



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

22 July 2022

43 Belmont Avenue
London
N17 6AX

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Paul Simon Developments Limited to undertake a daylight and sunlight assessment of the proposed development at 43 Belmont Avenue, London, N17 6AX.
- 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 25 to 32, 35 & 37 Ivatt Way and 41, 43, 45 & 47 Belmont Avenue.
- 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 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 daylight or sunlight tests in respect of windows 8 to 14 at 45 Belmont Avenue and windows 24 & 26 at 43 Belmont Avenue and garden 2 at 45 Belmont Avenue. 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:

Collinsplans

01-2637 KP	Topographical Survey	Rev A
02-2637-1	Elevations & Section	Rev A
02-2637-2	Elevations & Section	Rev A

Julian Cowie Architects

PP_02	Existing Site Plan	Rev -
PP_03	Existing Ivatt Way/South West Elevation	Rev -
PP_04	Existing Flank/North West Elevation	Rev -
PP_05	Existing Flank/South East Elevation	Rev -
PP_10	Proposed Upper Ground Floor Plan / entrance level	Rev -
PP_11	Proposed Lower Ground Floor Plan	Rev -
PP_12	Proposed First floor plan	Rev -
PP_13	Proposed Roof floor plan	Rev -
PP_14	Proposed Ivatt Way/South West Elevation	Rev -
PP_15	Proposed Flank/North West Elevation	Rev -
PP_16	Proposed Flank/South East Elevation	Rev -
PP_17	Proposed Courtyard/North East Elevation	Rev -
PP_18	Proposed Section	Rev -

Promap OS Plan

Site Plan	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

43 Belmont Avenue: 624-PR-00	Proposed Ground Floor	Rev A
25 Ivatt Way: GLA-01L	Proposed Ground 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 25 to 32, 35 & 37 Ivatt Way and 41, 43, 45 & 47 Belmont Avenue.
- 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.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows which have a requirement for daylight, pass the Vertical Sky Component test, with the exception of windows 10 to 14 at 45 Belmont Avenue and windows 24 & 26 at 43 Belmont Avenue. However, for the windows that do not pass, the following mitigating factors apply:
- 4.2.2 The BRE guide explains that another important issue is whether an existing neighbouring building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. The guide goes on to explain that where existing neighbouring buildings sit close to the boundary, as with windows 10 to 13 and 24 at 45 & 43 Belmont Avenue, alternative targets may be applied. The methodology for setting new targets is set out in Appendix F of the guide. The alternative Vertical Sky Component targets are derived by calculating the level of light that the window would achieve if obstructed by a hypothetical 'mirror-image' of the existing neighbouring building, an equal distance away from the boundary. These windows, which do not satisfy the conventional 27% and 0.8 criteria, meet or surpass their alternative target (See Appendix 4) and therefore pass the Vertical Sky Component test.
- 4.2.3 Window 26 at 43 Belmont Avenue, achieves a before/after ratio of 0.73, which is fairly close to the target of 0.8 stated in the BRE guide and window 14 at 45 Belmont Avenue would experience a noticeable loss of daylight. However, the BRE guide

states that its numerical guidelines should be interpreted flexibly since natural lighting is only one of many factors in site layout design.

Daylight Distribution

- 4.2.4 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 which have a requirement for sunlight pass the direct Sunlight tests, with the exception of windows 8, 9 & 14 at 45 Belmont Avenue and window 26 at 43 Belmont Avenue. However, for the windows that do not pass, the following mitigating factors apply:
- 4.3.2 Similar to daylighting above, the BRE guide acknowledges that if an existing neighbouring building stands close to the common boundary, a higher degree of obstruction may be unavoidable. The guide goes on to explain that where existing neighbouring buildings sit close to the boundary, as with window 14 at 45 Belmont Avenue, alternative Annual Probable Sunlight Hours targets may be applied. The methodology for setting new targets is set out in Appendix F of the guide. The alternative Annual Probable Sunlight Hours targets are derived by calculating the level of light that the window would achieve if obstructed by a hypothetical 'mirror-image' of the existing neighbouring building, an equal distance away from the boundary. The windows mentioned above, which do not satisfy the conventional sunlight criteria, meet or surpass their alternative target (See Appendix 4).
- 4.3.3 Since we have not had access to the neighbouring properties, we are not able to confirm room uses. However, in our opinion, the Annual Probable Sunlight Hours targets stated in the BRE guide are only intended to be applied to main living room windows. This is because the BRE guide states that kitchens and bedrooms are less important. It appears that the room served by windows 26 at 43 Belmont Avenue is a kitchen.
- 4.3.4 Windows 8 & 9 would experience a noticeable loss of winter sunlight hours but exceed the total sunlight hours targets over the whole year. It should be noted whilst the BRE guide gives numerical guidelines, the guide states that these should be

interpreted flexibly, since natural lighting is only one of many factors in site layout design.

4.4 Overshadowing to Gardens and Open Spaces

- 4.4.1 All gardens and open spaces tested meet the BRE recommendations with the exception of garden 2 at 45 Belmont Avenue. However, we note that gardens 1 and 2 at 45 and 47 Belmont Avenue contain large mature trees with dense canopies. As per the BRE guidance the impact of trees is not included within the assessment. However, in our opinion the proposed development will have a much less noticeable impact on garden 2 because of the presence of these mature trees.

4.5 Conclusion

- 4.5.1 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 daylight or sunlight tests in respect of windows 8 to 14 at 45 Belmont Avenue and windows 24 & 26 at 43 Belmont Avenue and garden 2 at 45 Belmont Avenue. 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 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 1 July 2022. We have not had access to neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication “Surveying Safely”. Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting’s quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



47 Belmont Avenue

45 Belmont Avenue

Belmont Avenue

43 Belmont Avenue

41 Belmont Avenue

Proposed
Development

Ivatt Way

25 Ivatt Way

26 Ivatt Way

27 Ivatt Way

28 Ivatt Way

29 Ivatt Way

30 Ivatt Way

31 Ivatt Way

32 Ivatt Way

35 and 37 Ivatt Way



25 Ivatt Way

26 Ivatt Way

27 Ivatt Way

28 Ivatt Way

29 Ivatt Way

30 Ivatt Way

31 Ivatt Way

32 Ivatt Way

Ivatt Way

35 and 37 Ivatt Way

Proposed Development

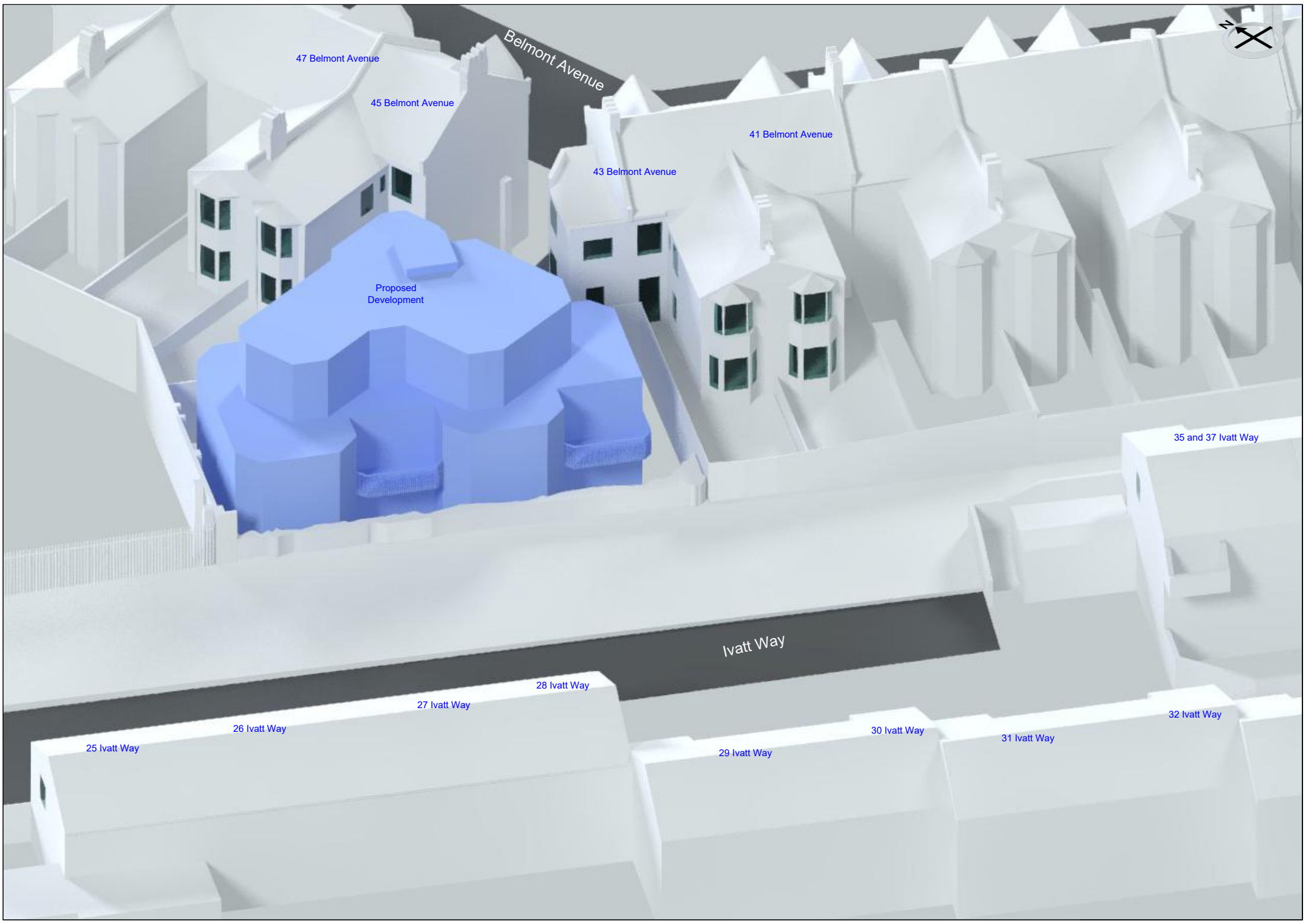
47 Belmont Avenue

45 Belmont Avenue

43 Belmont Avenue

41 Belmont Avenue

Belmont Avenue



47 Belmont Avenue

45 Belmont Avenue

Belmont Avenue

41 Belmont Avenue

43 Belmont Avenue

Proposed
Development

35 and 37 Ivatt Way

Ivatt Way

28 Ivatt Way

27 Ivatt Way

26 Ivatt Way

25 Ivatt Way

32 Ivatt Way

31 Ivatt Way

30 Ivatt Way

29 Ivatt Way



32 Ivatt Way

31 Ivatt Way

30 Ivatt Way

29 Ivatt Way

25 Ivatt Way

26 Ivatt Way

27 Ivatt Way

28 Ivatt Way

35 and 37 Ivatt Way

Ivatt Way

Proposed
Development

41 Belmont Avenue

43 Belmont Avenue

45 Belmont Avenue

47 Belmont Avenue



35 and 37 Ivatt Way

32 Ivatt Way

31 Ivatt Way

30 Ivatt Way

29 Ivatt Way

28 Ivatt Way

27 Ivatt Way

26 Ivatt Way

25 Ivatt Way

41 Belmont Avenue

43 Belmont Avenue

45 Belmont Avenue

47 Belmont Avenue

Proposed
Development

Ivatt Way

Neighbouring Windows



47 Belmont Avenue



45 Belmont Avenue



43 Belmont Avenue



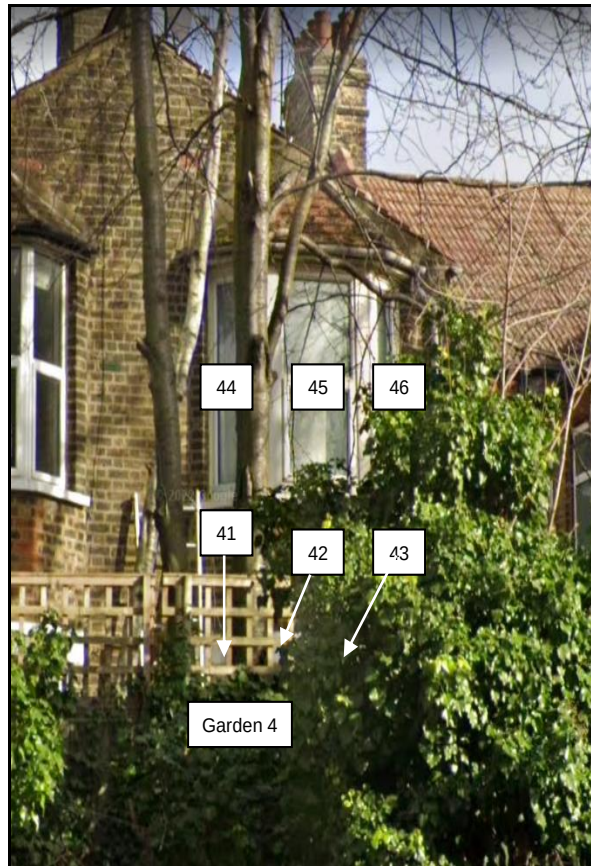
43 Belmont Avenue



43 Belmont Avenue



43 Belmont Avenue



41 Belmont Avenue



35 and 37 Ivatt Way



35 and 37 Ivatt Way



32 Ivatt Way



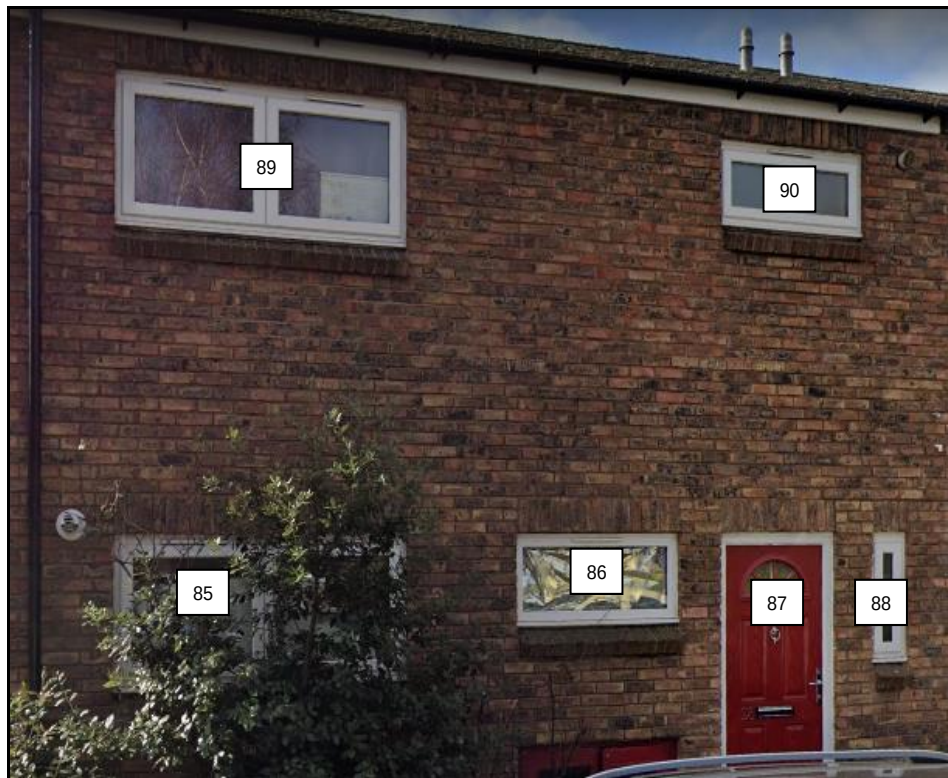
31 Ivatt Way



30 Ivatt Way



29 Ivatt Way



28 Ivatt Way



27 Ivatt Way



26 Ivatt Way



25 Ivatt Way

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

43 Belmont Avenue, London, N17 6AX

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>47 Belmont Avenue</u>					
<u>Ground Floor</u>					
Window 1	Domestic	33.1%	33.0%	0.1%	1.0
Window 2	Domestic	36.9%	34.1%	2.8%	0.92
Window 3 (Secondary)	Domestic	30.4%	23.5%	6.9%	0.77
<u>First Floor</u>					
Window 4	Domestic	36.4%	36.4%	0.0%	1.0
Window 5	Domestic	39.0%	37.7%	1.3%	0.97
Window 6	Domestic	33.5%	30.0%	3.5%	0.9
<u>45 Belmont Avenue</u>					
<u>Ground Floor</u>					
Window 7	Domestic	30.7%	30.2%	0.5%	0.98
Window 8	Domestic	37.1%	30.5%	6.6%	0.82
Window 9 (Secondary)	Domestic	35.8%	18.3%	17.5%	0.51
Window 10	Domestic	28.0%	17.4%	10.6%	0.62
Window 11	Domestic	26.1%	16.5%	9.6%	0.63
Window 12	Domestic	26.7%	17.5%	9.2%	0.66
Window 13	Domestic	21.5%	13.6%	7.9%	0.63
Window 14	Domestic	22.0%	13.3%	8.7%	0.6
<u>First Floor</u>					
Window 15	Domestic	33.7%	33.5%	0.2%	0.99
Window 16	Domestic	38.9%	35.6%	3.3%	0.92
Window 17	Domestic	37.8%	27.2%	10.6%	0.72
Window 18	Domestic	31.5%	25.7%	5.8%	0.82
Window 19	Domestic	23.6%	19.6%	4.0%	0.83
Window 20	Domestic	29.9%	25.5%	4.4%	0.85
<u>43 Belmont Avenue</u>					
<u>Ground Floor</u>					
Window 21	Entrance Lobby	8.8%	8.8%	0.0%	1.0
Window 22	Entrance Lobby	3.3%	3.3%	0.0%	1.0
Window 23	Entrance Lobby	15.6%	13.6%	2.0%	0.87
Window 24	Bedroom	23.6%	16.5%	7.1%	0.7
Window 25 (Secondary)	Bedroom	28.3%	16.8%	11.5%	0.59
Window 26	Kitchen	20.0%	14.6%	5.4%	0.73
Window 27	Bathroom/WC	24.8%	14.1%	10.7%	0.57
Window 28	Bedroom	23.7%	23.0%	0.7%	0.97
Window 29	Bedroom	32.3%	34.8%	-2.5%	1.08
Window 30	Bedroom	26.4%	26.4%	0.0%	1.0
<u>First Floor</u>					
Window 31	Domestic	17.3%	17.3%	0.0%	1.0

Appendix 2 - Vertical Sky Component
43 Belmont Avenue, London, N17 6AX

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 32	Domestic	20.9%	19.9%	1.0%	0.95
Window 33	Domestic	31.3%	26.1%	5.2%	0.83
Window 34	Domestic	36.0%	30.0%	6.0%	0.83
Window 35	Domestic	29.3%	26.6%	2.7%	0.91
Window 36	Domestic	23.5%	19.2%	4.3%	0.82
Window 37	Domestic	31.6%	26.0%	5.6%	0.82
Window 38	Domestic	34.9%	31.0%	3.9%	0.89
Window 39	Domestic	37.7%	37.3%	0.4%	0.99
Window 40	Domestic	30.7%	30.7%	0.0%	1.0
<u>41 Belmont Avenue</u>					
<u>Ground Floor</u>					
Window 41	Domestic	24.0%	25.1%	-1.1%	1.05
Window 42	Domestic	34.9%	35.5%	-0.6%	1.02
Window 43	Domestic	30.7%	30.7%	0.0%	1.0
<u>First Floor</u>					
Window 44	Domestic	30.8%	29.9%	0.9%	0.97
Window 45	Domestic	37.6%	37.4%	0.2%	0.99
Window 46	Domestic	33.4%	33.4%	0.0%	1.0
<u>35 and 37 Ivatt Way</u>					
<u>Ground Floor</u>					
Window 47	Domestic	30.7%	30.6%	0.1%	1.0
Window 48	Domestic	24.8%	24.6%	0.2%	0.99
Window 49	Domestic	14.5%	14.3%	0.2%	0.99
Window 50	Domestic	8.4%	8.1%	0.3%	0.96
<u>First Floor</u>					
Window 51	Domestic	34.2%	34.2%	0.0%	1.0
Window 52	Domestic	25.4%	25.4%	0.0%	1.0
Window 53	Domestic	35.0%	34.8%	0.2%	0.99
Window 54	Domestic	38.3%	37.8%	0.5%	0.99
<u>32 Ivatt Way</u>					
<u>Ground Floor</u>					
Window 55	Domestic	6.8%	6.4%	0.4%	0.94
Window 56	Domestic	25.9%	25.5%	0.4%	0.98
Window 57	Domestic	31.0%	30.5%	0.5%	0.98
Window 58	Domestic	31.6%	31.1%	0.5%	0.98
<u>First Floor</u>					
Window 59	Domestic	34.4%	34.1%	0.3%	0.99
Window 60	Domestic	25.1%	24.8%	0.3%	0.99
Window 61	Domestic	35.6%	35.2%	0.4%	0.99

Appendix 2 - Vertical Sky Component

43 Belmont Avenue, London, N17 6AX

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>31 Ivatt Way</u>					
<u>Ground Floor</u>					
Window 62	Domestic	31.9%	31.4%	0.5%	0.98
Window 63	Domestic	31.3%	30.7%	0.6%	0.98
Window 64	Domestic	31.1%	30.5%	0.6%	0.98
Window 65	Domestic	26.6%	26.0%	0.6%	0.98
Window 66	Domestic	8.0%	7.3%	0.7%	0.91
<u>First Floor</u>					
Window 67	Domestic	35.9%	35.5%	0.4%	0.99
Window 68	Domestic	23.6%	23.6%	0.0%	1.0
Window 69	Domestic	35.2%	34.7%	0.5%	0.99
<u>30 Ivatt Way</u>					
<u>Ground Floor</u>					
Window 70	Domestic	9.5%	8.6%	0.9%	0.91
Window 71	Domestic	27.5%	26.6%	0.9%	0.97
Window 72	Domestic	31.7%	30.8%	0.9%	0.97
Window 73	Domestic	32.2%	31.3%	0.9%	0.97
Window 74	Domestic	32.2%	31.3%	0.9%	0.97
<u>First Floor</u>					
Window 75	Domestic	36.3%	35.7%	0.6%	0.98
Window 76	Domestic	24.1%	23.8%	0.3%	0.99
Window 77	Domestic	36.3%	35.8%	0.5%	0.99
<u>29 Ivatt Way</u>					
<u>Ground Floor</u>					
Window 78	Domestic	31.8%	30.9%	0.9%	0.97
Window 79	Domestic	30.8%	29.8%	1.0%	0.97
Window 80	Domestic	26.7%	25.7%	1.0%	0.96
Window 81	Domestic	6.5%	6.0%	0.5%	0.92
<u>First Floor</u>					
Window 82	Domestic	35.6%	35.1%	0.5%	0.99
Window 83	Domestic	24.2%	24.2%	0.0%	1.0
Window 84	Domestic	28.5%	28.2%	0.3%	0.99
<u>28 Ivatt Way</u>					
<u>Ground Floor</u>					
Window 85	Domestic	35.0%	33.1%	1.9%	0.95
Window 86	Domestic	35.4%	33.5%	1.9%	0.95
Window 87	Domestic	35.6%	33.8%	1.8%	0.95
Window 88	Domestic	35.5%	33.7%	1.8%	0.95

Appendix 2 - Vertical Sky Component

43 Belmont Avenue, London, N17 6AX

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 89	Domestic	36.8%	35.6%	1.2%	0.97
Window 90	Domestic	36.9%	35.9%	1.0%	0.97
<u>27 Ivatt Way</u>					
<u>Ground Floor</u>					
Window 91	Domestic	35.6%	33.9%	1.7%	0.95
Window 92	Domestic	35.5%	33.8%	1.7%	0.95
Window 93	Domestic	35.9%	34.5%	1.4%	0.96
Window 94	Domestic	36.0%	34.7%	1.3%	0.96
<u>First Floor</u>					
Window 95	Domestic	37.1%	36.2%	0.9%	0.98
Window 96	Domestic	37.4%	36.7%	0.7%	0.98
<u>26 Ivatt Way</u>					
<u>Ground Floor</u>					
Window 97	Domestic	36.2%	35.0%	1.2%	0.97
Window 98	Domestic	36.5%	35.5%	1.0%	0.97
Window 99	Domestic	36.7%	35.8%	0.9%	0.98
Window 100	Domestic	36.5%	35.7%	0.8%	0.98
<u>First Floor</u>					
Window 101	Domestic	37.5%	37.0%	0.5%	0.99
Window 102	Domestic	37.6%	37.2%	0.4%	0.99
<u>25 Ivatt Way</u>					
<u>Ground Floor</u>					
Window 103	Domestic	36.6%	35.8%	0.8%	0.98
Window 104	Domestic	36.6%	35.9%	0.7%	0.98
Window 105	Domestic	36.6%	35.9%	0.7%	0.98
Window 106	Domestic	36.9%	36.2%	0.7%	0.98
Window 107	Bedroom	36.9%	36.3%	0.6%	0.98
<u>First Floor</u>					
Window 108	Domestic	37.8%	37.4%	0.4%	0.99
Window 109	Domestic	38.1%	37.8%	0.3%	0.99
Window 110	Domestic	36.8%	36.8%	0.0%	1.0

Appendix 2 - Daylight Distribution

43 Belmont Avenue, London, N17 6AX

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>43 Belmont Avenue</u>					
<u>Ground Floor</u>					
Windows 21 to 23	Entrance Lobby	92%	92%	0.0%	1.0
Windows 24 & 25	Bedroom	96%	95%	1.0%	0.99
Window 26	Kitchen	91%	80%	11.0%	0.88
Window 27	Bathroom/WC	91%	91%	0.0%	1.0
Windows 28 to 30	Bedroom	99%	99%	0.0%	1.0
<u>25 Ivatt Way</u>					
<u>Ground Floor</u>					
Window 103	Domestic	96%	96%	0.0%	1.0
Windows 104 to 106	Domestic	86%	86%	0.0%	1.0
Window 104 to 106	Staircase	53%	53%	0.0%	1.0
Window 107	Bedroom	97%	97%	0.0%	1.0

Appendix 2 - Sunlight to Windows

43 Belmont Avenue, London, N17 6AX

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>47 Belmont Avenue</u>									
<u>Ground Floor</u>									
Window 2	Domestic	51%	43%	8%	0.84	15%	7%	8%	0.47
Window 3 (Secondary)	Domestic	50%	39%	11%	0.78	15%	4%	11%	0.27
<u>First Floor</u>									
Window 5	Domestic	51%	48%	3%	0.94	16%	13%	3%	0.81
Window 6	Domestic	54%	51%	3%	0.94	15%	12%	3%	0.8
<u>45 Belmont Avenue</u>									
<u>Ground Floor</u>									
Window 8	Domestic	52%	35%	17%	0.67	16%	2%	14%	0.13
Window 9	Domestic	66%	34%	32%	0.52	24%	1%	23%	0.04
Window 10	Domestic	64%	42%	22%	0.66	23%	7%	16%	0.3
Window 11	Domestic	59%	40%	19%	0.68	23%	10%	13%	0.43
Window 12	Domestic	59%	41%	18%	0.69	23%	10%	13%	0.43
Window 13	Domestic	50%	32%	18%	0.64	20%	7%	13%	0.35
Window 14	Domestic	44%	25%	19%	0.57	16%	3%	13%	0.19
<u>First Floor</u>									
Window 16	Domestic	51%	43%	8%	0.84	16%	8%	8%	0.5
Window 17	Domestic	67%	52%	15%	0.78	24%	9%	15%	0.38
Window 18	Domestic	64%	57%	7%	0.89	24%	17%	7%	0.71
Window 19	Domestic	52%	48%	4%	0.92	20%	16%	4%	0.8
Window 20	Domestic	46%	41%	5%	0.89	16%	11%	5%	0.69
<u>43 Belmont Avenue</u>									
<u>Ground Floor</u>									
Window 25	Bedroom	56%	30%	26%	0.54	12%	8%	4%	0.67
Window 26	Kitchen	35%	20%	15%	0.57	5%	5%	0%	1.0
Window 28	Bedroom	36%	42%	-6%	1.17	13%	15%	-2%	1.15
Window 29	Bedroom	66%	72%	-6%	1.09	25%	26%	-1%	1.04
Window 30	Bedroom	58%	58%	0%	1.0	23%	23%	0%	1.0
<u>First Floor</u>									
Window 34	Domestic	71%	60%	11%	0.85	21%	17%	4%	0.81
Window 35	Domestic	54%	46%	8%	0.85	13%	10%	3%	0.77
Window 38	Domestic	51%	48%	3%	0.94	16%	16%	0%	1.0
Window 39	Domestic	79%	77%	2%	0.97	28%	28%	0%	1.0
Window 40	Domestic	65%	65%	0%	1.0	25%	25%	0%	1.0

Appendix 2 - Sunlight to Windows
43 Belmont Avenue, London, N17 6AX

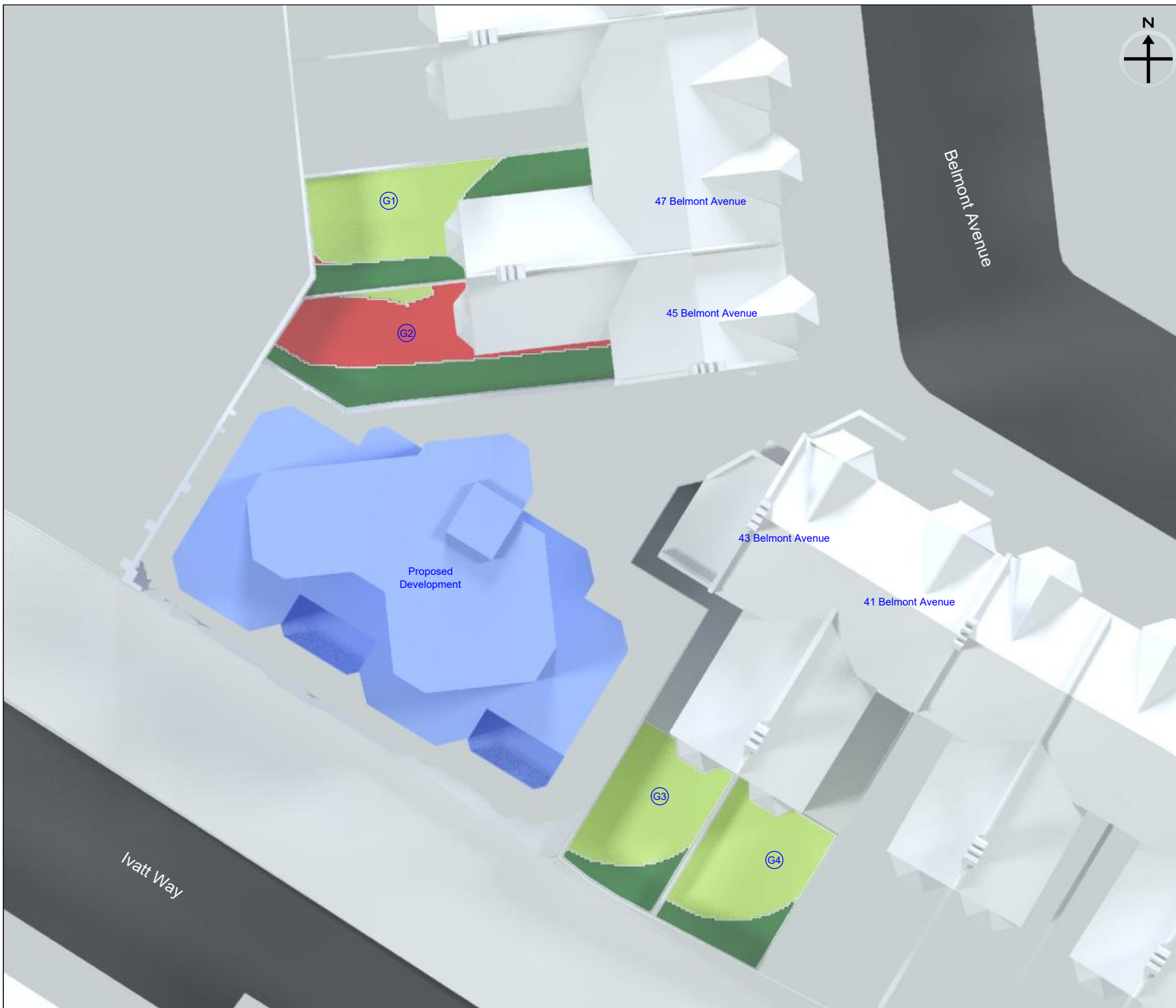
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>41 Belmont Avenue</u>									
<u>Ground Floor</u>									
Window 41	Domestic	45%	46%	-1%	1.02	14%	14%	0%	1.0
Window 42	Domestic	74%	76%	-2%	1.03	26%	26%	0%	1.0
Window 43	Domestic	66%	66%	0%	1.0	25%	25%	0%	1.0
<u>First Floor</u>									
Window 44	Domestic	50%	50%	0%	1.0	16%	16%	0%	1.0
Window 45	Domestic	79%	78%	1%	0.99	28%	28%	0%	1.0
Window 46	Domestic	71%	71%	0%	1.0	26%	26%	0%	1.0
<u>35 and 37 Ivatt Way</u>									
<u>First Floor</u>									
Window 52	Domestic	33%	33%	0%	1.0	3%	3%	0%	1.0
<u>31 Ivatt Way</u>									
<u>First Floor</u>									
Window 68	Domestic	32%	32%	0%	1.0	3%	3%	0%	1.0
<u>29 Ivatt Way</u>									
<u>First Floor</u>									
Window 83	Domestic	32%	32%	0%	1.0	3%	3%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
43 Belmont Avenue, London, N17 6AX

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March										Ratio
			Before					After					
<u>47 Belmont Avenue</u>													
<u>Ground Floor</u>													
Garden 1	43.4	m2	26.9	m2	62%	26.33	m2	61%	0.57	m2	1%	0.98	
<u>45 Belmont Avenue</u>													
<u>Ground Floor</u>													
Garden 2	48.57	m2	26.4	m2	54%	0.4	m2	1%	26.0	m2	53%	0.02	
<u>43 Belmont Avenue</u>													
<u>Ground Floor</u>													
Garden 3	31.85	m2	25.48	m2	80%	25.48	m2	80%	0.0	m2	0%	1.0	
<u>41 Belmont Avenue</u>													
<u>Ground Floor</u>													
Garden 4	34.09	m2	26.4	m2	77%	26.4	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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APPENDIX 4

ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

Appendix 4 - Alternative Vertical Sky Component
43 Belmont Avenue, London, N17 6AX

Reference	Room Use	Vertical Sky Component	
		Target	Proposed
<u>45 Belmont Avenue</u>			
<u>Ground Floor</u>			
Window 10	Domestic	12.2%	18.0%
Window 11	Domestic	10.6%	17.1%
Window 12	Domestic	11.9%	18.2%
Window 13	Domestic	8.9%	14.1%
<u>43 Belmont Avenue</u>			
<u>Ground Floor</u>			
Window 24	Bedroom	5.5%	16.6%

Appendix 4 - Alternative Sunlight to Windows
43 Belmont Avenue, London, N17 6AX

Reference	Room Use	Sunlight to Windows			
		Total Sunlight Hours		Winter Sunlight Hours	
		Target	Proposed	Target	Proposed
<u>45 Belmont Avenue</u>					
<u>Ground Floor</u>					
Window 14	Domestic	22%	26%	2%	4%