecture	90.1%	89.1%	1.0%	0.99
Window 181	Cafe/Meeting/Study/Lecture	90.2%	88.7%	1.5%	0.98
Window 182	Teaching	33.8%	10.9%	22.9%	0.32
Window 183	Teaching	33.8%	10.0%	23.8%	0.3
Window 184	Teaching	33.8%	9.3%	24.5%	0.28
Window 185	Hallway	34.2%	5.5%	28.7%	0.16
Window 186	Hallway	27.7%	27.7%	0.0%	1.0
<u>Second Floor</u>					
Window 187	Unknown	90.3%	85.7%	4.6%	0.95
Window 188	Quite Working Area	90.3%	84.4%	5.9%	0.93
Window 189	Quite Working Area	90.1%	89.4%	0.7%	0.99
<u>15 and 16 The High Cross Centre</u>					
<u>Ground Floor</u>					
Window 190	Non Domestic	32.2%	32.2%	0.0%	1.0
Window 191	Non Domestic	32.7%	32.7%	0.0%	1.0
Window 192	Non Domestic	32.8%	26.3%	6.5%	0.8

Appendix 2 - Vertical Sky Component

Broad Lane, London N15 4DE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 193	Non Domestic	31.2%	24.0%	7.2%	0.77
Window 194	Non Domestic	28.8%	21.9%	6.9%	0.76
Window 195	Non Domestic	33.9%	21.2%	12.7%	0.63
Window 196	Non Domestic	34.0%	21.0%	13.0%	0.62
Window 197	Non Domestic	33.7%	24.6%	9.1%	0.73
Window 198	Non Domestic	34.0%	28.8%	5.2%	0.85
Window 199	Non Domestic	34.2%	30.3%	3.9%	0.89
<u>First Floor</u>					
Window 200	Non Domestic	37.5%	37.5%	0.0%	1.0
Window 201	Non Domestic	37.5%	37.5%	0.0%	1.0
Window 202	Non Domestic	37.6%	37.6%	0.0%	1.0
Window 203	Non Domestic	36.3%	31.0%	5.3%	0.85
Window 204	Non Domestic	36.4%	29.3%	7.1%	0.8
Window 205	Non Domestic	37.5%	29.9%	7.6%	0.8
Window 206	Non Domestic	36.6%	27.8%	8.8%	0.76
Window 207	Non Domestic	36.7%	26.2%	10.5%	0.71
Window 208	Non Domestic	36.9%	24.1%	12.8%	0.65
Window 209	Non Domestic	37.0%	22.3%	14.7%	0.6
Window 210	Non Domestic	37.9%	28.6%	9.3%	0.75
Window 211	Non Domestic	38.0%	31.1%	6.9%	0.82
Window 212	Non Domestic	38.2%	33.1%	5.1%	0.87
Window 213	Non Domestic	38.3%	34.5%	3.8%	0.9
<u>Unit 1 High Cross Centre</u>					
<u>Ground Floor</u>					
Window 214	Non Domestic	28.3%	17.3%	11.0%	0.61
Window 215	Non Domestic	32.6%	20.1%	12.5%	0.62
Window 216	Non Domestic	33.7%	19.0%	14.7%	0.56
Window 217	Non Domestic	27.5%	26.6%	0.9%	0.97
Window 218	Non Domestic	32.4%	32.4%	0.0%	1.0
Window 219	Non Domestic	31.9%	31.9%	0.0%	1.0
Window 220	Non Domestic	30.8%	30.8%	0.0%	1.0
Window 221	Non Domestic	28.6%	28.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Broad Lane, London N15 4DE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 222	Non Domestic	32.1%	24.9%	7.2%	0.78
Window 223	Non Domestic	32.2%	24.5%	7.7%	0.76
Window 224	Non Domestic	32.3%	24.0%	8.3%	0.74
Window 225	Non Domestic	32.4%	23.6%	8.8%	0.73
Window 226	Non Domestic	34.8%	24.9%	9.9%	0.72
Window 227	Non Domestic	34.5%	26.9%	7.6%	0.78
Window 228	Non Domestic	33.7%	27.9%	5.8%	0.83
Window 229	Non Domestic	31.7%	27.2%	4.5%	0.86
Window 230	Non Domestic	30.9%	28.0%	2.9%	0.91
<u>First Floor</u>					
Window 231	Non Domestic	36.7%	29.2%	7.5%	0.8
Window 232	Non Domestic	36.7%	28.7%	8.0%	0.78
Window 233	Non Domestic	36.8%	27.9%	8.9%	0.76
Window 234	Non Domestic	36.8%	27.4%	9.4%	0.74
Window 235	Non Domestic	36.4%	15.0%	21.4%	0.41
Window 236	Non Domestic	36.4%	20.7%	15.7%	0.57
Window 237	Non Domestic	36.3%	22.5%	13.8%	0.62
Window 238	Non Domestic	36.2%	24.1%	12.1%	0.67
Window 239	Non Domestic	36.2%	25.7%	10.5%	0.71
Window 240	Non Domestic	36.2%	27.0%	9.2%	0.75
Window 241	Non Domestic	36.1%	28.3%	7.8%	0.78
Window 242	Non Domestic	36.1%	29.3%	6.8%	0.81
Window 243	Non Domestic	36.1%	30.5%	5.6%	0.84
Window 244	Non Domestic	36.0%	31.6%	4.4%	0.88
Window 245	Non Domestic	36.0%	32.1%	3.9%	0.89
Window 246	Non Domestic	36.0%	32.6%	3.4%	0.91
Window 247	Non Domestic	36.0%	33.0%	3.0%	0.92

Appendix 2 - Daylight Distribution

Broad Lane, London N15 4DE

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>143 Broad Lane</u>					
<u>Ground Floor</u>					
Window 119	Dining/Kitchen	14%	14%	0.0%	1.0
Window 120	Dining/Kitchen	11%	11%	0.0%	1.0
Window 121	Living Room	100%	100%	0.0%	1.0
Window 122	Bedroom	96%	96%	0.0%	1.0
Window 123	Bedroom	97%	97%	0.0%	1.0
<u>First Floor</u>					
Window 124	Dining/Kitchen	22%	22%	0.0%	1.0
Window 125	Dining/Kitchen	16%	16%	0.0%	1.0
Window 126	Living Room	100%	100%	0.0%	1.0
Window 127	Bedroom	96%	96%	0.0%	1.0
Window 128	Bedroom	97%	97%	0.0%	1.0
<u>Second Floor</u>					
Window 129	Dining/Kitchen	60%	60%	0.0%	1.0
Window 130	Dining/Kitchen	49%	49%	0.0%	1.0
Window 131	Living Room	100%	100%	0.0%	1.0
Window 132	Bedroom	96%	96%	0.0%	1.0
Window 133	Bedroom	97%	97%	0.0%	1.0
<u>Third Floor</u>					
Window 134	Bedroom	100%	100%	0.0%	1.0
Windows 135 & 136	Dining/Kitchen	99%	99%	0.0%	1.0
Window 137	Living Room	99%	99%	0.0%	1.0
<u>Broad Lane Campus</u>					
<u>Ground Floor</u>					
Windows 138 to 140	Seminar	100%	99%	1.0%	0.99
Windows 141 to 150	Group Work Area	77%	70%	7.0%	0.91
Window 151	Seminar	94%	20%	74.0%	0.21
Windows 152 to 154	Teaching Room	99%	24%	75.0%	0.24
Windows 155 to 157	Teaching Room	98%	11%	87.0%	0.11
Window 158	Office	95%	9%	86.0%	0.09
Windows 159 & 160	Hallway	98%	98%	0.0%	1.0
Window 159 & 160	Staircase	60%	26%	34.0%	0.43

Appendix 2 - Daylight Distribution

Broad Lane, London N15 4DE

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Windows 161 to 164	Teaching	100%	99%	1.0%	0.99
Windows 165 to 181	Cafe/Meeting/Study/Lect	99%	90%	9.0%	0.91
Windows 182 to 184	Teaching	99%	30%	69.0%	0.3
Windows 185 & 186	Hallway	97%	97%	0.0%	1.0
Window 168 & 169	Staircase	76%	12%	64.0%	0.16
<u>Second Floor</u>					
Window 187	Unknown	88%	88%	0.0%	1.0
Windows 188 & 189	Quite Working Area	100%	98%	2.0%	0.98

Appendix 2 - Sunlight to Windows

Broad Lane, London N15 4DE

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>1a Fountayne Road</u>									
<u>First Floor</u>									
Window 5	Non Domestic	100%	94%	6%	0.94	30%	30%	0%	1.0
Window 6	Non Domestic	100%	95%	5%	0.95	30%	30%	0%	1.0
Window 7	Non Domestic	100%	97%	3%	0.97	30%	30%	0%	1.0
Window 8	Non Domestic	100%	97%	3%	0.97	30%	30%	0%	1.0
Window 9	Non Domestic	100%	99%	1%	0.99	30%	30%	0%	1.0
Window 10	Non Domestic	100%	97%	3%	0.97	30%	30%	0%	1.0
Window 11	Non Domestic	100%	99%	1%	0.99	30%	30%	0%	1.0
Window 12	Non Domestic	100%	99%	1%	0.99	30%	30%	0%	1.0
Window 13	Non Domestic	100%	99%	1%	0.99	30%	30%	0%	1.0
Window 14	Non Domestic	100%	99%	1%	0.99	30%	30%	0%	1.0
Window 15	Non Domestic	100%	99%	1%	0.99	30%	30%	0%	1.0
Window 16	Non Domestic	100%	99%	1%	0.99	30%	30%	0%	1.0
Window 17	Non Domestic	100%	100%	0%	1.0	30%	30%	0%	1.0
Window 18	Non Domestic	100%	99%	1%	0.99	30%	30%	0%	1.0
<u>13 and 14 Bramble Close</u>									
<u>Ground Floor</u>									
Window 19	Domestic	23%	23%	0%	1.0	6%	6%	0%	1.0
Window 21	Domestic	3%	3%	0%	1.0	0%	0%	0%	1.0
<u>First Floor</u>									
Window 22	Domestic	38%	38%	0%	1.0	10%	10%	0%	1.0
Window 24	Domestic	15%	15%	0%	1.0	0%	0%	0%	1.0
Window 25	Domestic	78%	78%	0%	1.0	21%	21%	0%	1.0
<u>11 and 12 Bramble Close</u>									
<u>Ground Floor</u>									
Window 26	Domestic	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 27	Domestic	10%	10%	0%	1.0	0%	0%	0%	1.0
Window 28	Domestic	24%	24%	0%	1.0	7%	7%	0%	1.0

Appendix 2 - Sunlight to Windows

Broad Lane, London N15 4DE

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 29	Domestic	22%	22%	0%	1.0	4%	4%	0%	1.0
Window 30	Domestic	52%	52%	0%	1.0	6%	6%	0%	1.0
Window 31	Domestic	38%	38%	0%	1.0	10%	10%	0%	1.0
Window 32	Domestic	37%	37%	0%	1.0	10%	10%	0%	1.0
<u>9 and 10 Bramble Close</u>									
<u>Ground Floor</u>									
Window 33	Domestic	22%	22%	0%	1.0	7%	7%	0%	1.0
Window 35	Domestic	2%	2%	0%	1.0	0%	0%	0%	1.0
<u>First Floor</u>									
Window 36	Domestic	37%	37%	0%	1.0	10%	10%	0%	1.0
Window 38	Domestic	14%	14%	0%	1.0	0%	0%	0%	1.0
Window 39	Domestic	77%	77%	0%	1.0	20%	20%	0%	1.0
<u>7 and 8 Bramble Close</u>									
<u>Ground Floor</u>									
Window 40	Domestic	4%	4%	0%	1.0	0%	0%	0%	1.0
Window 41	Domestic	10%	10%	0%	1.0	0%	0%	0%	1.0
Window 42	Domestic	21%	21%	0%	1.0	7%	7%	0%	1.0
<u>First Floor</u>									
Window 43	Domestic	22%	22%	0%	1.0	4%	4%	0%	1.0
Window 44	Domestic	48%	48%	0%	1.0	4%	4%	0%	1.0
Window 45	Domestic	38%	38%	0%	1.0	10%	10%	0%	1.0
Window 46	Domestic	34%	34%	0%	1.0	9%	9%	0%	1.0
<u>5 and 6 Bramble Close</u>									
<u>Ground Floor</u>									
Window 47	Domestic	20%	20%	0%	1.0	7%	7%	0%	1.0
Window 49	Domestic	3%	3%	0%	1.0	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows

Broad Lane, London N15 4DE

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 50	Domestic	33%	33%	0%	1.0	9%	9%	0%	1.0
Window 52	Domestic	14%	14%	0%	1.0	0%	0%	0%	1.0
Window 53	Domestic	79%	74%	5%	0.94	21%	21%	0%	1.0
<u>3 and 4 Bramble Close</u>									
<u>Ground Floor</u>									
Window 54	Domestic	4%	4%	0%	1.0	0%	0%	0%	1.0
Window 55	Domestic	10%	10%	0%	1.0	0%	0%	0%	1.0
Window 56	Domestic	20%	20%	0%	1.0	7%	7%	0%	1.0
<u>First Floor</u>									
Window 57	Domestic	22%	22%	0%	1.0	4%	4%	0%	1.0
Window 58	Domestic	65%	60%	5%	0.92	11%	11%	0%	1.0
Window 59	Domestic	37%	37%	0%	1.0	10%	10%	0%	1.0
Window 60	Domestic	33%	32%	1%	0.97	9%	9%	0%	1.0
<u>1 and 2 Bramble Close</u>									
<u>Ground Floor</u>									
Window 61	Domestic	22%	19%	3%	0.86	7%	7%	0%	1.0
Window 63	Domestic	5%	4%	1%	0.8	0%	0%	0%	1.0
Window 66	Domestic	41%	41%	0%	1.0	9%	9%	0%	1.0
<u>First Floor</u>									
Window 67	Domestic	33%	30%	3%	0.91	8%	8%	0%	1.0
Window 69	Domestic	18%	14%	4%	0.78	0%	0%	0%	1.0
Window 70	Domestic	79%	74%	5%	0.94	21%	21%	0%	1.0
<u>8 to 40 Bramble Close</u>									
<u>Ground Floor</u>									
Window 71	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 72	Domestic	47%	46%	1%	0.98	13%	13%	0%	1.0
Window 73	Domestic	45%	44%	1%	0.98	12%	12%	0%	1.0
Window 74	Domestic	47%	44%	3%	0.94	13%	13%	0%	1.0
Window 75	Domestic	47%	44%	3%	0.94	13%	13%	0%	1.0
Window 76	Domestic	46%	43%	3%	0.93	13%	13%	0%	1.0

Appendix 2 - Sunlight to Windows

Broad Lane, London N15 4DE

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 77	Domestic	49%	49%	0%	1.0	14%	14%	0%	1.0
Window 78	Domestic	49%	49%	0%	1.0	14%	14%	0%	1.0
Window 79	Domestic	47%	45%	2%	0.96	13%	13%	0%	1.0
Window 80	Domestic	49%	46%	3%	0.94	14%	14%	0%	1.0
Window 81	Domestic	49%	45%	4%	0.92	14%	14%	0%	1.0
Window 82	Domestic	49%	45%	4%	0.92	14%	14%	0%	1.0
<u>Second Floor</u>									
Window 83	Domestic	51%	50%	1%	0.98	15%	15%	0%	1.0
Window 84	Domestic	51%	50%	1%	0.98	15%	15%	0%	1.0
Window 85	Domestic	47%	45%	2%	0.96	14%	14%	0%	1.0
Window 86	Domestic	48%	46%	2%	0.96	15%	15%	0%	1.0
Window 87	Domestic	48%	46%	2%	0.96	15%	15%	0%	1.0
Window 88	Domestic	49%	47%	2%	0.96	15%	15%	0%	1.0
<u>41 to 46 Bramble Close</u>									
<u>Ground Floor</u>									
Window 89	Domestic	48%	40%	8%	0.83	13%	13%	0%	1.0
Window 90	Domestic	47%	37%	10%	0.79	13%	12%	1%	0.92
Window 91	Domestic	47%	37%	10%	0.79	13%	12%	1%	0.92
Window 92	Domestic	47%	40%	7%	0.85	13%	12%	1%	0.92
Window 93	Domestic	47%	42%	5%	0.89	13%	12%	1%	0.92
Window 94	Domestic	48%	43%	5%	0.9	14%	12%	2%	0.86
<u>First Floor</u>									
Window 95	Domestic	49%	43%	6%	0.88	14%	14%	0%	1.0
Window 96	Domestic	48%	39%	9%	0.81	14%	12%	2%	0.86
Window 97	Domestic	48%	41%	7%	0.85	14%	12%	2%	0.86
Window 98	Domestic	48%	42%	6%	0.88	14%	12%	2%	0.86
Window 99	Domestic	48%	43%	5%	0.9	14%	12%	2%	0.86
Window 100	Domestic	48%	43%	5%	0.9	14%	12%	2%	0.86

Appendix 2 - Sunlight to Windows

Broad Lane, London N15 4DE

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Second Floor</u>									
Window 101	Domestic	49%	46%	3%	0.94	15%	15%	0%	1.0
Window 102	Domestic	49%	44%	5%	0.9	15%	14%	1%	0.93
Window 103	Domestic	49%	44%	5%	0.9	15%	14%	1%	0.93
Window 104	Domestic	49%	45%	4%	0.92	15%	13%	2%	0.87
Window 105	Domestic	49%	44%	5%	0.9	15%	12%	3%	0.8
Window 106	Domestic	48%	43%	5%	0.9	15%	12%	3%	0.8
<u>47 to 55 Bramble Close</u>									
<u>Ground Floor</u>									
Window 107	Domestic	48%	44%	4%	0.92	14%	12%	2%	0.86
Window 108	Domestic	47%	40%	7%	0.85	14%	9%	5%	0.64
Window 109	Domestic	46%	40%	6%	0.87	14%	9%	5%	0.64
Window 110	Domestic	48%	42%	6%	0.88	15%	10%	5%	0.67
<u>First Floor</u>									
Window 111	Domestic	48%	45%	3%	0.94	14%	12%	2%	0.86
Window 112	Domestic	48%	45%	3%	0.94	14%	12%	2%	0.86
Window 113	Domestic	48%	43%	5%	0.9	15%	11%	4%	0.73
Window 114	Domestic	49%	45%	4%	0.92	15%	11%	4%	0.73
<u>Second Floor</u>									
Window 115	Domestic	49%	45%	4%	0.92	15%	12%	3%	0.8
Window 116	Domestic	49%	46%	3%	0.94	15%	12%	3%	0.8
Window 117	Domestic	49%	46%	3%	0.94	15%	12%	3%	0.8
Window 118	Domestic	49%	47%	2%	0.96	15%	13%	2%	0.87
<u>143 Broad Lane</u>									
<u>Ground Floor</u>									
Window 119	Dining/Kitchen	32%	31%	1%	0.97	1%	0%	1%	0.0
Window 120	Dining/Kitchen	30%	29%	1%	0.97	2%	1%	1%	0.5
Window 121	Living Room	21%	19%	2%	0.9	8%	6%	2%	0.75
Window 122	Bedroom	41%	39%	2%	0.95	9%	7%	2%	0.78
Window 123	Bedroom	45%	43%	2%	0.96	11%	9%	2%	0.82

Appendix 2 - Sunlight to Windows

Broad Lane, London N15 4DE

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 124	Dining/Kitchen	51%	49%	2%	0.96	5%	3%	2%	0.6
Window 125	Dining/Kitchen	50%	47%	3%	0.94	6%	3%	3%	0.5
Window 126	Living Room	12%	10%	2%	0.83	5%	3%	2%	0.6
Window 127	Bedroom	41%	40%	1%	0.98	9%	8%	1%	0.89
Window 128	Bedroom	46%	46%	0%	1.0	12%	12%	0%	1.0
<u>Second Floor</u>									
Window 129	Dining/Kitchen	77%	76%	1%	0.99	18%	17%	1%	0.94
Window 130	Dining/Kitchen	77%	75%	2%	0.97	18%	16%	2%	0.89
Window 131	Living Room	10%	7%	3%	0.7	4%	1%	3%	0.25
Window 132	Bedroom	44%	42%	2%	0.95	10%	8%	2%	0.8
Window 133	Bedroom	49%	48%	1%	0.98	14%	13%	1%	0.93
<u>Third Floor</u>									
Window 134	Bedroom	89%	87%	2%	0.98	30%	28%	2%	0.93
Window 135	Dining/Kitchen	89%	87%	2%	0.98	30%	28%	2%	0.93
Window 136	Dining/Kitchen	50%	48%	2%	0.96	15%	13%	2%	0.87
Window 137	Living Room	50%	48%	2%	0.96	15%	13%	2%	0.87
<u>Broad Lane Campus</u>									
<u>Ground Floor</u>									
Window 140	Seminar	80%	47%	33%	0.59	26%	3%	23%	0.12
Window 141	Group Work Area	78%	44%	34%	0.56	25%	3%	22%	0.12
Window 142	Group Work Area	74%	36%	38%	0.49	26%	2%	24%	0.08
Window 149	Group Work Area	34%	34%	0%	1.0	0%	0%	0%	1.0
Window 150	Group Work Area	24%	24%	0%	1.0	0%	0%	0%	1.0
Window 151	Seminar	65%	30%	35%	0.46	24%	1%	23%	0.04
Window 152	Teaching Room	81%	32%	49%	0.4	25%	1%	24%	0.04
Window 153	Teaching Room	83%	29%	54%	0.35	26%	0%	26%	0.0
Window 154	Teaching Room	81%	25%	56%	0.31	25%	0%	25%	0.0
Window 155	Teaching Room	82%	24%	58%	0.29	26%	0%	26%	0.0
Window 156	Teaching Room	83%	21%	62%	0.25	26%	0%	26%	0.0

Appendix 2 - Sunlight to Windows

Broad Lane, London N15 4DE

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 157	Teaching Room	85%	20%	65%	0.24	27%	0%	27%	0.0
Window 158	Office	85%	20%	65%	0.24	26%	0%	26%	0.0
Window 159	Hallway	87%	21%	66%	0.24	28%	2%	26%	0.07
Window 160	Hallway	17%	17%	0%	1.0	1%	1%	0%	1.0

First Floor

Window 164	Teaching	80%	56%	24%	0.7	29%	6%	23%	0.21
Window 165	Cafe/Meeting/Study/Lect	79%	53%	26%	0.67	28%	4%	24%	0.14
Window 166	Cafe/Meeting/Study/Lect	77%	48%	29%	0.62	28%	2%	26%	0.07
Window 167	Cafe/Meeting/Study/Lect	68%	42%	26%	0.62	24%	1%	23%	0.04
Window 168	Cafe/Meeting/Study/Lect	82%	33%	49%	0.4	29%	0%	29%	0.0
Window 169	Cafe/Meeting/Study/Lect	81%	27%	54%	0.33	29%	0%	29%	0.0
Window 170	Cafe/Meeting/Study/Lect	78%	22%	56%	0.28	29%	0%	29%	0.0
Window 171	Cafe/Meeting/Study/Lect	80%	21%	59%	0.26	30%	0%	30%	0.0
Window 172	Cafe/Meeting/Study/Lect	47%	32%	15%	0.68	12%	4%	8%	0.33
Window 173	Cafe/Meeting/Study/Lect	50%	34%	16%	0.68	15%	4%	11%	0.27
Window 179	Cafe/Meeting/Study/Lect	98%	79%	19%	0.81	30%	14%	16%	0.47
Window 182	Teaching	80%	39%	41%	0.49	29%	1%	28%	0.03
Window 183	Teaching	78%	36%	42%	0.46	28%	0%	28%	0.0
Window 184	Teaching	79%	35%	44%	0.44	28%	0%	28%	0.0
Window 185	Hallway	82%	22%	60%	0.27	30%	2%	28%	0.07
Window 186	Hallway	23%	23%	0%	1.0	2%	2%	0%	1.0

Second Floor

Window 187	Unknown	98%	83%	15%	0.85	30%	16%	14%	0.53
Window 188	Quite Working Area	98%	83%	15%	0.85	30%	16%	14%	0.53

15 and 16 The High Cross Centre

Ground Floor

Window 192	Non Domestic	41%	26%	15%	0.63	9%	0%	9%	0.0
Window 193	Non Domestic	33%	16%	17%	0.48	10%	0%	10%	0.0
Window 194	Non Domestic	29%	13%	16%	0.45	9%	0%	9%	0.0
Window 195	Non Domestic	45%	15%	30%	0.33	14%	3%	11%	0.21
Window 196	Non Domestic	47%	17%	30%	0.36	14%	3%	11%	0.21

Appendix 2 - Sunlight to Windows

Broad Lane, London N15 4DE

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 197	Non Domestic	84%	55%	29%	0.65	28%	19%	9%	0.68
Window 198	Non Domestic	82%	62%	20%	0.76	26%	21%	5%	0.81
Window 199	Non Domestic	84%	68%	16%	0.81	28%	24%	4%	0.86

First Floor

Window 203	Non Domestic	49%	34%	15%	0.69	14%	2%	12%	0.14
Window 204	Non Domestic	49%	28%	21%	0.57	15%	1%	14%	0.07
Window 205	Non Domestic	49%	29%	20%	0.59	15%	1%	14%	0.07
Window 206	Non Domestic	49%	25%	24%	0.51	15%	1%	14%	0.07
Window 207	Non Domestic	50%	21%	29%	0.42	15%	1%	14%	0.07
Window 208	Non Domestic	48%	19%	29%	0.4	14%	3%	11%	0.21
Window 209	Non Domestic	48%	16%	32%	0.33	14%	3%	11%	0.21
Window 210	Non Domestic	87%	58%	29%	0.67	30%	20%	10%	0.67
Window 211	Non Domestic	87%	65%	22%	0.75	30%	23%	7%	0.77
Window 212	Non Domestic	87%	67%	20%	0.77	30%	24%	6%	0.8
Window 213	Non Domestic	87%	71%	16%	0.82	30%	25%	5%	0.83

Unit 1 High Cross Centre

Ground Floor

Window 217	Non Domestic	39%	39%	0%	1.0	11%	11%	0%	1.0
Window 218	Non Domestic	77%	77%	0%	1.0	23%	23%	0%	1.0
Window 219	Non Domestic	77%	77%	0%	1.0	24%	24%	0%	1.0
Window 220	Non Domestic	74%	74%	0%	1.0	23%	23%	0%	1.0
Window 221	Non Domestic	64%	64%	0%	1.0	20%	20%	0%	1.0
Window 226	Non Domestic	47%	46%	1%	0.98	13%	13%	0%	1.0
Window 227	Non Domestic	47%	46%	1%	0.98	13%	13%	0%	1.0
Window 228	Non Domestic	46%	45%	1%	0.98	12%	12%	0%	1.0
Window 229	Non Domestic	41%	41%	0%	1.0	11%	11%	0%	1.0
Window 230	Non Domestic	40%	40%	0%	1.0	10%	10%	0%	1.0

First Floor

Window 235	Non Domestic	46%	36%	10%	0.78	14%	14%	0%	1.0
Window 236	Non Domestic	46%	41%	5%	0.89	14%	14%	0%	1.0
Window 237	Non Domestic	46%	43%	3%	0.93	14%	14%	0%	1.0

Appendix 2 - Sunlight to Windows
Broad Lane, London N15 4DE

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 238	Non Domestic	46%	44%	2%	0.96	14%	14%	0%	1.0
Window 239	Non Domestic	46%	45%	1%	0.98	14%	14%	0%	1.0
Window 240	Non Domestic	46%	45%	1%	0.98	14%	14%	0%	1.0
Window 241	Non Domestic	46%	45%	1%	0.98	14%	14%	0%	1.0
Window 242	Non Domestic	46%	45%	1%	0.98	14%	14%	0%	1.0
Window 243	Non Domestic	46%	46%	0%	1.0	14%	14%	0%	1.0
Window 244	Non Domestic	46%	46%	0%	1.0	14%	14%	0%	1.0
Window 245	Non Domestic	46%	46%	0%	1.0	14%	14%	0%	1.0
Window 246	Non Domestic	46%	46%	0%	1.0	14%	14%	0%	1.0
Window 247	Non Domestic	46%	46%	0%	1.0	14%	14%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces

Broad Lane, London N15 4DE

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March										Ratio
			Before			After			Loss				
<u>13 and 14 Bramble Close</u>													
Ground Floor													
Garden 1	38.44	m2	17.34	m2	45%	17.34	m2	45%	0.0	m2	0%	1.0	
<u>11 and 12 Bramble Close</u>													
Ground Floor													
Garden 2	36.27	m2	14.92	m2	41%	14.92	m2	41%	0.0	m2	0%	1.0	
<u>9 and 10 Bramble Close</u>													
Ground Floor													
Garden 3	35.4	m2	15.3	m2	43%	15.3	m2	43%	0.0	m2	0%	1.0	
<u>7 and 8 Bramble Close</u>													
Ground Floor													
Garden 4	32.64	m2	13.35	m2	41%	13.35	m2	41%	0.0	m2	0%	1.0	
<u>5 and 6 Bramble Close</u>													
Ground Floor													
Garden 5	30.6	m2	12.73	m2	42%	12.73	m2	42%	0.0	m2	0%	1.0	
<u>3 and 4 Bramble Close</u>													
Ground Floor													
Garden 6	30.43	m2	12.16	m2	40%	12.16	m2	40%	0.0	m2	0%	1.0	
<u>1 and 2 Bramble Close</u>													
Ground Floor													
Garden 7	28.38	m2	12.87	m2	45%	12.87	m2	45%	0.0	m2	0%	1.0	
<u>8 to 40 Bramble Close</u>													
Ground Floor													
Garden 8	90.44	m2	90.44	m2	100%	90.44	m2	100%	0.0	m2	0%	1.0	
<u>41 to 46 Bramble Close</u>													
Ground Floor													
Garden 9	53.52	m2	53.44	m2	100%	53.44	m2	100%	0.0	m2	0%	1.0	
<u>47 to 55 Bramble Close</u>													
Ground Floor													
Garden 10	132.67	m2	84.1	m2	63%	83.75	m2	63%	0.36	m2	0%	1.0	

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Broad Lane

Proposed
Development



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 and 2 Bramble Close

G7

3 and 4 Bramble Close

G6

5 and 6 Bramble Close

G5

7 and 8 Bramble Close

G4

9 and 10 Bramble Close

G3

11 and 12 Bramble Close

G2

13 and 14 Bramble Close

G1

1a Fountayne Road

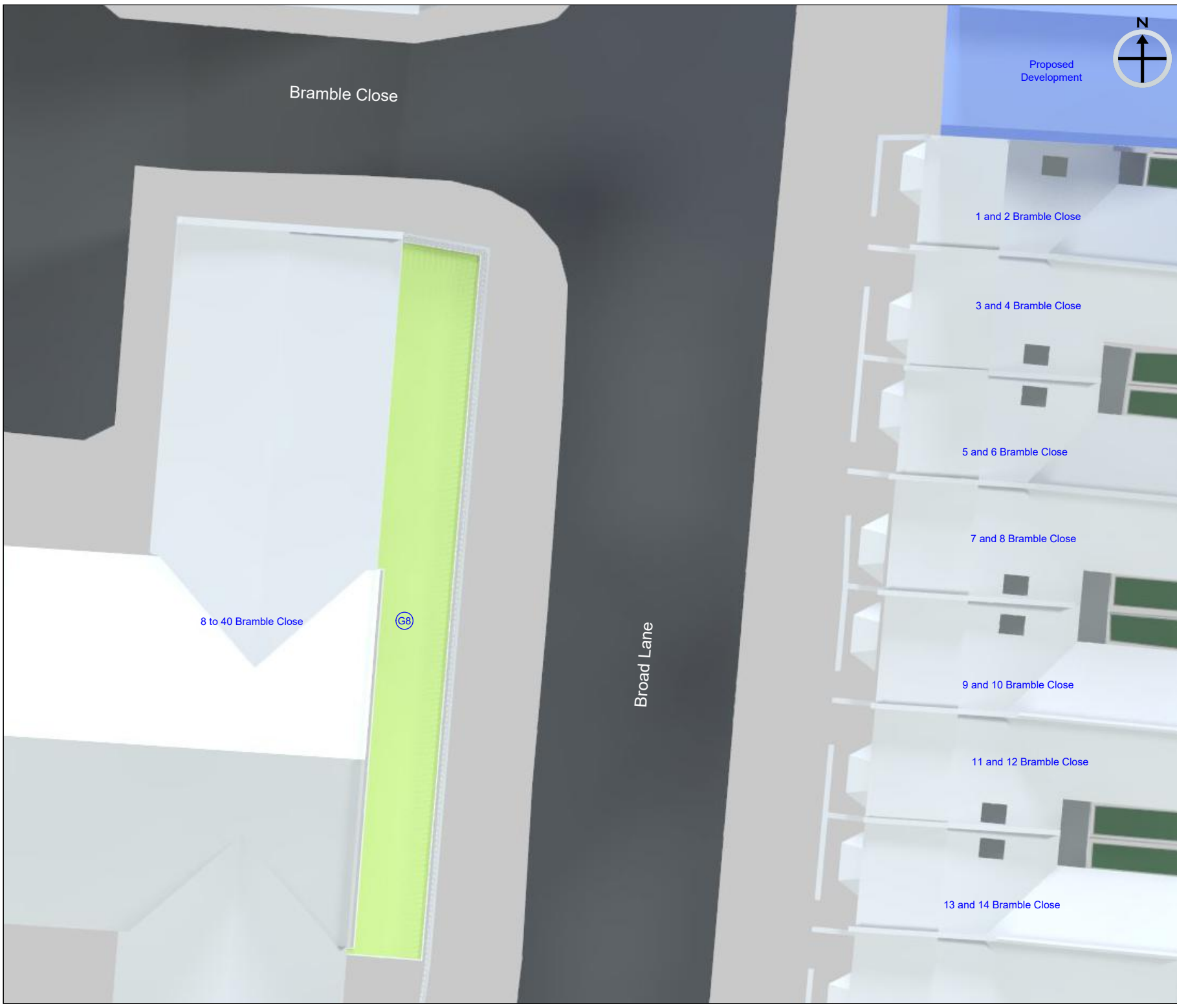
Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



**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



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
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-  Receives under two hours sunlight on 21st March before and after the development.
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 -  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