



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

16 February 2023

2 Sandringham Road
London
N22 6RB

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Stanway Little Associates to undertake a daylight and sunlight assessment of the proposed development at 2 Sandringham Road, London N22 6RB.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at 1 to 9 Sandringham Road and 91 to 101 Downhills Way.
- 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 All neighbouring windows that have a requirement for daylight or sunlight pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.
- 1.1.6 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Stanway Little Associates

BLO 1	Block Plans	Rev -
EX 1	Existing	Rev -
LOC 1	Location Plan	Rev -
PRO 2	Proposals	Rev -
PRO R1	Proposals	Rev -
PRO R2	Proposals	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:

Online Local Authority planning records

<u>1 Sandringham Road:</u> P/1P/G, F & L	Floor Plans	Rev -
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<u>5 Sandringham Road:</u> 02	Proposed Plans	Rev -
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www.rightmove.co.uk

<u>3 Sandringham Road:</u>	Floor Plans	Rev -
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3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

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

would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 National Planning Practice Guidance

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

3.4 Daylight to Windows

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

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

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

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

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

Test 2 Daylight Distribution

3.4.8 The distribution of daylight within a room can be calculated by plotting the ‘no skyline’. The no skyline is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

- 3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.
- 3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:
- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
 - receives less than 0.8 times its former sunlight hours during either period and
 - has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

- 3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:
- Gardens, usually the main back garden of a house
 - Parks and playing fields
 - Children's playgrounds
 - Outdoor swimming pools and paddling pools
 - Sitting out areas, such as those between non-domestic buildings and in public squares
 - Focal points for views such as a group of monuments or fountains.

-
- 3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.
- 3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring residential properties at 1 to 9 Sandringham Road and 91 to 101 Downhills Way.
- 4.1.2 Appendix 1 provides plans 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.

4.2 Daylight to Windows

Vertical Sky Component

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

Daylight Distribution

- 4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms 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 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 All neighbouring windows that have a requirement for daylight or sunlight pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.

4.5.2 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The 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. The assessment has been undertaken without access to the proposed development site or 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 a reasonable assumption regarding the use based on external observations or take the prudent approach of assuming the room is of 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



Sandringham Road

1 Sandringham Road

3 Sandringham Road

7 Sandringham Road

9 Sandringham Road

5 Sandringham Road

Proposed Development

101 Downhills Way

99 Downhills Way

97 Downhills Way

95 Downhills Way

93 Downhills Way

91 Downhills Way

Downhills Way



9 Sandringham Road

7 Sandringham Road

5 Sandringham Road

3 Sandringham Road

1 Sandringham Road

Proposed Development

Sandringham Road

101 Downhills Way

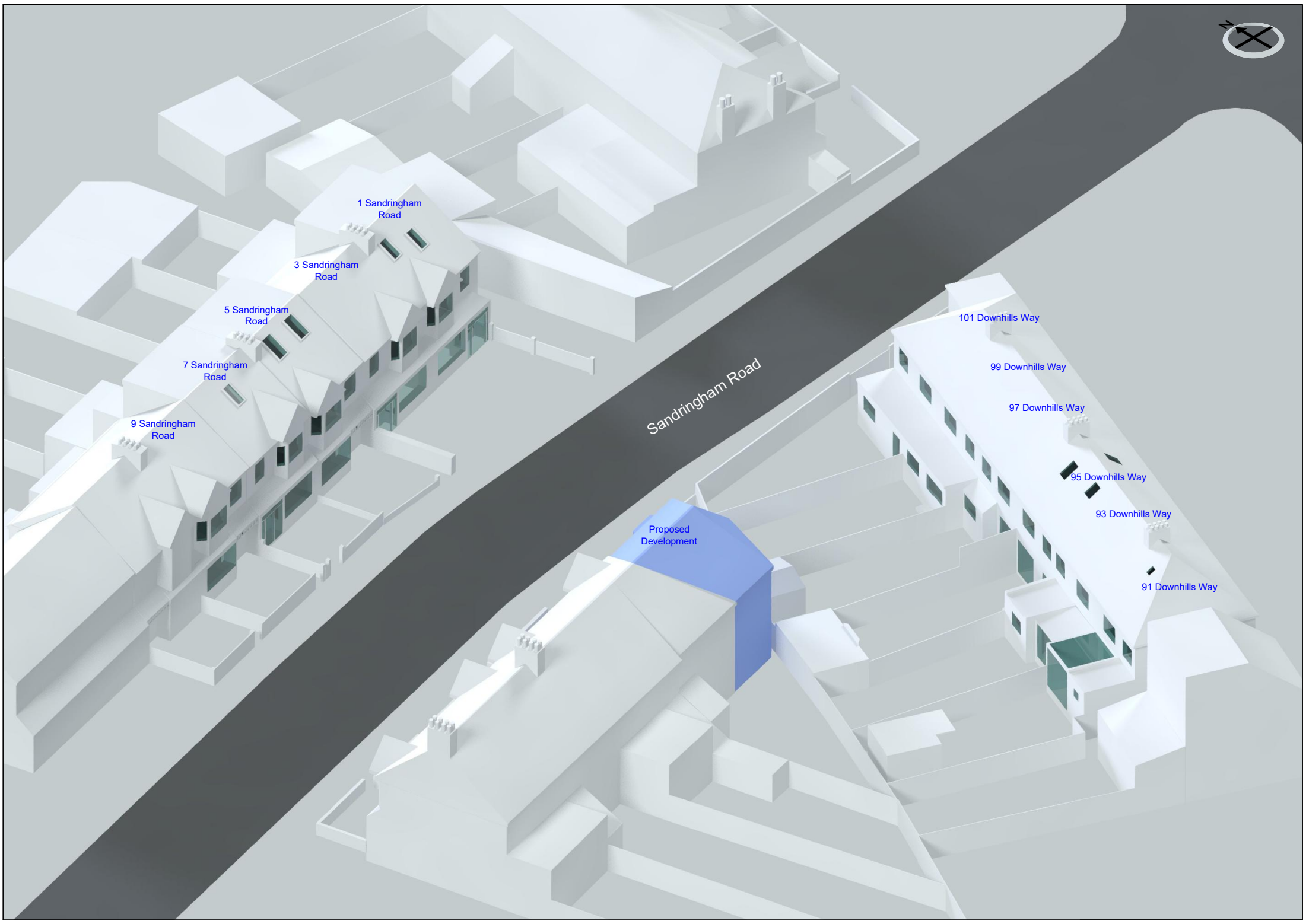
99 Downhills Way

97 Downhills Way

93 Downhills Way

95 Downhills Way

91 Downhills Way



1 Sandringham Road

3 Sandringham Road

5 Sandringham Road

7 Sandringham Road

9 Sandringham Road

Sandringham Road

Proposed Development

101 Downhills Way

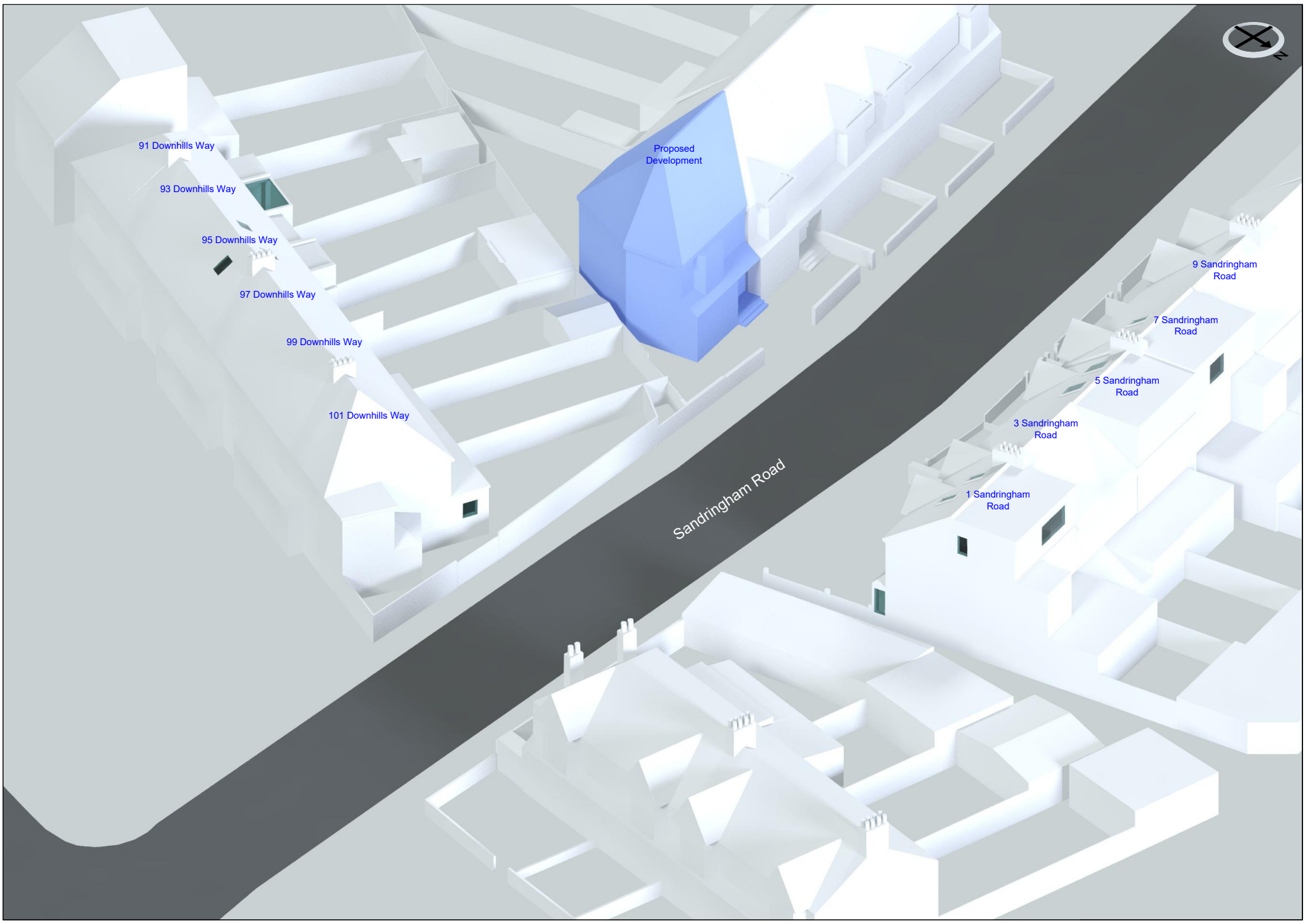
99 Downhills Way

97 Downhills Way

95 Downhills Way

93 Downhills Way

91 Downhills Way



91 Downhills Way

93 Downhills Way

95 Downhills Way

97 Downhills Way

99 Downhills Way

101 Downhills Way

Proposed
Development

Sandringham Road

1 Sandringham
Road

3 Sandringham
Road

5 Sandringham
Road

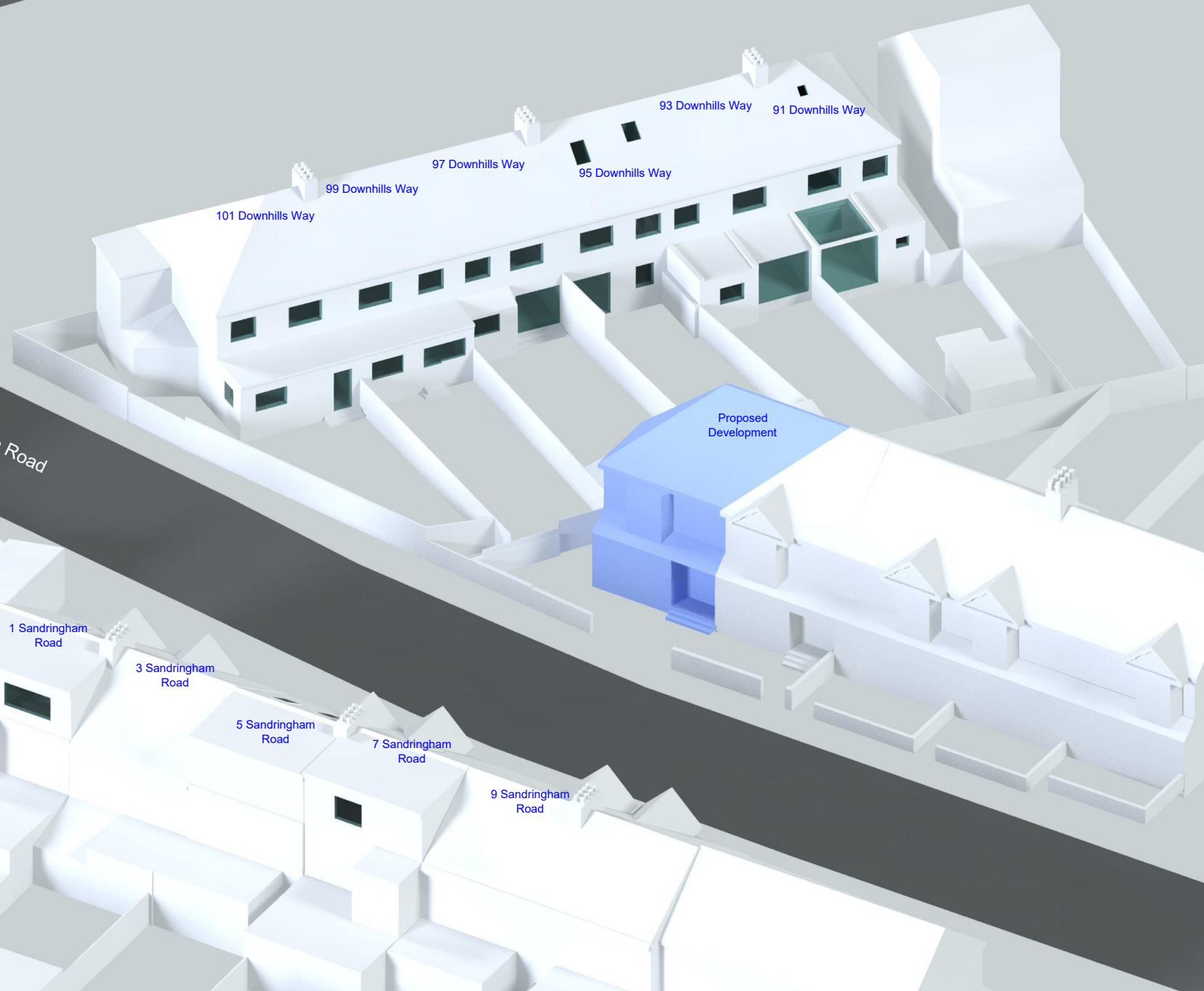
7 Sandringham
Road

9 Sandringham
Road



Downhills Way

Sandringham Road



93 Downhills Way

91 Downhills Way

97 Downhills Way

95 Downhills Way

99 Downhills Way

101 Downhills Way

Proposed Development

1 Sandringham Road

3 Sandringham Road

5 Sandringham Road

7 Sandringham Road

9 Sandringham Road

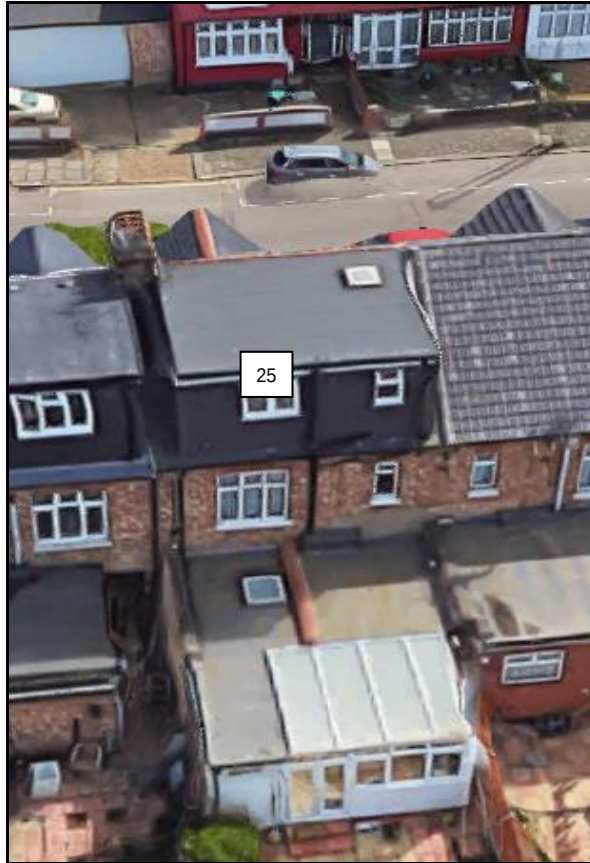
Neighbouring Windows



9 Sandringham Road



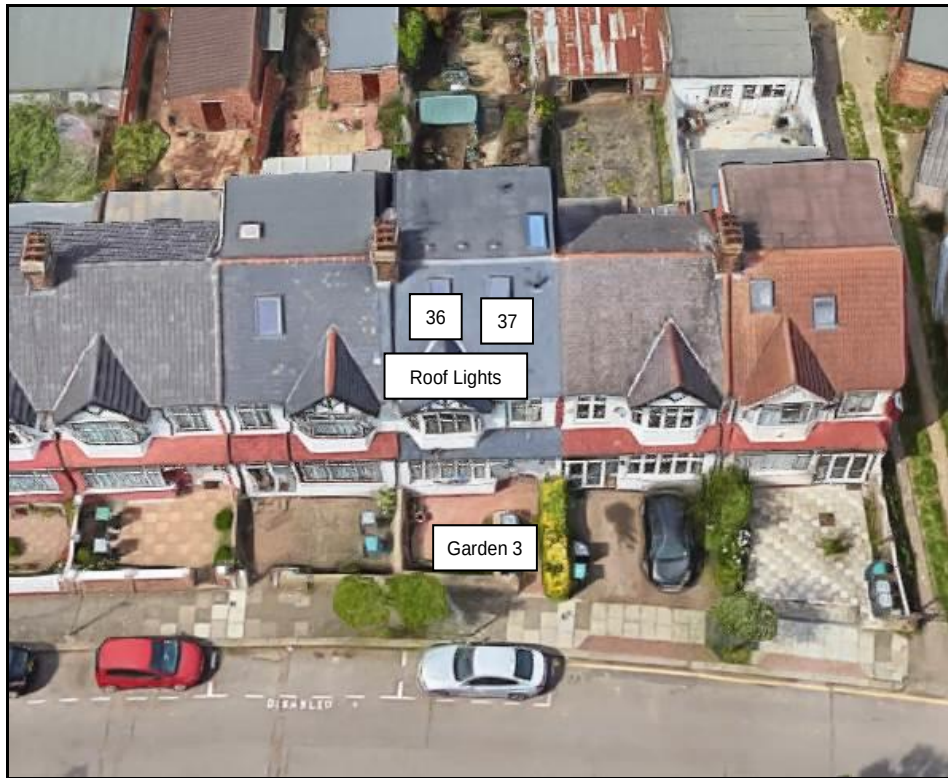
7 Sandringham Road



7 Sandringham Road



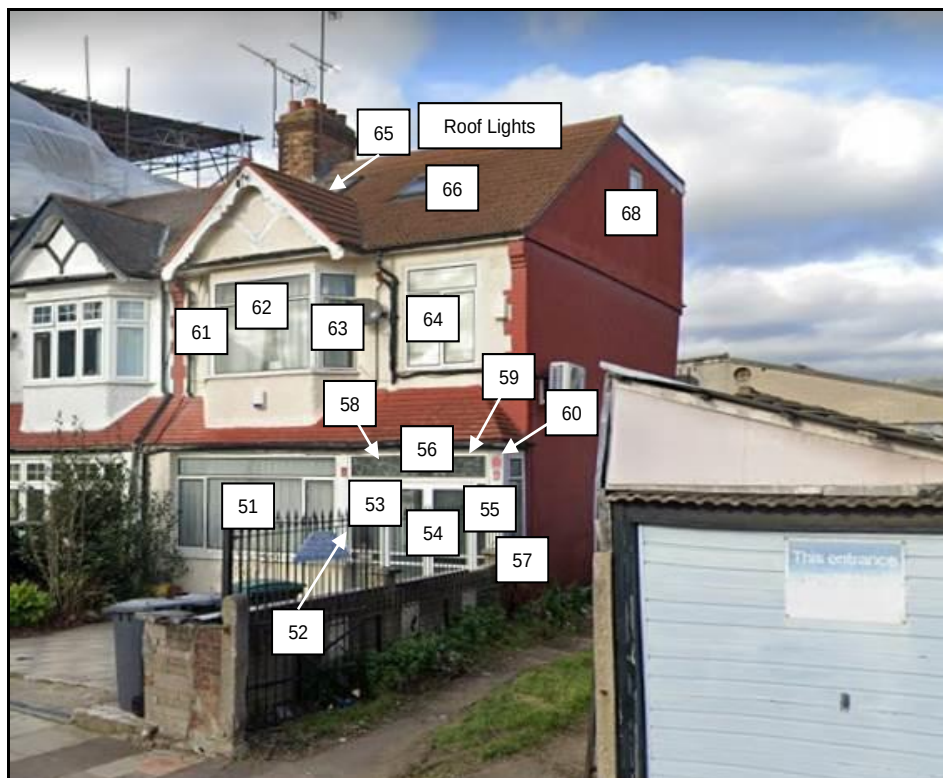
5 Sandringham Road



5 Sandringham Road



3 Sandringham Road



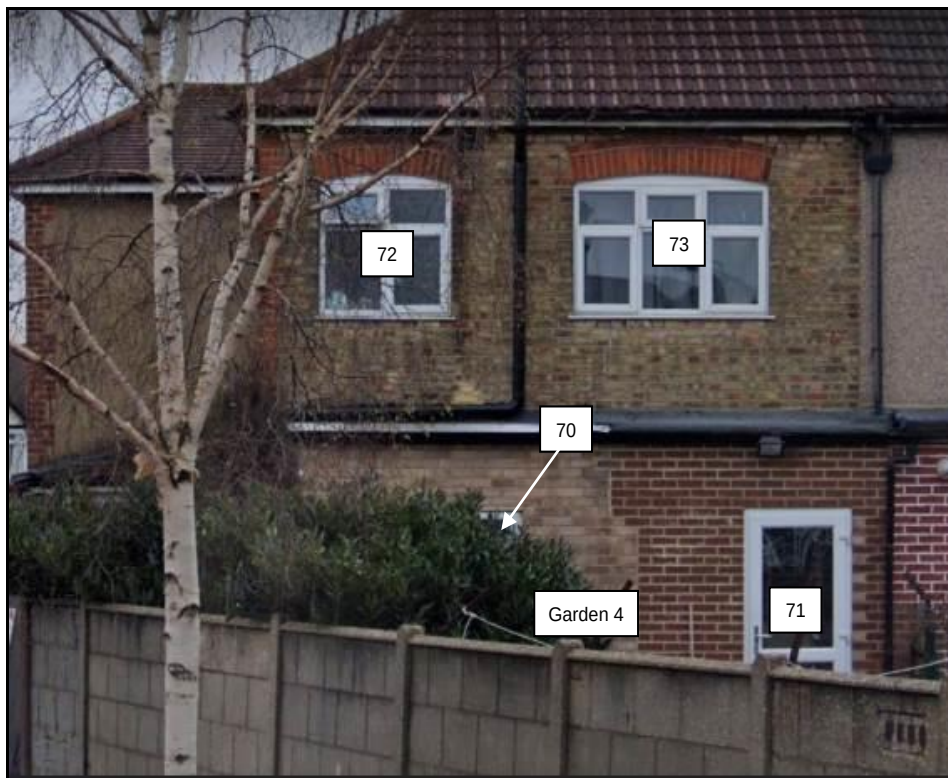
1 Sandringham Road



1 Sandringham Road



101 Downhills Way



101 Downhills Way



99 Downhills Way



97 Downhills Way



95 Downhills Way



95 Downhills Way



93 Downhills Way



91 Downhills Way

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

2 Sandringham Road, London N22 6RB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>9 Sandringham Road</u>					
<u>Ground Floor</u>					
Window 1	Living Room	33.8%	33.1%	0.7%	0.98
Window 2	Living Room	10.4%	10.2%	0.2%	0.98
Window 3	Porch	12.4%	11.7%	0.7%	0.94
Window 4	Porch	5.0%	4.7%	0.3%	0.94
Window 5	Porch	9.4%	8.7%	0.7%	0.93
Window 6	Porch	0.1%	0.1%	0.0%	1.0
<u>First Floor</u>					
Window 7	Reception	26.1%	25.9%	0.2%	0.99
Window 8	Reception	36.4%	35.9%	0.5%	0.99
Window 9	Reception	31.0%	30.6%	0.4%	0.99
Window 10	Bedroom	34.7%	34.2%	0.5%	0.99
<u>7 Sandringham Road</u>					
<u>Ground Floor</u>					
Window 11	Porch	34.1%	33.2%	0.9%	0.97
Window 12	Porch	34.2%	33.3%	0.9%	0.97
Window 13	Porch	34.3%	33.3%	1.0%	0.97
Window 14	Porch	34.7%	33.9%	0.8%	0.98
Window 15	Lobby	9.1%	8.6%	0.5%	0.95
Window 16	Lobby	12.3%	11.5%	0.8%	0.93
Window 17	Lobby	13.4%	12.5%	0.9%	0.93
Window 18	Lounge	4.9%	4.9%	0.0%	1.0
Window 19	Lounge	34.5%	33.5%	1.0%	0.97
<u>First Floor</u>					
Window 20	Bedroom	35.0%	34.4%	0.6%	0.98
Window 21	Bedroom	30.7%	30.2%	0.5%	0.98
Window 22	Bedroom	36.7%	36.0%	0.7%	0.98
Window 23	Bedroom	28.8%	28.3%	0.5%	0.98
<u>Second Floor</u>					
Window 24	Bedroom	80.8%	80.8%	0.0%	1.0
Window 25	Bedroom	39.4%	39.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component

2 Sandringham Road, London N22 6RB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>5 Sandringham Road</u>					
<u>Ground Floor</u>					
Window 26	Living Room	34.7%	33.8%	0.9%	0.97
Window 27	Living Room	10.4%	10.4%	0.0%	1.0
Window 28	Porch	13.5%	12.6%	0.9%	0.93
Window 29	Porch	5.3%	4.9%	0.4%	0.92
Window 30	Porch	10.2%	9.5%	0.7%	0.93
Window 31	Porch	0.2%	0.0%	0.2%	0.0
<u>First Floor</u>					
Window 32	Reception	25.7%	25.2%	0.5%	0.98
Window 33	Reception	37.1%	36.4%	0.7%	0.98
Window 34	Reception	31.4%	31.1%	0.3%	0.99
Window 35	Bedroom	35.4%	34.8%	0.6%	0.98
<u>Second Floor</u>					
Window 36	Bedroom	83.6%	83.6%	0.0%	1.0
Window 37	Bedroom	86.5%	86.4%	0.1%	1.0
<u>3 Sandringham Road</u>					
<u>Ground Floor</u>					
Window 38	Porch	35.0%	34.3%	0.7%	0.98
Window 39	Porch	35.1%	34.4%	0.7%	0.98
Window 40	Porch	35.2%	34.5%	0.7%	0.98
Window 41	Porch	35.4%	34.7%	0.7%	0.98
Window 42	Lobby	10.3%	10.1%	0.2%	0.98
Window 43	Lobby	14.2%	13.5%	0.7%	0.95
Window 44	Lobby	14.8%	14.1%	0.7%	0.95
Window 45	Reception Room	5.2%	5.0%	0.2%	0.96
Window 46	Reception Room	35.3%	34.7%	0.6%	0.98
<u>First Floor</u>					
Window 47	Bedroom	35.2%	34.7%	0.5%	0.99
Window 48	Bedroom	29.7%	29.2%	0.5%	0.98
Window 49	Bedroom	37.1%	36.6%	0.5%	0.99
Window 50	Bedroom	28.2%	28.1%	0.1%	1.0

Appendix 2 - Vertical Sky Component

2 Sandringham Road, London N22 6RB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 Sandringham Road</u>					
<u>Ground Floor</u>					
Window 51	Lounge	35.2%	34.8%	0.4%	0.99
Window 52	Lounge	4.3%	4.3%	0.0%	1.0
Window 53	Porch	35.0%	34.6%	0.4%	0.99
Window 54	Porch	34.6%	34.3%	0.3%	0.99
Window 55	Porch	34.1%	33.8%	0.3%	0.99
Window 56	Porch	35.7%	35.4%	0.3%	0.99
Window 57	Porch	29.3%	29.3%	0.0%	1.0
Window 58	Lobby	14.8%	14.5%	0.3%	0.98
Window 59	Lobby	15.5%	15.2%	0.3%	0.98
Window 60	Lobby	15.4%	15.1%	0.3%	0.98
<u>First Floor</u>					
Window 61	Bedroom	27.8%	27.4%	0.4%	0.99
Window 62	Bedroom	37.3%	36.9%	0.4%	0.99
Window 63	Bedroom	30.7%	30.7%	0.0%	1.0
Window 64	Bedroom	36.1%	35.8%	0.3%	0.99
<u>Second Floor</u>					
Window 65	Bedroom	77.4%	77.4%	0.0%	1.0
Window 66	Bedroom	80.7%	80.7%	0.0%	1.0
Window 67	Bedroom	39.4%	39.4%	0.0%	1.0
Window 68	Landing	38.9%	38.9%	0.0%	1.0
<u>101 Downhills Way</u>					
<u>Ground Floor</u>					
Window 69	Dining/Kitchen	35.5%	35.5%	0.0%	1.0
Window 70	Dining/Kitchen	35.4%	34.9%	0.5%	0.99
Window 71	Dining/Kitchen	35.3%	34.5%	0.8%	0.98
<u>First Floor</u>					
Window 72	Bedroom	37.0%	36.8%	0.2%	0.99
Window 73	Bedroom	37.0%	36.7%	0.3%	0.99

Appendix 2 - Vertical Sky Component

2 Sandringham Road, London N22 6RB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>99 Downhills Way</u>					
<u>Ground Floor</u>					
Window 74	Dining/Kitchen	35.2%	34.2%	1.0%	0.97
Window 75	Dining/Kitchen	35.1%	33.9%	1.2%	0.97
Window 76	Dining/Kitchen	35.1%	33.8%	1.3%	0.96
<u>First Floor</u>					
Window 77	Bedroom	37.0%	36.5%	0.5%	0.99
Window 78	Bedroom	36.9%	36.3%	0.6%	0.98
<u>97 Downhills Way</u>					
<u>Ground Floor</u>					
Window 79	Dining/Kitchen	30.8%	29.6%	1.2%	0.96
Window 80	Dining/Kitchen	28.7%	27.6%	1.1%	0.96
<u>First Floor</u>					
Window 81	Bedroom	36.9%	36.2%	0.7%	0.98
Window 82	Bedroom	36.8%	36.1%	0.7%	0.98
<u>95 Downhills Way</u>					
<u>Ground Floor</u>					
Window 83	Dining/Kitchen	27.2%	26.5%	0.7%	0.97
Window 84	Dining/Kitchen	27.4%	26.3%	1.1%	0.96
<u>First Floor</u>					
Window 85	Bedroom	36.7%	36.0%	0.7%	0.98
Window 86	Bedroom	36.7%	36.0%	0.7%	0.98
<u>Second Floor</u>					
Window 87	Domestic	83.1%	83.1%	0.0%	1.0
Window 88	Domestic	83.6%	83.6%	0.0%	1.0
Window 89	Domestic	84.7%	84.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component

2 Sandringham Road, London N22 6RB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>93 Downhills Way</u>					
<u>Ground Floor</u>					
Window 90	Domestic	35.0%	33.7%	1.3%	0.96
Window 91	Dining/Kitchen	33.6%	32.5%	1.1%	0.97
<u>First Floor</u>					
Window 92	Bedroom	36.7%	36.1%	0.6%	0.98
Window 93	Bedroom	36.9%	36.4%	0.5%	0.99
<u>91 Downhills Way</u>					
<u>Ground Floor</u>					
Window 94	Dining/Kitchen	35.6%	34.8%	0.8%	0.98
Window 95	Dining/Kitchen	77.1%	76.9%	0.2%	1.0
Window 96	Domestic	36.2%	35.5%	0.7%	0.98
<u>First Floor</u>					
Window 97	Bedroom	36.9%	36.5%	0.4%	0.99
Window 98	Bedroom	37.1%	36.7%	0.4%	0.99
<u>Second Floor</u>					
Window 99	Domestic	82.5%	82.5%	0.0%	1.0

Appendix 2 - Daylight Distribution

2 Sandringham Road, London N22 6RB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>5 Sandringham Road</u>					
<u>Ground Floor</u>					
Windows 26 & 27	Living Room	99%	97%	2.0%	0.98
Windows 28 to 31	Porch	85%	85%	0.0%	1.0
<u>First Floor</u>					
Windows 32 to 34	Reception	99%	99%	0.0%	1.0
Window 35	Bedroom	98%	98%	0.0%	1.0
<u>Second Floor</u>					
Windows 36 & 37	Bedroom	91%	91%	0.0%	1.0
<u>3 Sandringham Road</u>					
<u>Ground Floor</u>					
Windows 38 to 41	Porch	100%	100%	0.0%	1.0
Windows 42 to 44	Lobby	99%	99%	0.0%	1.0
Window 42 to 44	Staircase	53%	53%	0.0%	1.0
Windows 45 & 46	Reception Room	99%	99%	0.0%	1.0
<u>First Floor</u>					
Window 47	Bedroom	98%	98%	0.0%	1.0
Windows 48 to 50	Bedroom	99%	99%	0.0%	1.0
<u>1 Sandringham Road</u>					
<u>Ground Floor</u>					
Windows 51 & 52	Lounge	99%	99%	0.0%	1.0
Windows 53 to 57	Porch	100%	100%	0.0%	1.0
Windows 58 to 60	Lobby	99%	99%	0.0%	1.0
<u>First Floor</u>					
Windows 61 to 63	Bedroom	99%	99%	0.0%	1.0
Window 64	Bedroom	98%	98%	0.0%	1.0
<u>Second Floor</u>					
Windows 65 to 67	Bedroom	99%	99%	0.0%	1.0

Appendix 2 - Daylight Distribution
2 Sandringham Road, London N22 6RB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 68	Landing	100%	100%	0.0%	1.0

Appendix 2 - Sunlight to Windows

2 Sandringham Road, London N22 6RB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>9 Sandringham Road</u>									
<u>Ground Floor</u>									
Window 1	Living Room	83%	83%	0%	1.0	25%	25%	0%	1.0
Window 3	Porch	23%	22%	1%	0.96	18%	17%	1%	0.94
Window 4	Porch	8%	8%	0%	1.0	8%	8%	0%	1.0
Window 5	Porch	18%	17%	1%	0.94	15%	14%	1%	0.93
Window 6	Porch	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>First Floor</u>									
Window 7	Reception	60%	60%	0%	1.0	25%	25%	0%	1.0
Window 8	Reception	88%	88%	0%	1.0	30%	30%	0%	1.0
Window 9	Reception	61%	61%	0%	1.0	21%	21%	0%	1.0
Window 10	Bedroom	77%	77%	0%	1.0	28%	28%	0%	1.0
<u>7 Sandringham Road</u>									
<u>Ground Floor</u>									
Window 11	Porch	84%	83%	1%	0.99	26%	25%	1%	0.96
Window 12	Porch	84%	83%	1%	0.99	26%	25%	1%	0.96
Window 13	Porch	85%	83%	2%	0.98	27%	25%	2%	0.93
Window 14	Porch	86%	84%	2%	0.98	28%	26%	2%	0.93
Window 15	Lobby	16%	15%	1%	0.94	10%	9%	1%	0.9
Window 16	Lobby	21%	20%	1%	0.95	15%	14%	1%	0.93
Window 17	Lobby	24%	23%	1%	0.96	17%	16%	1%	0.94
Window 18	Lounge	13%	13%	0%	1.0	11%	11%	0%	1.0
Window 19	Lounge	84%	82%	2%	0.98	26%	24%	2%	0.92
<u>First Floor</u>									
Window 20	Bedroom	79%	79%	0%	1.0	28%	28%	0%	1.0
Window 21	Bedroom	69%	69%	0%	1.0	27%	27%	0%	1.0
Window 22	Bedroom	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 23	Bedroom	62%	62%	0%	1.0	22%	22%	0%	1.0
<u>Second Floor</u>									
Window 24	Bedroom	91%	91%	0%	1.0	29%	29%	0%	1.0
<u>5 Sandringham Road</u>									
<u>Ground Floor</u>									
Window 26	Living Room	84%	83%	1%	0.99	26%	25%	1%	0.96
Window 28	Porch	23%	23%	0%	1.0	18%	18%	0%	1.0
Window 29	Porch	9%	9%	0%	1.0	9%	9%	0%	1.0
Window 30	Porch	18%	18%	0%	1.0	15%	15%	0%	1.0

Appendix 2 - Sunlight to Windows

2 Sandringham Road, London N22 6RB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 31	Porch	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>First Floor</u>									
Window 32	Reception	61%	61%	0%	1.0	25%	25%	0%	1.0
Window 33	Reception	88%	88%	0%	1.0	30%	30%	0%	1.0
Window 34	Reception	61%	61%	0%	1.0	21%	21%	0%	1.0
Window 35	Bedroom	77%	77%	0%	1.0	28%	28%	0%	1.0
<u>Second Floor</u>									
Window 36	Bedroom	89%	89%	0%	1.0	30%	30%	0%	1.0
Window 37	Bedroom	94%	94%	0%	1.0	30%	30%	0%	1.0
<u>3 Sandringham Road</u>									
<u>Ground Floor</u>									
Window 38	Porch	84%	83%	1%	0.99	27%	26%	1%	0.96
Window 39	Porch	85%	83%	2%	0.98	28%	26%	2%	0.93
Window 40	Porch	85%	83%	2%	0.98	28%	26%	2%	0.93
Window 41	Porch	83%	82%	1%	0.99	28%	27%	1%	0.96
Window 42	Lobby	16%	16%	0%	1.0	11%	11%	0%	1.0
Window 43	Lobby	26%	24%	2%	0.92	19%	17%	2%	0.89
Window 44	Lobby	27%	25%	2%	0.93	19%	17%	2%	0.89
Window 45	Reception Room	16%	14%	2%	0.88	13%	11%	2%	0.85
Window 46	Reception Room	85%	84%	1%	0.99	29%	28%	1%	0.97
<u>First Floor</u>									
Window 47	Bedroom	75%	75%	0%	1.0	28%	28%	0%	1.0
Window 48	Bedroom	70%	70%	0%	1.0	28%	28%	0%	1.0
Window 49	Bedroom	84%	84%	0%	1.0	29%	29%	0%	1.0
Window 50	Bedroom	63%	63%	0%	1.0	23%	23%	0%	1.0
<u>1 Sandringham Road</u>									
<u>Ground Floor</u>									
Window 51	Lounge	86%	86%	0%	1.0	29%	29%	0%	1.0
Window 53	Porch	83%	83%	0%	1.0	26%	26%	0%	1.0
Window 54	Porch	83%	83%	0%	1.0	26%	26%	0%	1.0
Window 55	Porch	80%	80%	0%	1.0	25%	25%	0%	1.0
Window 56	Porch	84%	84%	0%	1.0	27%	27%	0%	1.0
Window 58	Lobby	29%	29%	0%	1.0	21%	21%	0%	1.0
Window 59	Lobby	32%	32%	0%	1.0	19%	19%	0%	1.0
Window 60	Lobby	33%	33%	0%	1.0	16%	16%	0%	1.0

Appendix 2 - Sunlight to Windows

2 Sandringham Road, London N22 6RB

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 61	Bedroom	62%	62%	0%	1.0	26%	26%	0%	1.0
Window 62	Bedroom	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 63	Bedroom	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 64	Bedroom	78%	78%	0%	1.0	28%	28%	0%	1.0
<u>Second Floor</u>									
Window 65	Bedroom	90%	90%	0%	1.0	29%	29%	0%	1.0
Window 66	Bedroom	90%	90%	0%	1.0	29%	29%	0%	1.0
<u>95 Downhills Way</u>									
<u>Second Floor</u>									
Window 88	Domestic	84%	84%	0%	1.0	26%	26%	0%	1.0
<u>91 Downhills Way</u>									
<u>Ground Floor</u>									
Window 95	Dining/Kitchen	49%	49%	0%	1.0	10%	10%	0%	1.0

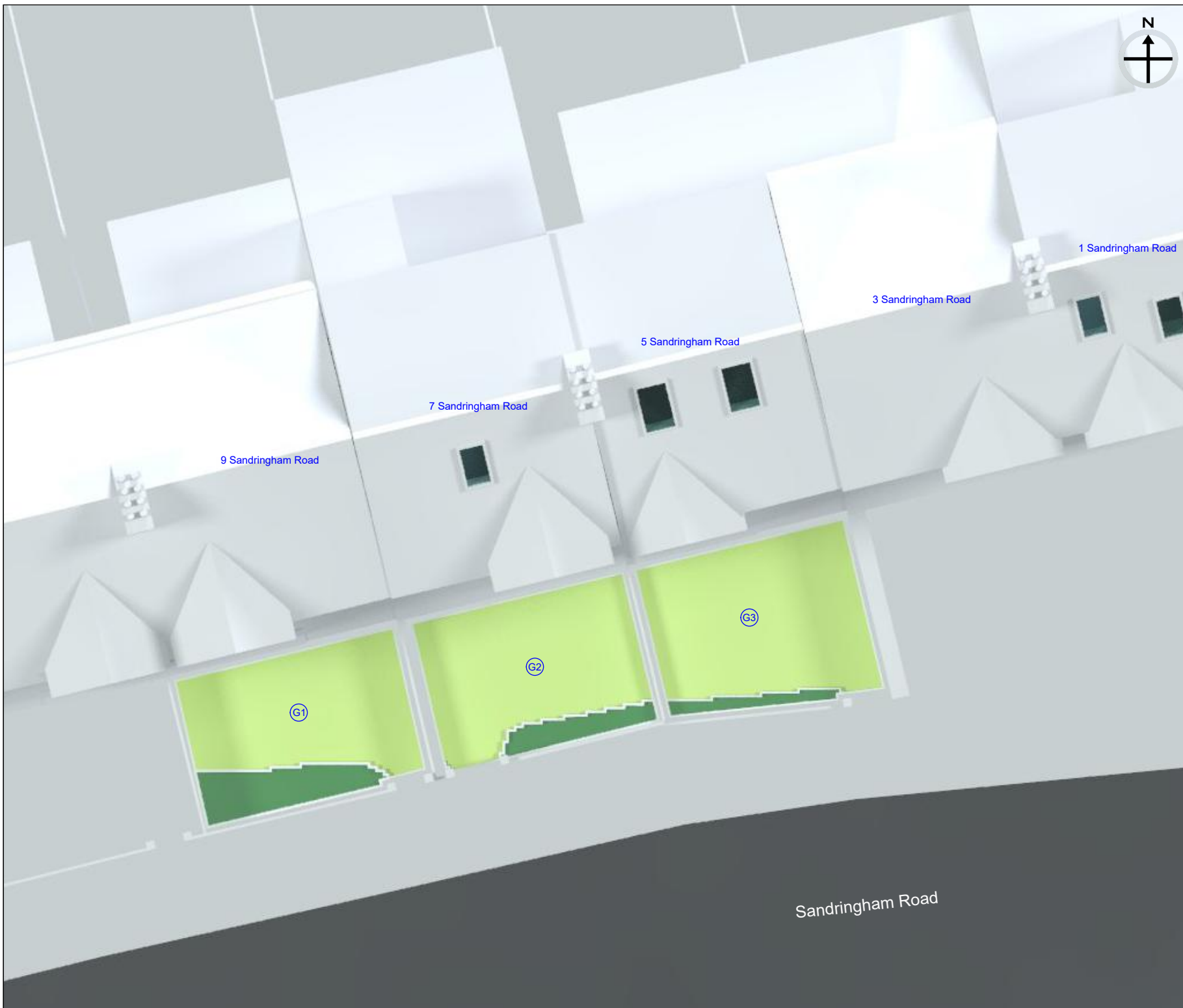
Appendix 2 - Overshadowing to Gardens and Open Spaces

2 Sandringham Road, London N22 6RB

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March										Ratio
			Before			After			Loss				
<u>9 Sandringham Road</u>													
<u>Ground Floor</u>													
Garden 1	23.54	m2	18.55	m2	79%	18.55	m2	79%	0.0	m2	0%	1.0	
<u>7 Sandringham Road</u>													
<u>Ground Floor</u>													
Garden 2	23.36	m2	20.7	m2	89%	20.7	m2	89%	0.0	m2	0%	1.0	
<u>5 Sandringham Road</u>													
<u>Ground Floor</u>													
Garden 3	24.84	m2	23.23	m2	94%	23.23	m2	94%	0.0	m2	0%	1.0	
<u>101 Downhills Way</u>													
<u>Ground Floor</u>													
Garden 4	58.76	m2	35.58	m2	61%	35.58	m2	61%	0.0	m2	0%	1.0	
<u>99 Downhills Way</u>													
<u>Ground Floor</u>													
Garden 5	68.78	m2	42.54	m2	62%	42.54	m2	62%	0.0	m2	0%	1.0	
<u>97 Downhills Way</u>													
<u>Ground Floor</u>													
Garden 6	68.36	m2	35.4	m2	52%	35.4	m2	52%	0.0	m2	0%	1.0	
<u>95 Downhills Way</u>													
<u>Ground Floor</u>													
Garden 7	56.24	m2	30.88	m2	55%	30.88	m2	55%	0.0	m2	0%	1.0	
<u>93 Downhills Way</u>													
<u>Ground Floor</u>													
Garden 8	65.37	m2	49.12	m2	75%	49.12	m2	75%	0.0	m2	0%	1.0	
<u>91 Downhills Way</u>													
<u>Ground Floor</u>													
Garden 9	50.72	m2	38.96	m2	77%	38.96	m2	77%	0.0	m2	0%	1.0	

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Key

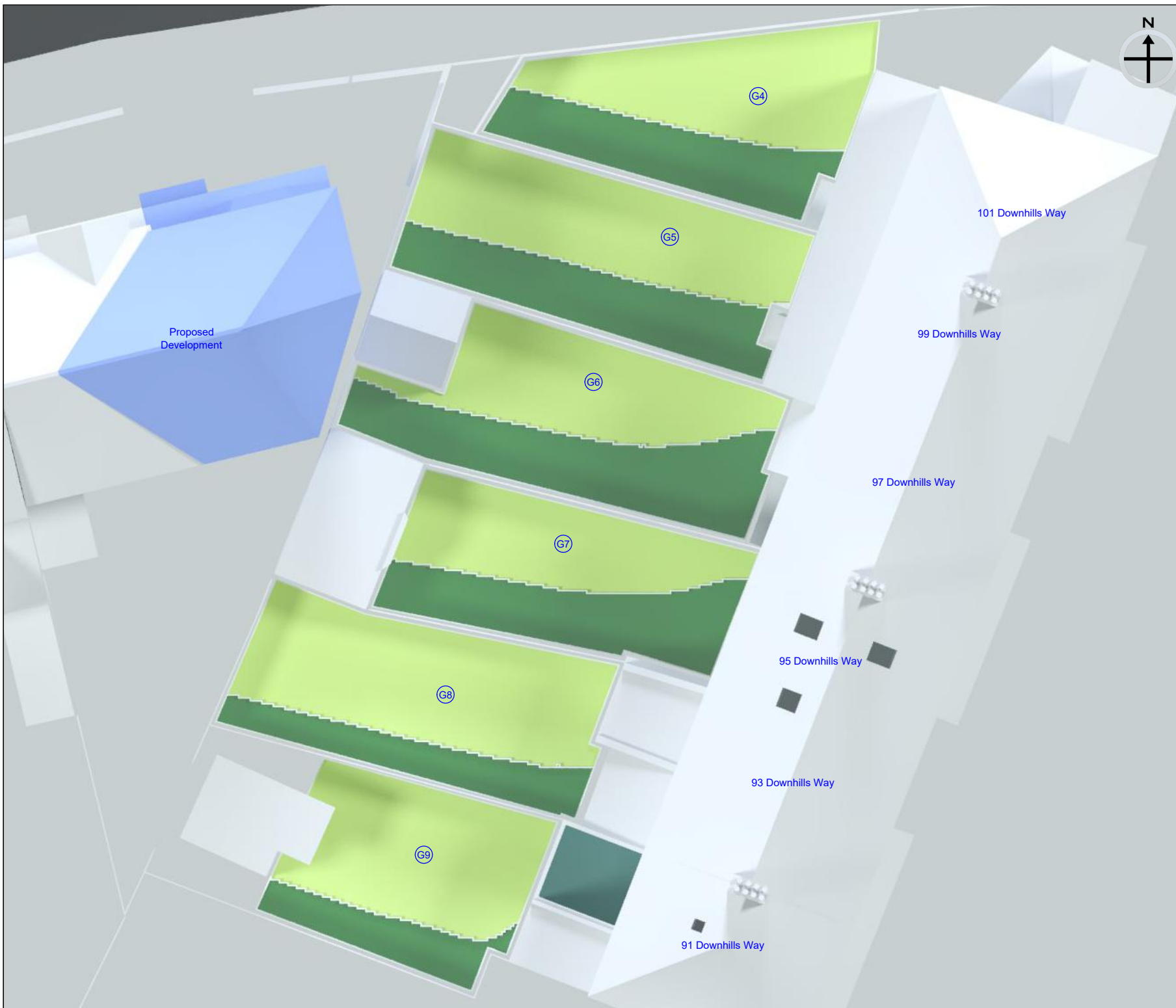
-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on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

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



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Key

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

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



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