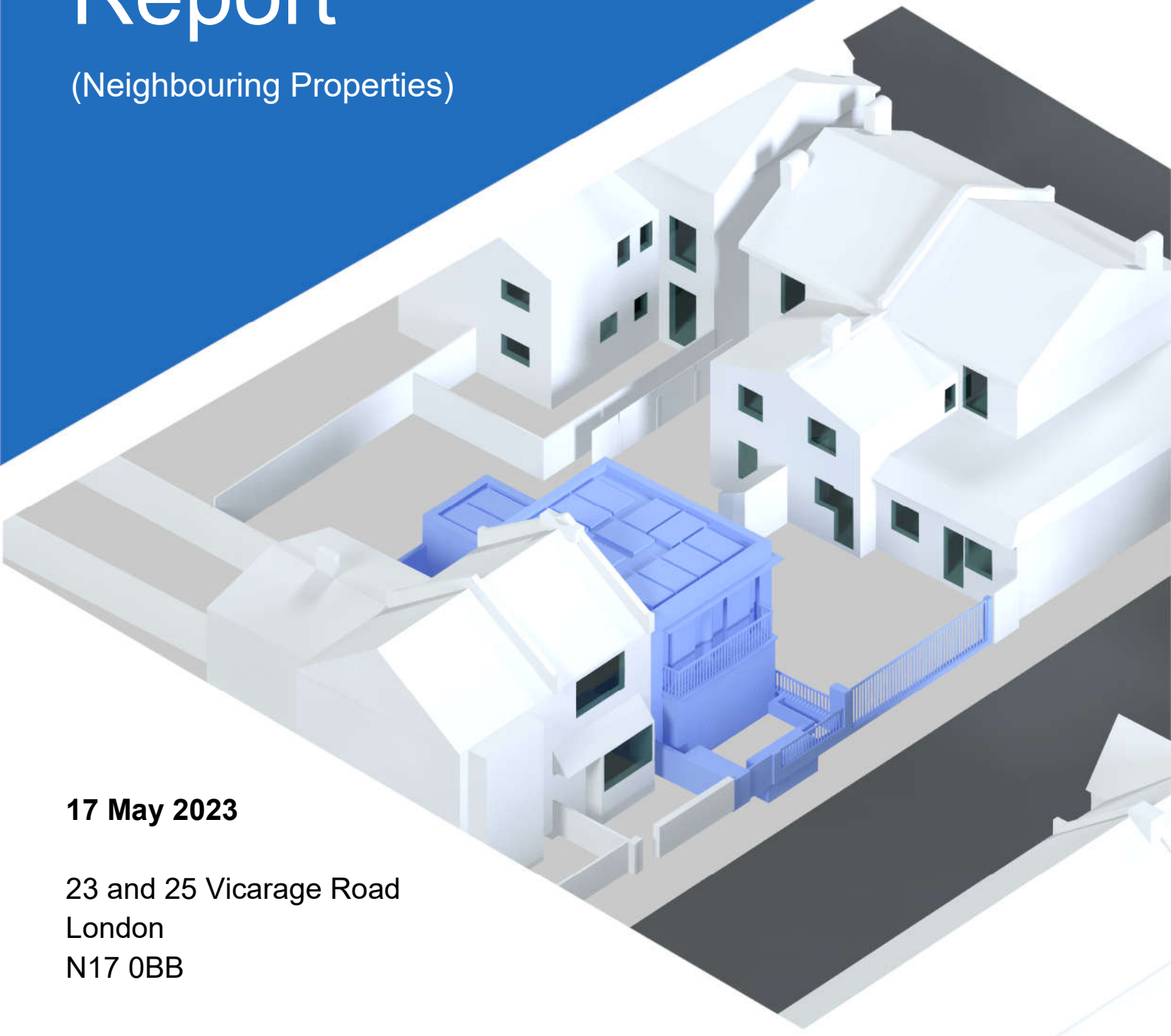




RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)



17 May 2023

23 and 25 Vicarage Road
London
N17 0BB

Right of Light Consulting

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

Tel: 0800 197 4836

www.right-of-light.co.uk

CONTENTS

1 EXECUTIVE SUMMARY	2
1.1 Overview	2
2 INFORMATION SOURCES	3
2.1 Drawings	3
2.2 Daylight Distribution Room Layout Information	3
3 METHODOLOGY OF THE ASSESSMENT	4
3.1 Local Planning Policy.....	4
3.2 National Planning Policy Framework.....	4
3.3 National Planning Practice Guidance.....	5
3.4 Daylight to Windows	5
3.5 Sunlight availability to Windows	7
3.6 Overshadowing to Gardens and Open Spaces	7
4 RESULTS OF THE ASSESSMENT	9
4.1 Windows & Amenity Areas Considered.....	9
4.2 Daylight to Windows	9
4.3 Sunlight to Windows	10
4.4 Overshadowing to Gardens and Open Spaces	10
4.5 Conclusion.....	10
5 CLARIFICATIONS	11
5.1 General.....	11

APPENDICES

APPENDIX 1	WINDOW & GARDEN KEY
APPENDIX 2	DAYLIGHT AND SUNLIGHT RESULTS
APPENDIX 3	OVERSHADOWING TO GARDENS AND OPEN SPACES
APPENDIX 4	ALTERNATIVE DAYLIGHT RESULTS

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Mr Van Ly to undertake a daylight and sunlight assessment of the proposed development at 23 and 25 Vicarage Road, London N17 0BB.
- 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 23, 25 & 27 Vicarage Road and 48 & 49 Argyle Road.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendices 2 & 4 gives the numerical results of the various daylight and sunlight tests.
- 1.1.5 All neighbouring windows 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:

MK Bim Solutions

MBS21342-E-1	Elevation 1	Rev -
MBS21342-E-2	Elevation 2	Rev -
MBS21342-E-3	Elevation 3	Rev -
MBS21342-FP1	First Floor	Rev -
MBS21342-T	Topography	Rev -

Satish Jassal Architects

193-007-GA-SIT	Proposed Site Plan	Rev 00
193-008-GA-PLN	Proposed ground floor plan	Rev 00
193-009-GA-PLN	Proposed first floor plan	Rev 00
193-010-GA-PLN	Proposed roof plan	Rev 00
193-011-GA-ELE	Proposed North, East, South and West elevations	Rev 00
193-012-GA-SEC	Proposed West section	Rev 00
193-013-GA-ELE	Proposed street elevation	Rev 00

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

23 Vicarage Road:

DPL.02.	Proposed Ground Floor Plan	Rev -
DPL.04.	Proposed First Floor Plan	Rev -
DPL.06.	Proposed Roof Plan	Rev -

25 Vicarage Road:

Floor Plans	Rev -
-------------	-------

27 Vicarage Road:
2021/053-01

Existing Floor Plans	Rev -
----------------------	-------

48 Argyle Road:
PL02

Existing Plans	Rev -
----------------	-------

49 Argyle Road:

Floor Plans	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 23, 25 & 27 Vicarage Road and 48 & 49 Argyle Road.
- 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 with a requirement for daylight pass the Vertical Sky Component test with the exception of windows 3 and 4 at 49 Argyle Road. 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 49 Argyle Road, 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. All 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.

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 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 and a site visit undertaken on 28 November 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 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



48 Argyle Road

Argyle Road

23 Vicarage Road

Proposed
Development

49 Argyle Road

25 Vicarage Road

27 Vicarage Road

Vicarage Road



Vicarage Road

23 Vicarage Road

25 Vicarage Road

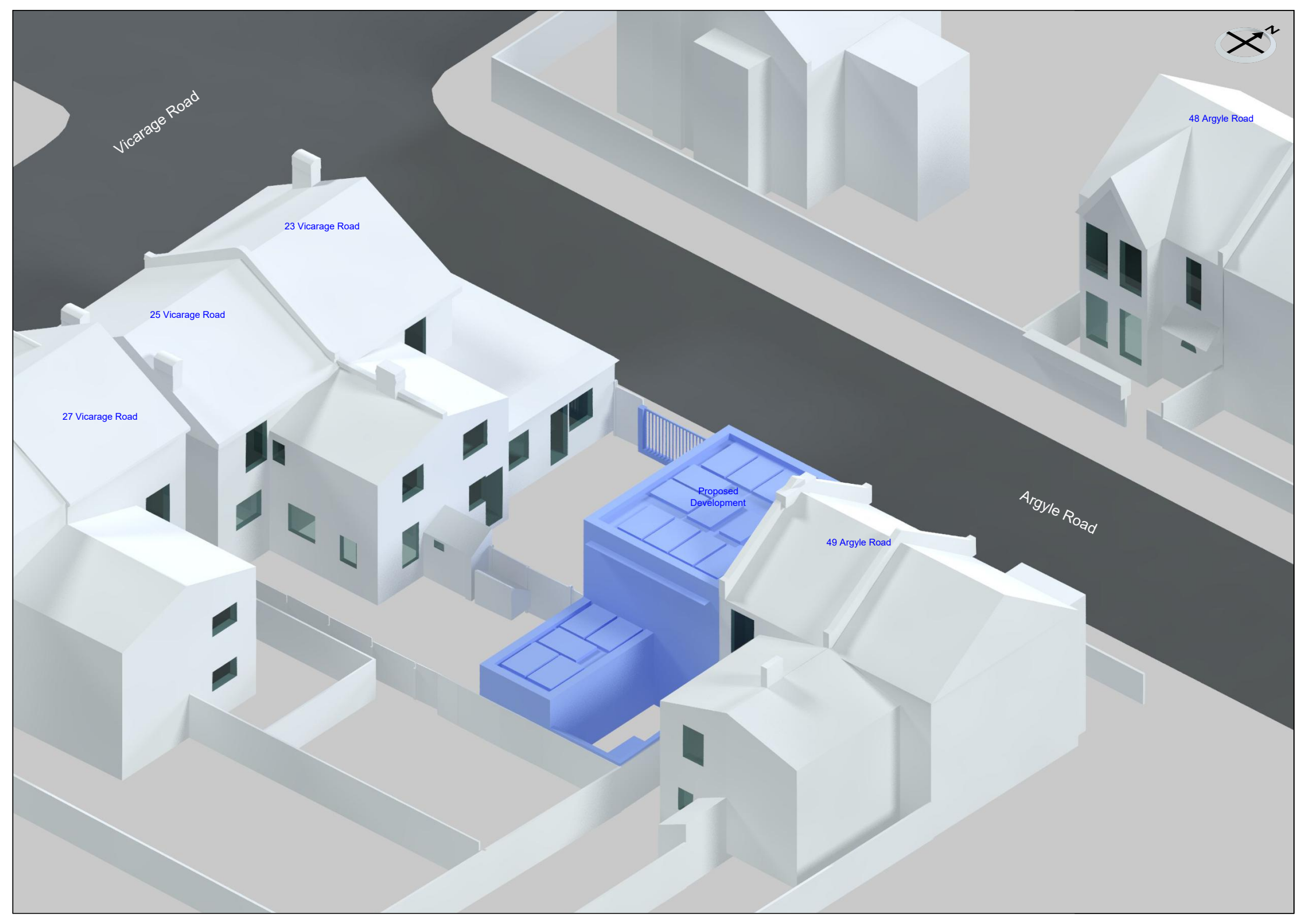
27 Vicarage Road

48 Argyle Road

Proposed
Development

49 Argyle Road

Argyle Road



48 Argyle Road



Argyle Road

49 Argyle Road

Proposed
Development

23 Vicarage Road

25 Vicarage Road

27 Vicarage Road



27 Vicarage Road

25 Vicarage Road

23 Vicarage Road

Vicarage Road

Proposed
Development

49 Argyle Road

Argyle Road

48 Argyle Road



49 Argyle Road

Proposed
Development

27 Vicarage Road

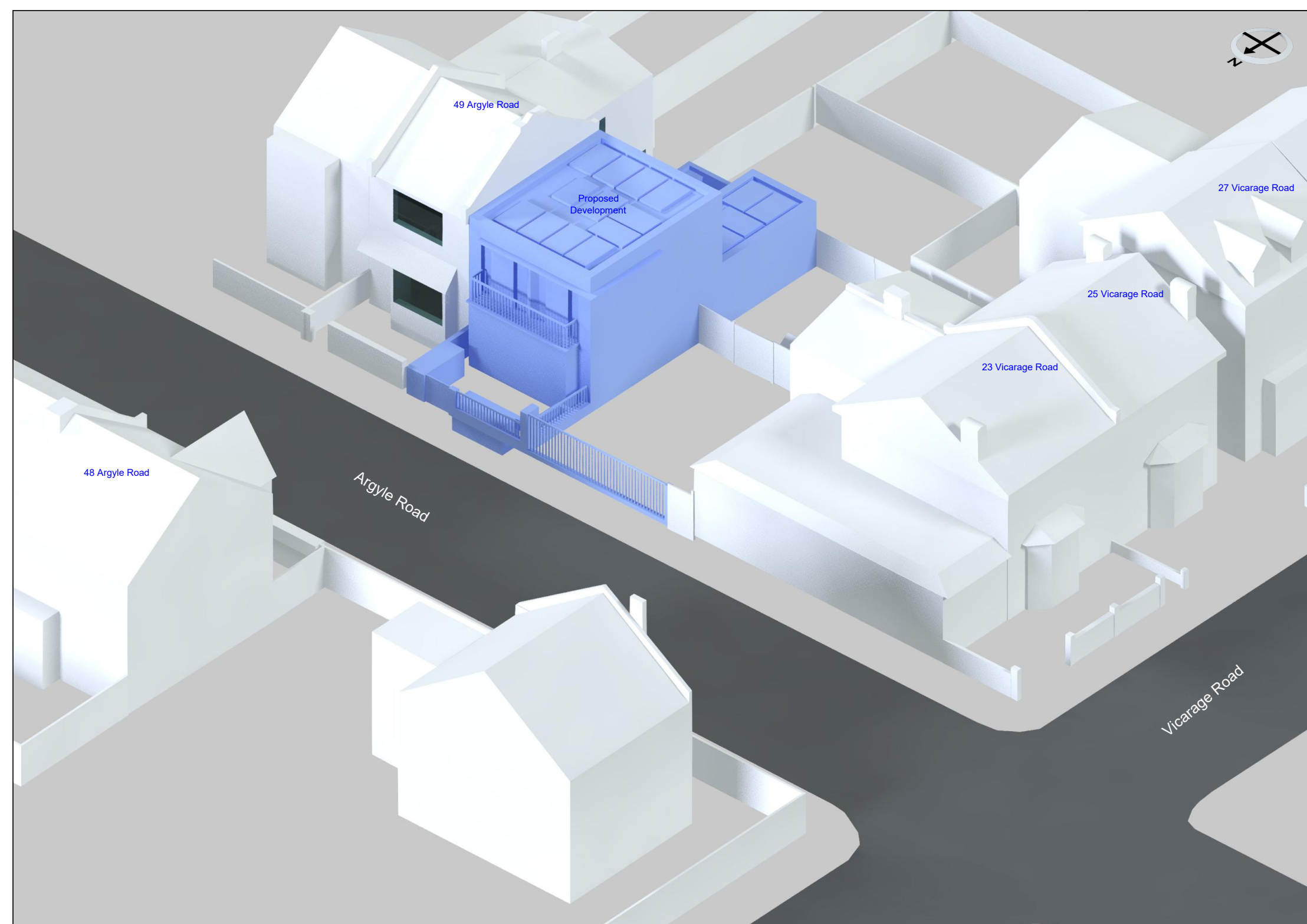
25 Vicarage Road

23 Vicarage Road

48 Argyle Road

Argyle Road

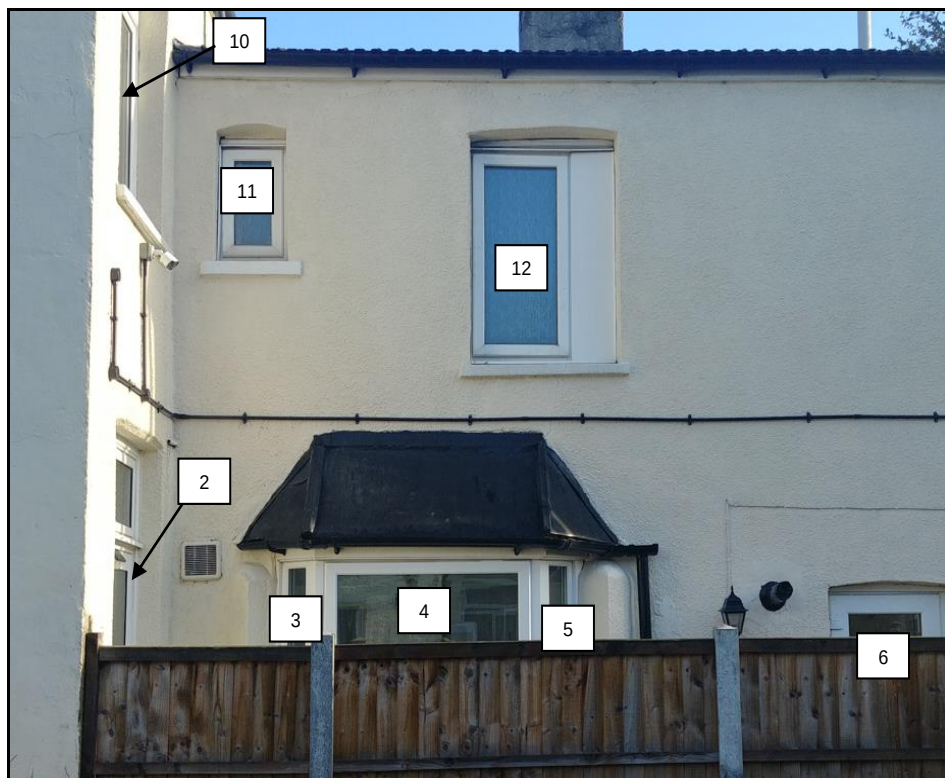
Vicarage Road



Neighbouring Windows



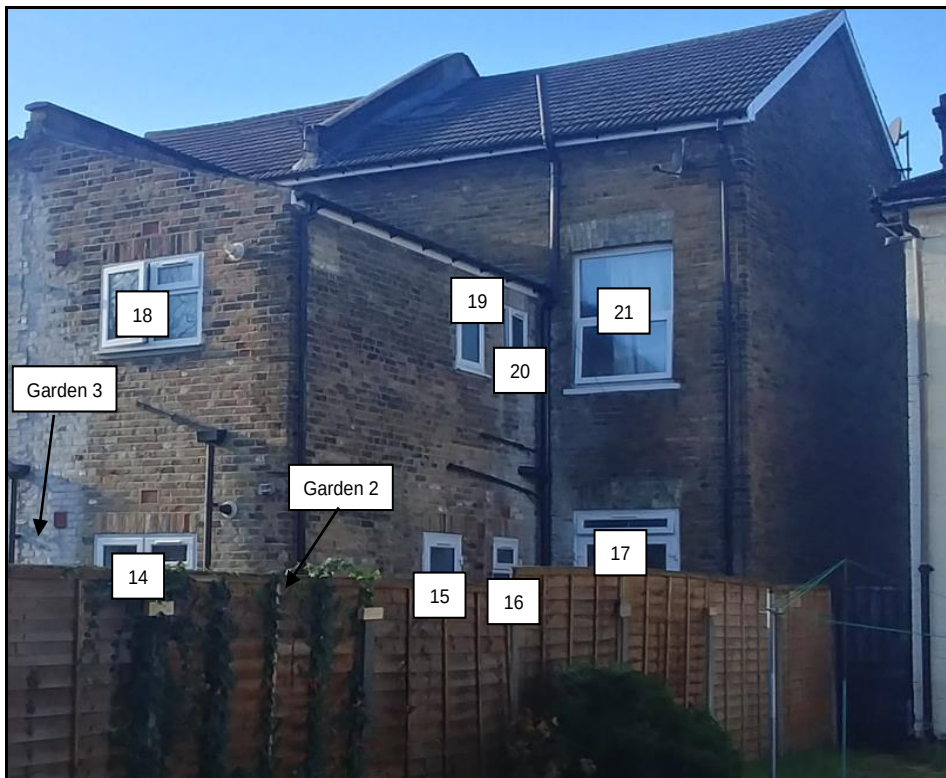
49 Argyle Road



49 Argyle Road



49 Argyle Road



27 Vicarage Road



48 Argyle Road



48 Argyle Road



25 Vicarage Road



25 Vicarage Road



23 Vicarage Road



23 Vicarage Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

23 and 25 Vicarage Road, London N17 0BB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>49 Argyle Road</u>					
<u>Ground Floor</u>					
Window 1	Lounge/Dining Area	32.5%	32.6%	-0.1%	1.0
Window 2	Lounge/Dining Area	23.5%	23.2%	0.3%	0.99
Window 3	Kitchen	10.0%	5.7%	4.3%	0.57
Window 4	Kitchen	26.5%	19.4%	7.1%	0.73
Window 5	Kitchen	26.7%	25.0%	1.7%	0.94
Window 6	Kitchen	32.0%	27.4%	4.6%	0.86
Window 7	Kitchen	33.1%	33.1%	0.0%	1.0
Window 8	Storage	21.0%	20.9%	0.1%	1.0
<u>First Floor</u>					
Window 9	Bedroom	36.0%	36.0%	0.0%	1.0
Window 10	Bedroom	34.2%	34.1%	0.1%	1.0
Window 11	Bathroom/WC	23.0%	21.4%	1.6%	0.93
Window 12	Bedroom	32.9%	29.0%	3.9%	0.88
Window 13	Bedroom	39.2%	39.2%	0.0%	1.0
<u>27 Vicarage Road</u>					
<u>Ground Floor</u>					
Window 14	Kitchen	36.2%	35.8%	0.4%	0.99
Window 15	Kitchen	21.9%	21.5%	0.4%	0.98
Window 16	Bathroom/WC	16.9%	16.6%	0.3%	0.98
Window 17	Bedroom	21.4%	21.1%	0.3%	0.99
<u>First Floor</u>					
Window 18	Kitchen	38.0%	37.9%	0.1%	1.0
Window 19	Bathroom/WC	28.1%	28.1%	0.0%	1.0
Window 20	Bathroom/WC	21.7%	21.7%	0.0%	1.0
Window 21	Bedroom	31.5%	31.5%	0.0%	1.0
<u>48 Argyle Road</u>					
<u>Ground Floor</u>					
Window 22	Living Room	35.1%	34.3%	0.8%	0.98
Window 23	Living Room	35.2%	34.3%	0.9%	0.97
Window 24	Staircase	20.3%	19.2%	1.1%	0.95
Window 25	Staircase	5.1%	4.1%	1.0%	0.8
<u>First Floor</u>					
Window 26	Domestic	37.4%	37.1%	0.3%	0.99
Window 27	Domestic	37.4%	37.1%	0.3%	0.99
Window 28	Domestic	35.8%	35.4%	0.4%	0.99

Appendix 2 - Vertical Sky Component

23 and 25 Vicarage Road, London N17 0BB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>25 Vicarage Road</u>					
<u>Ground Floor</u>					
Window 29	Reception	23.3%	23.3%	0.0%	1.0
Window 30	Kitchen	18.9%	18.9%	0.0%	1.0
Window 31	Kitchen	24.4%	24.4%	0.0%	1.0
Window 32	Bathroom/WC	32.2%	29.6%	2.6%	0.92
Window 33	Bathroom/WC	23.6%	23.2%	0.4%	0.98
<u>First Floor</u>					
Window 34	Bedroom	3.3%	3.3%	0.0%	1.0
Window 35	Bedroom	33.3%	33.3%	0.0%	1.0
Window 36	Domestic	19.6%	19.6%	0.0%	1.0
Window 37	Bathroom/WC	36.5%	35.8%	0.7%	0.98
<u>23 Vicarage Road</u>					
<u>Ground Floor</u>					
Window 38	Dining/Kitchen	32.3%	28.6%	3.7%	0.89
Window 39	Dining/Kitchen	32.9%	28.9%	4.0%	0.88
Window 40	Dining/Kitchen	30.4%	27.5%	2.9%	0.9
Window 41	Dining/Kitchen	32.6%	30.7%	1.9%	0.94
Window 42	Dining/Kitchen	32.8%	31.1%	1.7%	0.95
<u>First Floor</u>					
Window 43	Bedroom	36.3%	35.1%	1.2%	0.97
Window 44	Bathroom/WC	20.7%	20.7%	0.0%	1.0
Window 45	Bedroom	31.4%	31.3%	0.1%	1.0

Appendix 2 - Daylight Distribution

23 and 25 Vicarage Road, London N17 0BB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>49 Argyle Road</u>					
<u>Ground Floor</u>					
Windows 1 & 2	Lounge/Dining Area	96%	96%	0.0%	1.0
Windows 3 to 7	Kitchen	100%	100%	0.0%	1.0
Window 8	Storage	45%	41%	4.0%	0.91
<u>First Floor</u>					
Window 9	Bedroom	98%	98%	0.0%	1.0
Window 10	Bedroom	97%	97%	0.0%	1.0
Window 11	Bathroom/WC	50%	49%	1.0%	0.98
Windows 12 & 13	Bedroom	89%	88%	1.0%	0.99
<u>27 Vicarage Road</u>					
<u>Ground Floor</u>					
Windows 14 & 15	Kitchen	97%	97%	0.0%	1.0
Window 16	Bathroom/WC	60%	60%	0.0%	1.0
Window 17	Bedroom	93%	93%	0.0%	1.0
<u>First Floor</u>					
Window 18	Kitchen	97%	97%	0.0%	1.0
Window 19	Bathroom/WC	90%	90%	0.0%	1.0
Window 20	Bathroom/WC	86%	86%	0.0%	1.0
Window 21	Bedroom	96%	96%	0.0%	1.0
<u>48 Argyle Road</u>					
<u>Ground Floor</u>					
Windows 22 & 23	Living Room	98%	98%	0.0%	1.0
Window 24 & 25	Staircase	93%	76%	17.0%	0.82
Windows 24 & 25	Hallway	71%	71%	0.0%	1.0
<u>25 Vicarage Road</u>					
<u>Ground Floor</u>					
Window 29	Reception	92%	92%	0.0%	1.0
Windows 30 & 31	Kitchen	90%	90%	0.0%	1.0
Windows 32 & 33	Bathroom/WC	84%	84%	0.0%	1.0
<u>First Floor</u>					
Windows 34 & 35	Bedroom	97%	97%	0.0%	1.0
Window 36	Domestic	98%	98%	0.0%	1.0
Window 37	Bathroom/WC	87%	81%	6.0%	0.93

Appendix 2 - Daylight Distribution
23 and 25 Vicarage Road, London N17 0BB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>23 Vicarage Road</u>					
<u>Ground Floor</u>					
Windows 38 to 42	Dining/Kitchen	98%	98%	0.0%	1.0
<u>First Floor</u>					
Window 43	Bedroom	95%	80%	15.0%	0.84
Window 44	Bathroom/WC	31%	31%	0.0%	1.0
Window 45	Bedroom	98%	98%	0.0%	1.0

Appendix 2 - Sunlight to Windows

23 and 25 Vicarage Road, London N17 0BB

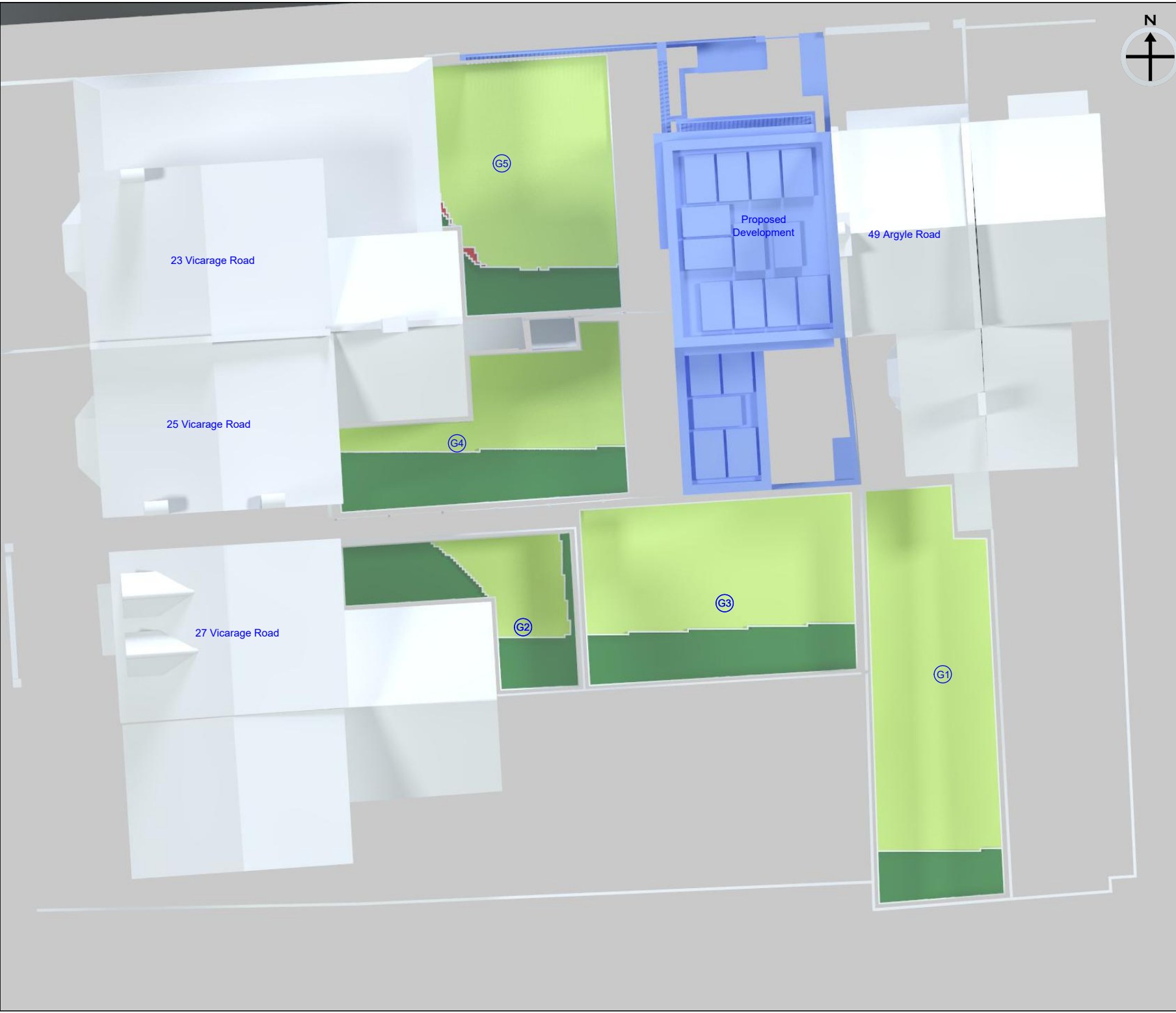
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>49 Argyle Road</u>									
<u>Ground Floor</u>									
Window 2	Lounge/Dining Area	49%	48%	1%	0.98	17%	16%	1%	0.94
Window 4	Kitchen	41%	39%	2%	0.95	12%	12%	0%	1.0
Window 5	Kitchen	42%	40%	2%	0.95	11%	11%	0%	1.0
Window 6	Kitchen	44%	44%	0%	1.0	13%	13%	0%	1.0
Window 7	Kitchen	73%	73%	0%	1.0	22%	22%	0%	1.0
Window 8	Storage	44%	44%	0%	1.0	14%	14%	0%	1.0
<u>First Floor</u>									
Window 10	Bedroom	77%	76%	1%	0.99	24%	24%	0%	1.0
Window 11	Bathroom/WC	45%	42%	3%	0.93	14%	14%	0%	1.0
Window 12	Bedroom	47%	45%	2%	0.96	13%	13%	0%	1.0
Window 13	Bedroom	86%	86%	0%	1.0	29%	29%	0%	1.0
<u>48 Argyle Road</u>									
<u>Ground Floor</u>									
Window 22	Living Room	85%	85%	0%	1.0	28%	28%	0%	1.0
Window 23	Living Room	85%	85%	0%	1.0	28%	28%	0%	1.0
Window 24	Staircase	35%	35%	0%	1.0	24%	24%	0%	1.0
Window 25	Staircase	6%	6%	0%	1.0	6%	6%	0%	1.0
<u>First Floor</u>									
Window 26	Domestic	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 27	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 28	Domestic	77%	77%	0%	1.0	28%	28%	0%	1.0
<u>25 Vicarage Road</u>									
<u>Ground Floor</u>									
Window 30	Kitchen	45%	45%	0%	1.0	10%	10%	0%	1.0
Window 31	Kitchen	55%	55%	0%	1.0	14%	14%	0%	1.0
Window 33	Bathroom/WC	52%	50%	2%	0.96	17%	15%	2%	0.88
<u>First Floor</u>									
Window 34	Bedroom	13%	13%	0%	1.0	3%	3%	0%	1.0
Window 36	Domestic	46%	46%	0%	1.0	15%	15%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
23 and 25 Vicarage Road, London N17 0BB

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March										Ratio
			Before			After			Loss				
<u>49 Argyle Road</u>													
<u>Ground Floor</u>													
Garden 1	60.21	m2	52.74	m2	88%	52.74	m2	88%	0.0	m2	0%	1.0	
<u>27 Vicarage Road</u>													
<u>Ground Floor</u>													
Garden 2	26.05	m2	11.2	m2	43%	11.2	m2	43%	0.0	m2	0%	1.0	
Garden 3	59.05	m2	42.84	m2	73%	42.84	m2	73%	0.0	m2	0%	1.0	
<u>25 Vicarage Road</u>													
<u>Ground Floor</u>													
Garden 4	43.07	m2	24.2	m2	56%	24.2	m2	56%	0.0	m2	0%	1.0	
<u>23 Vicarage Road</u>													
<u>Ground Floor</u>													
Garden 5	53.28	m2	44.33	m2	83%	43.92	m2	82%	0.41	m2	1%	0.99	

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



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

APPENDIX 4

ALTERNATIVE DAYLIGHT RESULTS

Appendix 4 - Alternative Vertical Sky Component
23 and 25 Vicarage Road, London N17 0BB

Reference	Room Use	Vertical Sky Component	
		Target	Proposed
<u>49 Argyle Road</u>			
<u>Ground Floor</u>			
Window 3	Kitchen	2.5%	5.7%
Window 4	Kitchen	10.7%	19.4%