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Daylight and Sunlight Report (Neighbouring Properties)
84 Cornwall Road, London N15 5AR

10 August 2020

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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 STUDY	3
3.1 Local Planning Policy.....	4
3.2 National Planning Policy Framework.....	4
3.3 Daylight to Windows	5
3.4 Sunlight availability to Windows.....	6
3.5 Overshadowing to Gardens and Open Spaces	7
4 RESULTS OF THE STUDY	8
4.1 Windows & Amenity Areas Considered.....	8
4.2 Daylight to Windows	8
4.3 Sunlight to Windows	8
4.4 Overshadowing to Gardens and Open Spaces	9
4.5 Conclusion.....	9
5 CLARIFICATIONS	10
5.1 General.....	10

APPENDICES

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

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Philip Pank Partnership to undertake a daylight and sunlight study of the proposed development at 84 Cornwall Road, London N15 5AR.
- 1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011.
- 1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 13 Gorleston Road (odd numbers), 13 to 25 Ida Road and 74 to 84, 86, 93 & 95 Cornwall Road.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Where room layouts are not known the daylight distribution test has not been undertaken.
- 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 predominantly marginal shortfalls of the daylight tests in respect of the neighbouring properties. In our opinion, as the proposed development achieves an overall high level of compliance with the BRE recommendations and due to the mitigating factors listed in section 4, the loss of daylight should not warrant refusal of the application.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Laser Surveys

L 7906-5	Elevations & Section	Rev -
L 9517	Topographical Survey, Underground Services Trace & GPR Survey	Rev 2

Unit One Architects Ltd

0224 - 002	Existing Site Plan	Rev A02
0224 - 003	Existing Site Elevations	Rev A01
0224 - 004	Existing Site Elevations	Rev A01
0224-001	Existing Location Plan Existing Block Plan	Rev A02
0224 - 102	Proposed Site Plan	Rev A08
0224 - 103	Proposed Floor Plans Block 1	Rev A03
0224 - 104	Proposed Ground Floor Plan Block 2	Rev A07
0224 - 105	Proposed First and Second Floor Plan Block 2	Rev A07
0224 - 106	Proposed North Elevation Block 2	Rev A06
0224 - 107	Proposed East Elevation Block 1	Rev A03
0224 - 108	Proposed East Elevation Block 2	Rev A06
0224 - 109	Proposed South Elevation Block 1 & 2	Rev A05
0224 - 110	Proposed West Elevation Block 1	Rev A04
0224 - 111	Proposed West Elevation Block 2	Rev A07

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

86 Cornwall Road:		
JS/LP/830/1/05	Proposed Ground and First Floor Plans	Rev -
JS/LP/830/1/06	Proposed Loft Floor and Roof Plans	Rev -

www.rightmove.co.uk

13 Gorleston Road:		
	Floor Plans	Rev -
5 Gorleston Road:		
	Floor Plans	Rev -
7 Gorleston Road:		
	Floor Plans	Rev -
82 Cornwall Road:		
	Floor Plans	Rev -

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is not anticipated until sometime in 2020. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.2 National Planning Policy Framework

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

3.3 Daylight to Windows

- 3.3.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:
- 3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."
- 3.3.5 The BRE guide contains two tests which measure diffuse daylight:
- 3.3.6 Test 1 Vertical Sky Component

The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has multiple windows, the largest window is usually taken as the main window and the smaller window(s) as secondary. Although we generally follow the practice of testing all windows, including secondary windows, our interpretation of the

BRE guide is that the Vertical Sky Component targets do not apply to secondary windows.

3.3.7 Test 2 Daylight Distribution

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.

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

3.4 Sunlight availability to Windows

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

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

3.5 Overshadowing to Gardens and Open Spaces

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

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

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

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

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 13 Gorleston Road (odd numbers), 13 to 25 Ida Road and 74 to 84, 86, 93 & 95 Cornwall 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 study. 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 33, 37 to 41, 45 to 49, 91, 111 to 112, 148 to 151, 169 & 187. However, out of these 20 windows which do not meet their VSC recommendation, 17 fall only slightly short of the same, achieving before/after ratios of more than 0.7 against their target of 0.8. Out of the three remaining windows which achieve a before/after ratio of less than 0.7, after the development, only one achieves an absolute VSC score less than 20% and this is mostly due to the VSC score being so poor in the existing scenario. Furthermore, the BRE guide is intended to be used flexibly, particularly in urban locations, and given the isolated and borderline nature of the results we are of the opinion that the development design is acceptable.

Daylight Distribution

- 4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms assessed 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 relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to predominantly marginal shortfalls of the daylight tests in respect of the neighbouring properties. In our opinion, as the proposed development achieves an overall high level of compliance with the BRE recommendations and due to the mitigating factors listed above, the loss of daylight should not warrant refusal of the application.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken on 11 March 2020. We have not had access to neighbouring properties.
- 5.1.4 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.
- 5.1.6 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.
- 5.1.7 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



Cornwall Road

Ida Road

Gorleston Road

Falmer Road

74 to 84 Cornwall Road

13 to 18 Ida Road

93 Cornwall Road

95 Cornwall Road

86 Cornwall Road

19 Ida Road

20 Ida Road

21 Ida Road

22 Ida Road

23 Ida Road

24 Ida Road

25 Ida Road

Gorleston Road

1

3

5

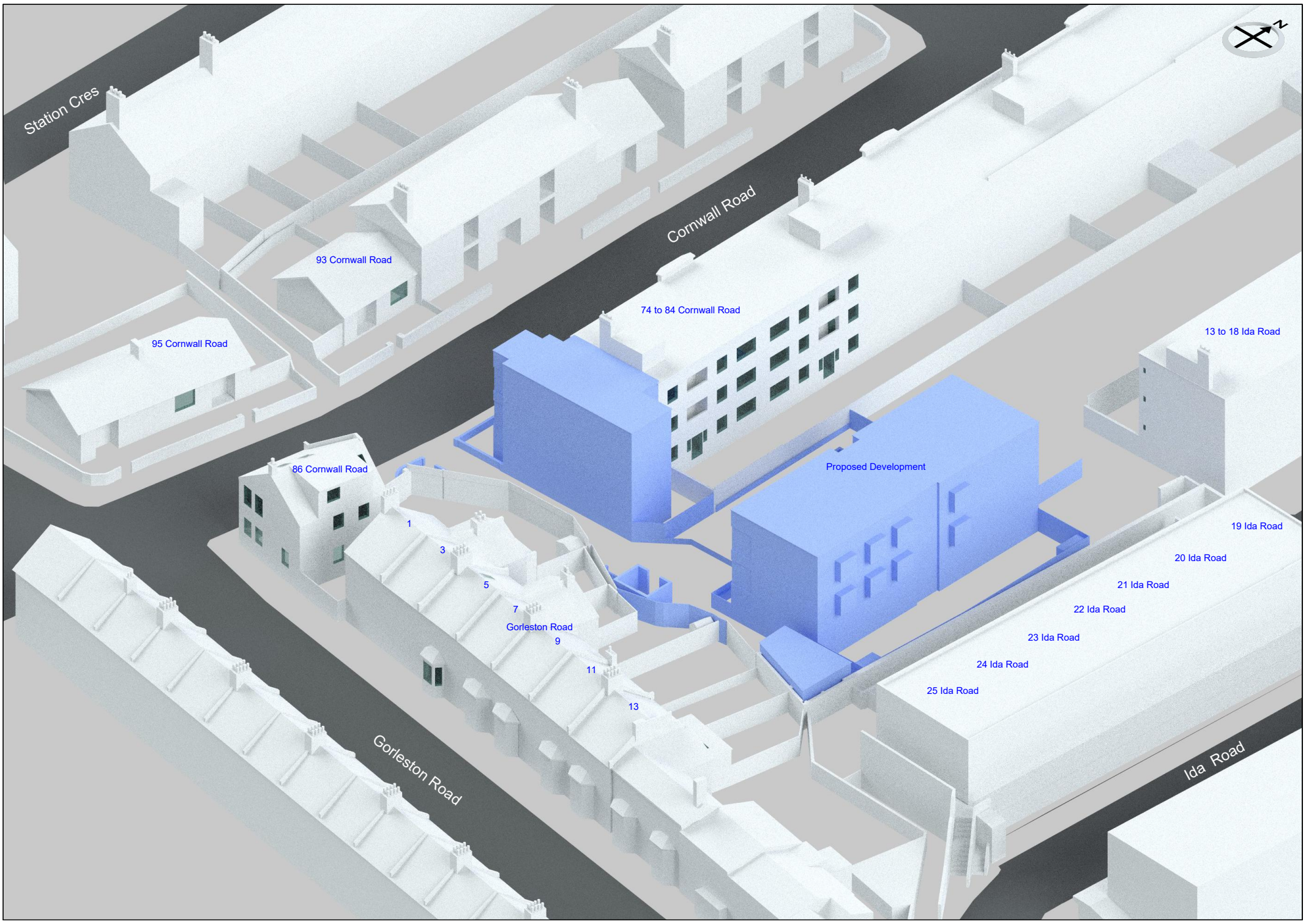
7

9

11

13

Proposed Development



Station Cres

Cornwall Road

93 Cornwall Road

95 Cornwall Road

74 to 84 Cornwall Road

13 to 18 Ida Road

86 Cornwall Road

Proposed Development

19 Ida Road

20 Ida Road

21 Ida Road

22 Ida Road

23 Ida Road

24 Ida Road

25 Ida Road

Ida Road

Gorleston Road

Gorleston Road

1

3

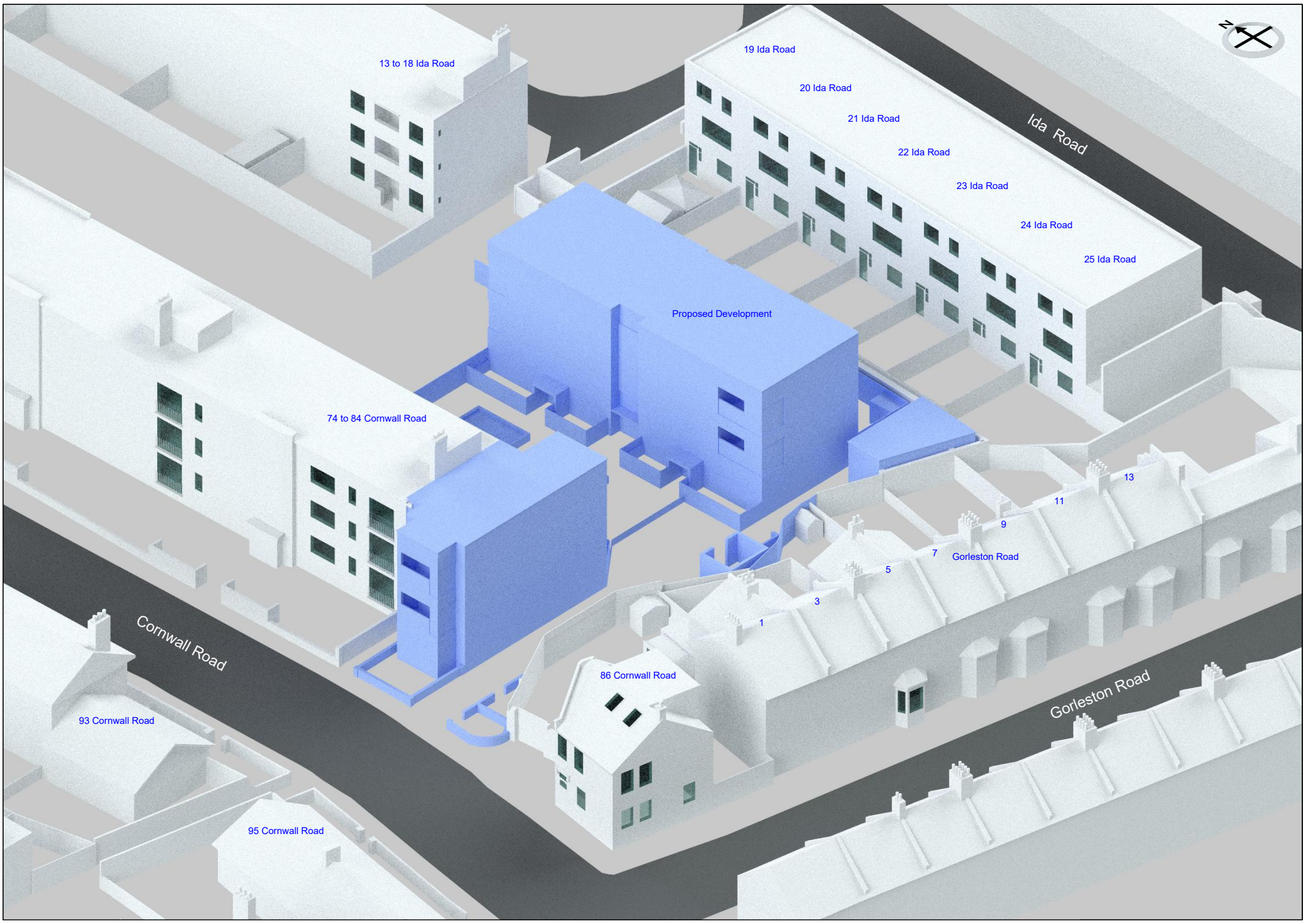
5

7

9

11

13



13 to 18 Ida Road

19 Ida Road

20 Ida Road

21 Ida Road

22 Ida Road

23 Ida Road

24 Ida Road

25 Ida Road

Proposed Development

74 to 84 Cornwall Road

Cornwall Road

93 Cornwall Road

95 Cornwall Road

86 Cornwall Road

Gorleston Road

Gorleston Road



95 Cornwall Road

93 Cornwall Road

86 Cornwall Road

74 to 84 Cornwall Road

Proposed Development

Gorleston Road

Cornwall Road

Gorleston Road

25 Ida Road

24 Ida Road

23 Ida Road

22 Ida Road

21 Ida Road

20 Ida Road

13 to 18 Ida Road

13

11

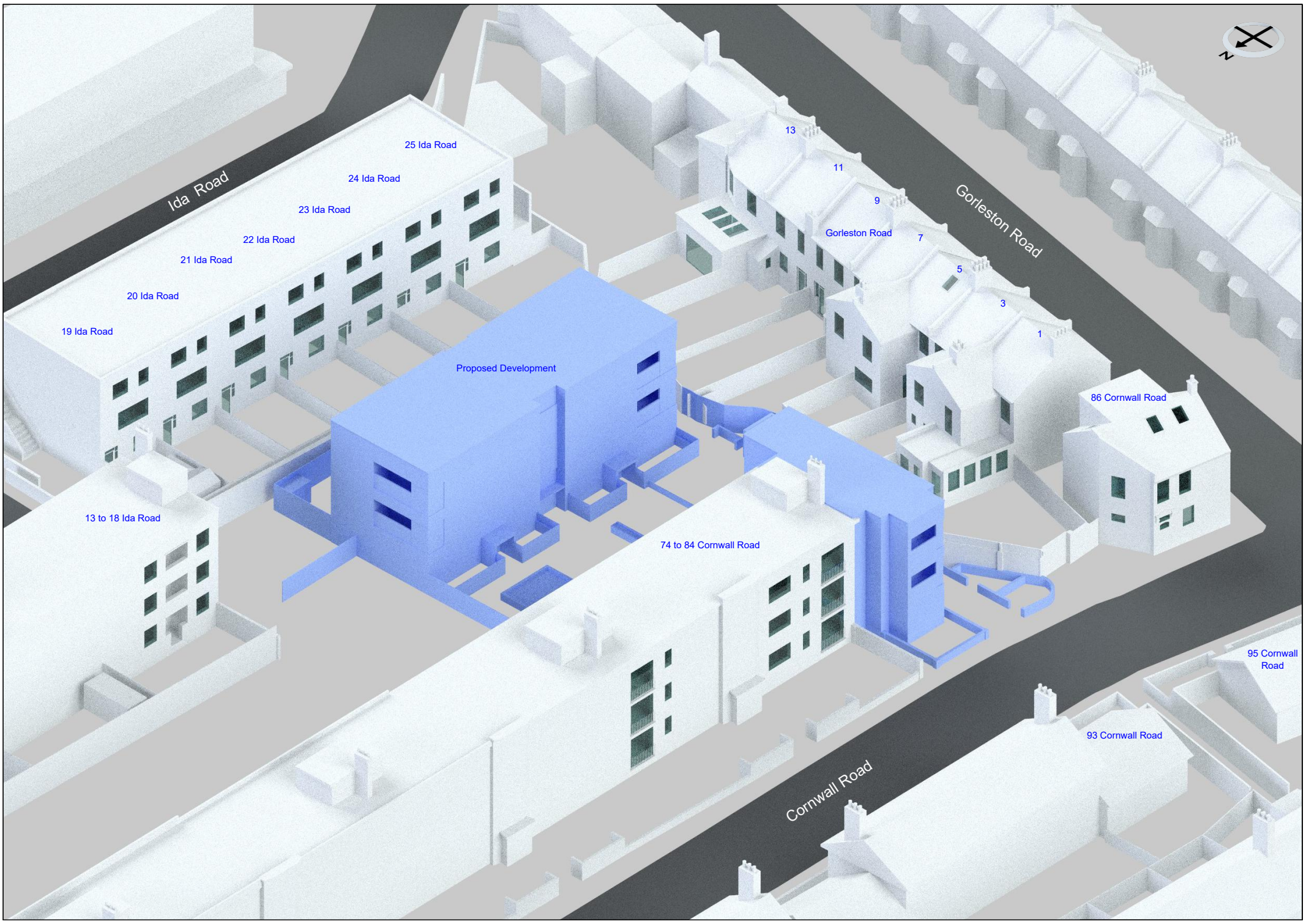
9

7

5

3

1



Ida Road

Gorleston Road

Cornwall Road

25 Ida Road

24 Ida Road

23 Ida Road

22 Ida Road

21 Ida Road

20 Ida Road

19 Ida Road

Proposed Development

13 to 18 Ida Road

74 to 84 Cornwall Road

Gorleston Road

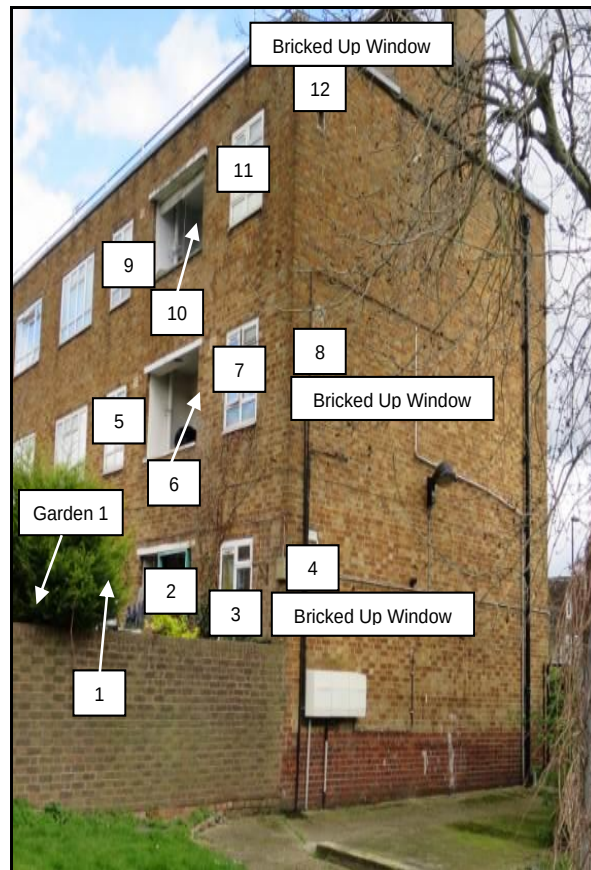
86 Cornwall Road

93 Cornwall Road

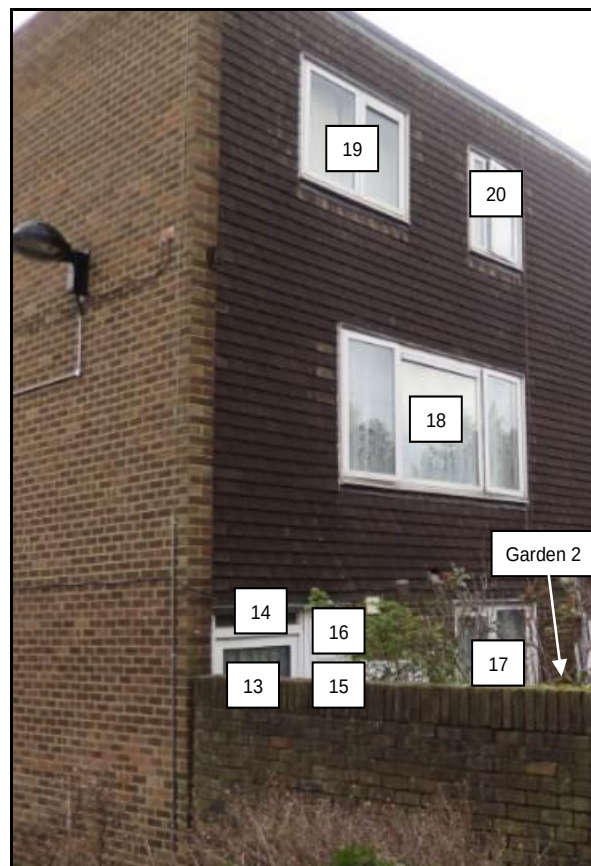
95 Cornwall Road



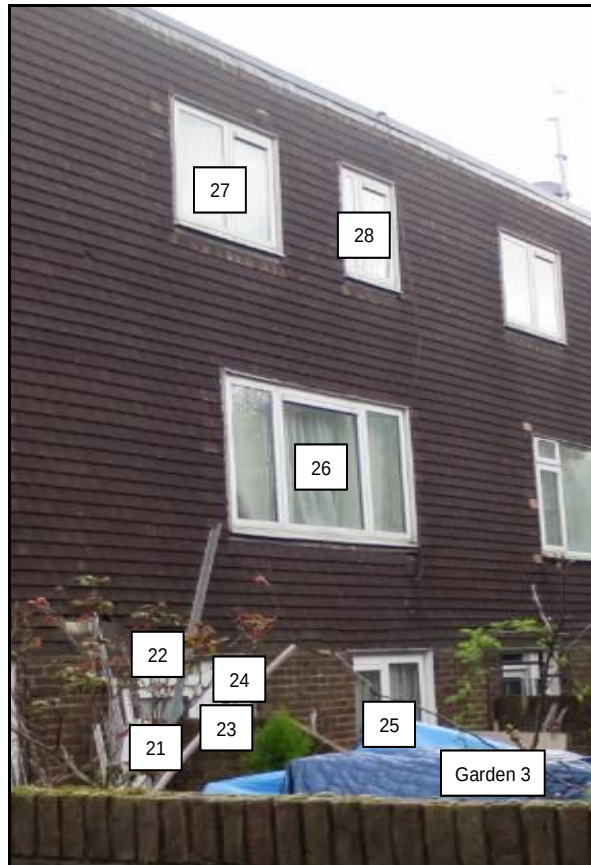
Neighbouring Windows



13 to 18 Ida Road



19 Ida Road



20 Ida Road



21 Ida Road



22 Ida Road



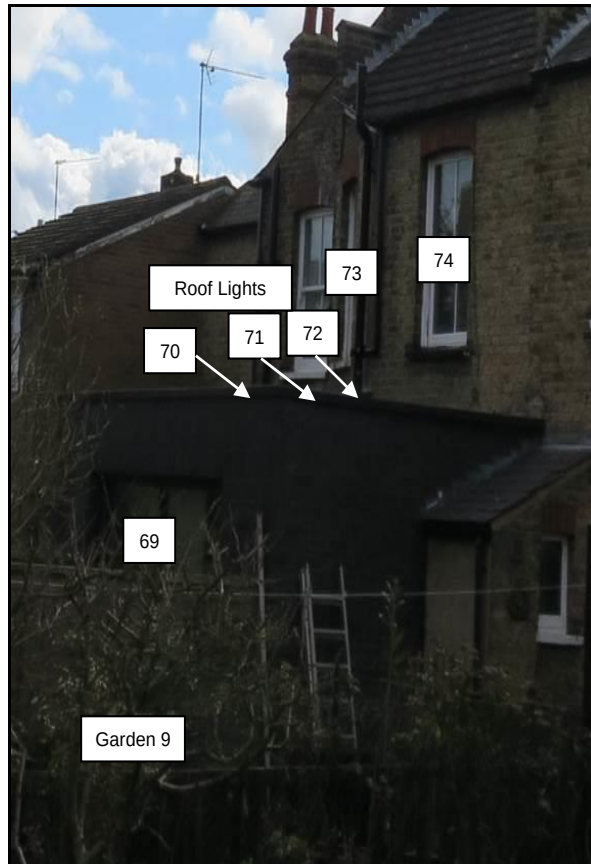
23 Ida Road



24 Ida Road



25 Ida Road



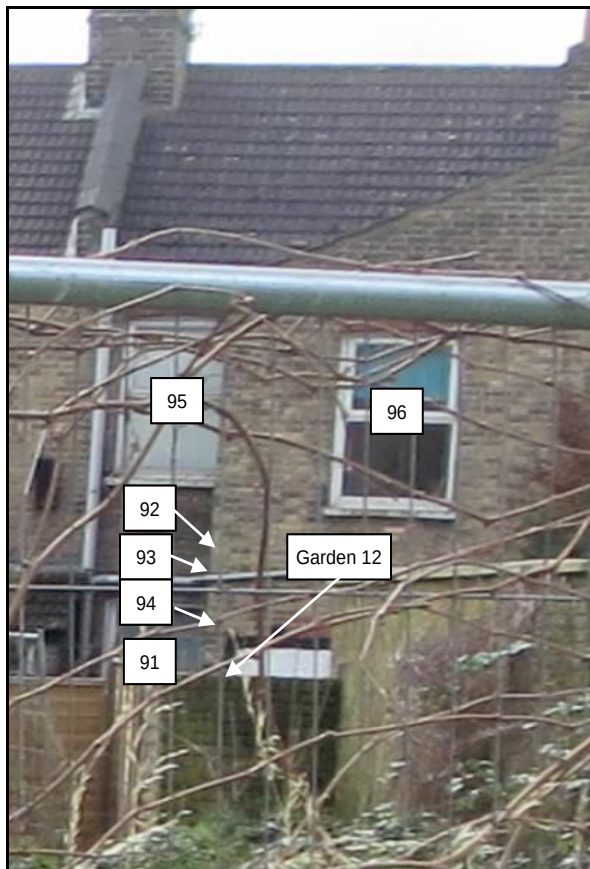
13 Gorleston Road



11 Gorleston Road



9 Gorleston Road



7 Gorleston Road



5 Gorleston Road



5 Gorleston Road



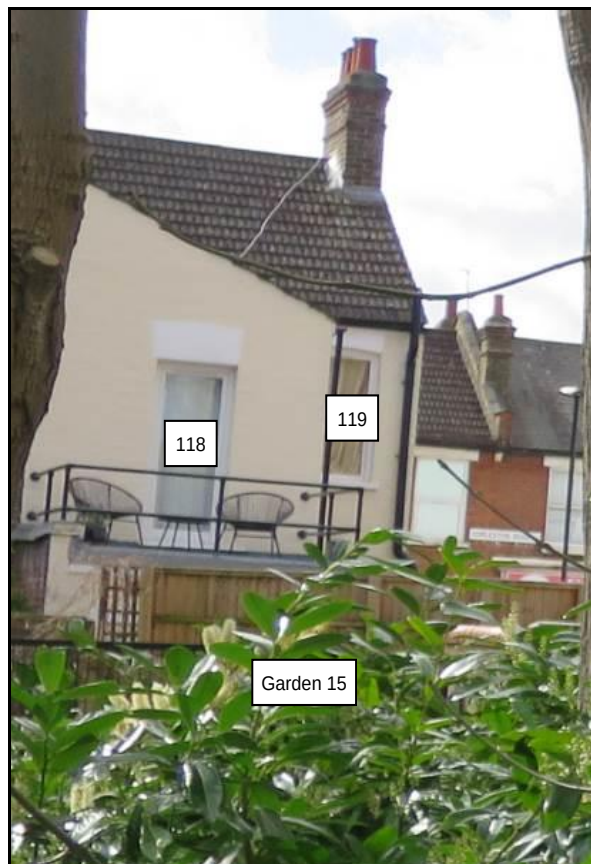
3 Gorleston Road



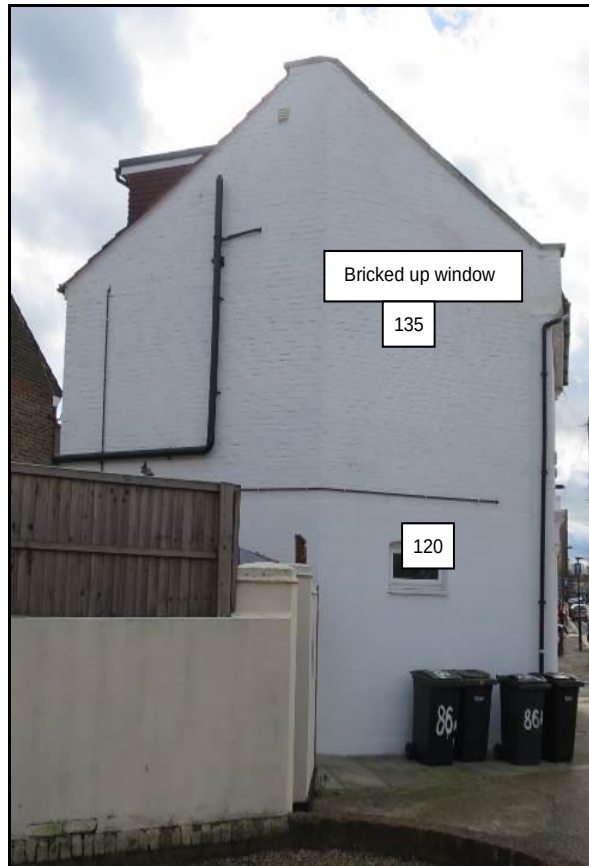
1 Gorleston Road



1 Gorleston Road



1 Gorleston Road



Bricked up window

135

120

86 Cornwall Road



Garden 16

123

124

122

121

127

126

125

86 Cornwall Road



86 Cornwall Road



86 Cornwall Road



86 Cornwall Road



95 Cornwall Road



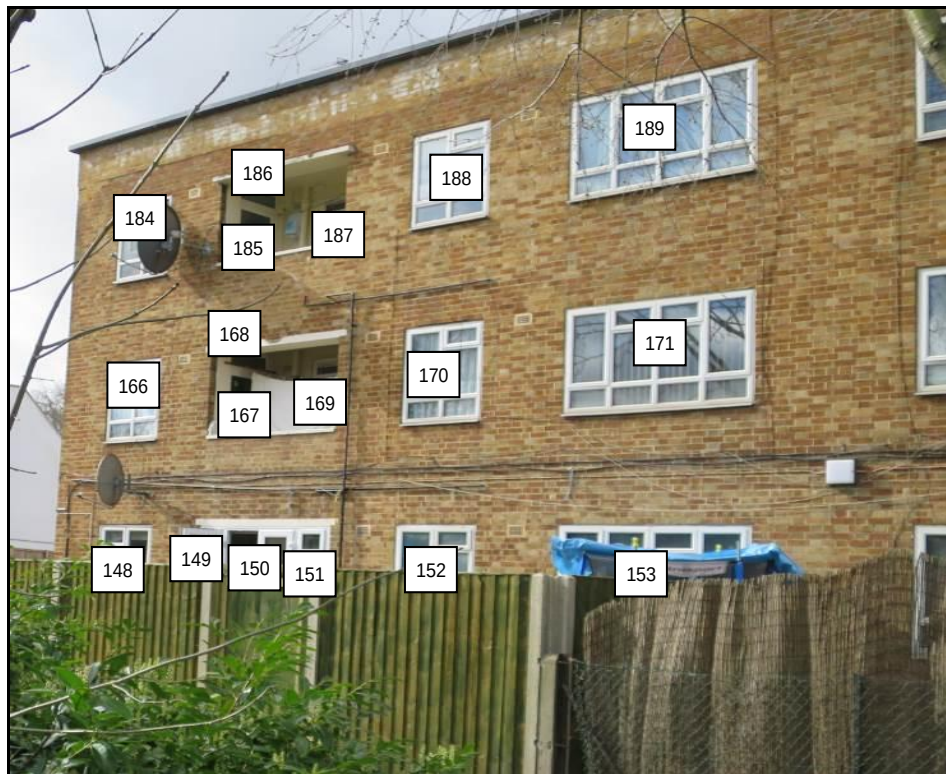
93 Cornwall Road



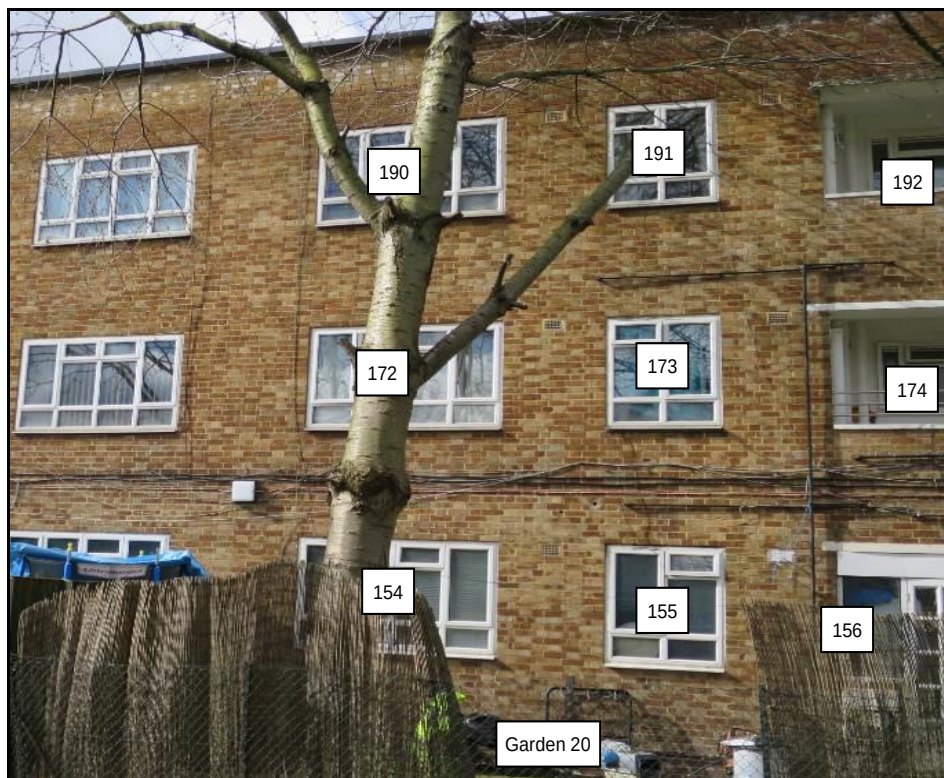
74 to 84 Cornwall Road



74 to 84 Cornwall Road



74 to 84 Cornwall Road



74 to 84 Cornwall Road



74 to 84 Cornwall Road



74 to 84 Cornwall Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

84 Cornwall Road, London N15 5AR

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>13 to 18 Ida Road</u>					
<u>Ground Floor</u>					
Window 1	Domestic	31.1%	30.6%	0.5%	0.98
Window 2	Domestic	3.5%	3.5%	0.0%	1.0
Window 3	Domestic	31.2%	30.1%	1.1%	0.96
Window 4(BW)	Domestic	34.0%	29.2%	4.8%	0.86
<u>First Floor</u>					
Window 5	Domestic	34.1%	33.8%	0.3%	0.99
Window 6	Domestic	5.5%	5.5%	0.0%	1.0
Window 7	Domestic	34.1%	33.4%	0.7%	0.98
Window 8(BW)	Domestic	36.4%	33.3%	3.1%	0.91
<u>Second Floor</u>					
Window 9	Domestic	36.8%	36.7%	0.1%	1.0
Window 10	Domestic	6.9%	6.9%	0.0%	1.0
Window 11	Domestic	36.9%	36.5%	0.4%	0.99
Window 12(BW)	Domestic	38.6%	37.4%	1.2%	0.97
<u>19 Ida Road</u>					
<u>Ground Floor</u>					
Window 13	Domestic	28.2%	25.0%	3.2%	0.89
Window 14	Domestic	30.4%	27.5%	2.9%	0.9
Window 15	Domestic	29.3%	26.0%	3.3%	0.89
Window 16	Domestic	30.1%	27.0%	3.1%	0.9
Window 17	Domestic	31.1%	27.3%	3.8%	0.88
<u>First Floor</u>					
Window 18	Domestic	33.5%	31.0%	2.5%	0.93
<u>Second Floor</u>					
Window 19	Domestic	36.0%	34.9%	1.1%	0.97
Window 20	Domestic	36.4%	35.0%	1.4%	0.96
<u>20 Ida Road</u>					
<u>Ground Floor</u>					
Window 21	Domestic	31.6%	26.9%	4.7%	0.85
Window 22	Domestic	32.5%	28.2%	4.3%	0.87
Window 23	Domestic	31.6%	26.7%	4.9%	0.84
Window 24	Domestic	32.2%	27.6%	4.6%	0.86
Window 25	Domestic	32.7%	27.0%	5.7%	0.83
<u>First Floor</u>					
Window 26	Domestic	34.8%	31.0%	3.8%	0.89

Appendix 2 - Vertical Sky Component

84 Cornwall Road, London N15 5AR

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 27	Domestic	36.8%	35.1%	1.7%	0.95
Window 28	Domestic	37.0%	35.1%	1.9%	0.95
<u>21 Ida Road</u>					
<u>Ground Floor</u>					
Window 29	Domestic	32.9%	26.2%	6.7%	0.8
Window 30	Domestic	33.7%	27.5%	6.2%	0.82
Window 31 (Secondary)	Domestic	32.9%	26.1%	6.8%	0.79
Window 32	Domestic	33.4%	27.0%	6.4%	0.81
Window 33	Domestic	33.6%	26.2%	7.4%	0.78
<u>First Floor</u>					
Window 34	Domestic	35.5%	30.5%	5.0%	0.86
<u>Second Floor</u>					
Window 35	Domestic	37.3%	35.0%	2.3%	0.94
Window 36	Domestic	37.4%	34.9%	2.5%	0.93
<u>22 Ida Road</u>					
<u>Ground Floor</u>					
Window 37	Domestic	33.6%	25.5%	8.1%	0.76
Window 38	Domestic	34.3%	26.8%	7.5%	0.78
Window 39	Domestic	33.7%	25.6%	8.1%	0.76
Window 40	Domestic	34.2%	26.5%	7.7%	0.77
Window 41	Domestic	34.1%	25.9%	8.2%	0.76
<u>First Floor</u>					
Window 42	Domestic	35.9%	30.2%	5.7%	0.84
<u>Second Floor</u>					
Window 43	Domestic	37.6%	34.8%	2.8%	0.93
Window 44	Domestic	37.6%	34.8%	2.8%	0.93
<u>23 Ida Road</u>					
<u>Ground Floor</u>					
Window 45	Domestic	33.9%	25.5%	8.4%	0.75
Window 46	Domestic	34.6%	26.9%	7.7%	0.78
Window 47	Domestic	34.0%	25.9%	8.1%	0.76
Window 48	Domestic	34.5%	26.8%	7.7%	0.78
Window 49	Domestic	34.2%	26.6%	7.6%	0.78
<u>First Floor</u>					
Window 50	Domestic	36.0%	30.6%	5.4%	0.85

Appendix 2 - Vertical Sky Component

84 Cornwall Road, London N15 5AR

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 51	Domestic	37.7%	35.0%	2.7%	0.93
Window 52	Domestic	37.7%	35.2%	2.5%	0.93
<u>24 Ida Road</u>					
<u>Ground Floor</u>					
Window 53	Domestic	34.1%	27.3%	6.8%	0.8
Window 54	Domestic	34.6%	28.2%	6.4%	0.82
Window 55	Domestic	34.0%	27.4%	6.6%	0.81
Window 56	Domestic	34.5%	28.3%	6.2%	0.82
Window 57	Domestic	34.0%	28.5%	5.5%	0.84
<u>First Floor</u>					
Window 58	Domestic	36.0%	32.1%	3.9%	0.89
<u>Second Floor</u>					
Window 59	Domestic	37.7%	35.6%	2.1%	0.94
Window 60	Domestic	37.7%	36.0%	1.7%	0.95
<u>25 Ida Road</u>					
<u>Ground Floor</u>					
Window 61	Domestic	33.4%	28.4%	5.0%	0.85
Window 62	Domestic	34.2%	29.9%	4.3%	0.87
Window 63	Domestic	33.5%	28.9%	4.6%	0.86
Window 64	Domestic	34.1%	29.9%	4.2%	0.88
Window 65	Domestic	33.4%	29.4%	4.0%	0.88
<u>First Floor</u>					
Window 66	Domestic	35.7%	33.1%	2.6%	0.93
<u>Second Floor</u>					
Window 67	Domestic	37.6%	36.3%	1.3%	0.97
Window 68	Domestic	37.6%	36.5%	1.1%	0.97
<u>13 Gorleston Road</u>					
<u>Ground Floor</u>					
Window 69	Domestic	31.9%	28.9%	3.0%	0.91
Window 70	Domestic	69.7%	69.2%	0.5%	0.99
Window 71	Domestic	70.2%	69.6%	0.6%	0.99
Window 72	Domestic	70.2%	69.6%	0.6%	0.99
<u>First Floor</u>					
Window 73	Bathroom/WC	35.2%	34.2%	1.0%	0.97
Window 74	Bedroom	35.8%	34.2%	1.6%	0.96

Appendix 2 - Vertical Sky Component

84 Cornwall Road, London N15 5AR

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>11 Gorleston Road</u>					
<u>Ground Floor</u>					
Window 75	Domestic	18.6%	17.0%	1.6%	0.91
Window 76	Domestic	29.1%	25.9%	3.2%	0.89
Window 77	Domestic	31.5%	28.0%	3.5%	0.89
Window 78	Domestic	18.4%	15.3%	3.1%	0.83
Window 79	Domestic	29.2%	25.9%	3.3%	0.89
<u>First Floor</u>					
Window 80	Domestic	36.0%	34.2%	1.8%	0.95
Window 81	Domestic	36.1%	34.1%	2.0%	0.94
<u>9 Gorleston Road</u>					
<u>Ground Floor</u>					
Window 82	Domestic	28.7%	25.2%	3.5%	0.88
Window 83	Domestic	31.5%	27.9%	3.6%	0.89
Window 84	Domestic	19.6%	16.3%	3.3%	0.83
Window 85	Domestic	27.8%	24.4%	3.4%	0.88
Window 86	Domestic	17.2%	16.9%	0.3%	0.98
Window 87	Domestic	19.4%	19.1%	0.3%	0.98
Window 88	Domestic	30.3%	26.3%	4.0%	0.87
<u>First Floor</u>					
Window 89	Domestic	35.8%	33.7%	2.1%	0.94
Window 90	Domestic	35.1%	33.0%	2.1%	0.94
<u>7 Gorleston Road</u>					
<u>Ground Floor</u>					
Window 91	Kitchen	14.9%	11.6%	3.3%	0.78
Window 92	Unknown	10.7%	10.2%	0.5%	0.95
Window 93	Unknown	15.6%	15.0%	0.6%	0.96
Window 94	Unknown	22.9%	22.1%	0.8%	0.97
<u>First Floor</u>					
Window 95	Unknown	27.0%	25.0%	2.0%	0.93
Window 96	Unknown	36.4%	32.8%	3.6%	0.9
<u>5 Gorleston Road</u>					
<u>Ground Floor</u>					
Window 97	Kitchen	33.9%	28.7%	5.2%	0.85
Window 98	Kitchen	8.6%	7.9%	0.7%	0.92
Window 99	Reception Room	15.2%	14.3%	0.9%	0.94
Window 100	Reception Room	23.2%	23.2%	0.0%	1.0
Window 101	Reception Room	28.6%	28.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component

84 Cornwall Road, London N15 5AR

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 102	Reception Room	23.6%	23.6%	0.0%	1.0
<u>First Floor</u>					
Window 103	Bathroom/WC	36.2%	32.7%	3.5%	0.9
Window 104	Bedroom	22.5%	22.0%	0.5%	0.98
<u>Second Floor</u>					
Window 105	Unknown	82.4%	82.3%	0.1%	1.0
<u>3 Gorleston Road</u>					
<u>Ground Floor</u>					
Window 106	Domestic	16.5%	14.3%	2.2%	0.87
Window 107	Domestic	32.2%	27.5%	4.7%	0.85
Window 108(BW)	Domestic	28.6%	24.3%	4.3%	0.85
<u>First Floor</u>					
Window 109	Domestic	24.4%	23.0%	1.4%	0.94
Window 110	Domestic	35.7%	31.7%	4.0%	0.89
<u>1 Gorleston Road</u>					
<u>Ground Floor</u>					
Window 111	Domestic	30.9%	21.7%	9.2%	0.7
Window 112	Domestic	30.8%	20.5%	10.3%	0.67
Window 113 (Secondary)	Domestic	29.6%	18.9%	10.7%	0.64
Window 114	Domestic	30.1%	27.3%	2.8%	0.91
Window 115	Domestic	29.0%	26.8%	2.2%	0.92
Window 116	Domestic	27.6%	25.9%	1.7%	0.94
Window 117	Domestic	25.8%	24.4%	1.4%	0.95
<u>First Floor</u>					
Window 118	Domestic	35.8%	30.8%	5.0%	0.86
Window 119	Domestic	26.9%	24.2%	2.7%	0.9
<u>86 Cornwall Road</u>					
<u>Ground Floor</u>					
Window 120	Hallway & Staircase	34.5%	33.1%	1.4%	0.96
Window 121	Unknown	16.1%	15.2%	0.9%	0.94
Window 122	Unknown	15.8%	15.1%	0.7%	0.96
Window 123	Unknown	18.0%	17.2%	0.8%	0.96
Window 124	Unknown	17.5%	16.9%	0.6%	0.97
Window 125	Unknown	30.7%	30.7%	0.0%	1.0
Window 126	Unknown	31.6%	31.6%	0.0%	1.0
Window 127	Unknown	32.2%	32.2%	0.0%	1.0
Window 128	Unknown	35.3%	35.3%	0.0%	1.0

Appendix 2 - Vertical Sky Component

84 Cornwall Road, London N15 5AR

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 129	Bedroom	26.1%	25.5%	0.6%	0.98
Window 130	Bathroom/WC	26.4%	26.0%	0.4%	0.98
Window 131	Living/Dining	35.1%	35.1%	0.0%	1.0
Window 132	Living/Dining	35.4%	35.4%	0.0%	1.0
Window 133	Living/Dining	37.5%	37.5%	0.0%	1.0
Window 134	Living/Dining	37.5%	37.5%	0.0%	1.0
Window 135(BW)	Living/Dining	36.6%	35.6%	1.0%	0.97
<u>Second Floor</u>					
Window 136	Unknown	35.0%	34.7%	0.3%	0.99
Window 137	Unknown	71.9%	71.7%	0.2%	1.0
Window 138	Unknown	87.8%	87.8%	0.0%	1.0
Window 139	Unknown	86.5%	86.5%	0.0%	1.0
<u>95 Cornwall Road</u>					
<u>Ground Floor</u>					
Window 140	Domestic	30.7%	29.9%	0.8%	0.97
Window 141	Non Habitable	5.7%	4.9%	0.8%	0.86
<u>93 Cornwall Road</u>					
<u>Ground Floor</u>					
Window 142	Non Habitable	5.0%	3.4%	1.6%	0.68
Window 143	Domestic	28.8%	27.1%	1.7%	0.94
<u>74 to 84 Cornwall Road</u>					
<u>Ground Floor</u>					
Window 144	Domestic	34.3%	33.8%	0.5%	0.99
Window 145	Domestic	34.7%	33.7%	1.0%	0.97
Window 146	Domestic	33.8%	31.0%	2.8%	0.92
Window 147	Non Habitable	34.0%	0.1%	33.9%	0.0
Window 148	Domestic	35.0%	24.3%	10.7%	0.69
Window 149	Domestic	34.9%	25.9%	9.0%	0.74
Window 150	Domestic	35.0%	26.6%	8.4%	0.76
Window 151	Domestic	34.9%	26.8%	8.1%	0.77
Window 152	Domestic	34.9%	27.6%	7.3%	0.79
Window 153	Domestic	34.9%	28.3%	6.6%	0.81
Window 154	Domestic	34.7%	29.4%	5.3%	0.85
Window 155	Domestic	34.6%	30.2%	4.4%	0.87
Window 156	Domestic	34.4%	30.4%	4.0%	0.88
Window 157	Domestic	34.4%	30.8%	3.6%	0.9
Window 158	Domestic	34.2%	30.8%	3.4%	0.9
Window 159	Domestic	34.2%	31.2%	3.0%	0.91

Appendix 2 - Vertical Sky Component

84 Cornwall Road, London N15 5AR

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 160	Domestic	33.1%	33.1%	0.0%	1.0
Window 161	Domestic	34.1%	34.1%	0.0%	1.0
<u>First Floor</u>					
Window 162	Domestic	36.7%	36.3%	0.4%	0.99
Window 163	Domestic	37.0%	36.1%	0.9%	0.98
Window 164	Domestic	35.9%	33.4%	2.5%	0.93
Window 165	Non Habitable	36.6%	0.1%	36.5%	0.0
Window 166	Domestic	37.0%	28.9%	8.1%	0.78
Window 167	Domestic	8.8%	8.4%	0.4%	0.95
Window 168 (Secondary)	Domestic	0.2%	0.1%	0.1%	0.5
Window 169	Domestic	9.6%	5.6%	4.0%	0.58
Window 170	Domestic	36.9%	32.0%	4.9%	0.87
Window 171	Domestic	36.8%	32.5%	4.3%	0.88
Window 172	Domestic	36.7%	33.2%	3.5%	0.9
Window 173	Domestic	36.6%	33.7%	2.9%	0.92
Window 174	Domestic	8.9%	7.3%	1.6%	0.82
Window 175	Domestic	8.9%	8.1%	0.8%	0.91
Window 176 (Secondary)	Domestic	0.5%	0.1%	0.4%	0.2
Window 177	Domestic	36.4%	34.4%	2.0%	0.95
Window 178	Domestic	35.6%	35.6%	0.0%	1.0
Window 179	Domestic	36.7%	36.7%	0.0%	1.0
<u>Second Floor</u>					
Window 180	Domestic	38.3%	38.2%	0.1%	1.0
Window 181	Domestic	38.6%	38.2%	0.4%	0.99
Window 182	Domestic	38.6%	37.1%	1.5%	0.96
Window 183	Non Habitable	38.5%	0.1%	38.4%	0.0
Window 184	Domestic	38.5%	34.4%	4.1%	0.89
Window 185	Domestic	8.8%	8.8%	0.0%	1.0
Window 186 (Secondary)	Domestic	0.8%	0.6%	0.2%	0.75
Window 187	Domestic	5.7%	4.1%	1.6%	0.72
Window 188	Domestic	38.4%	36.2%	2.2%	0.94
Window 189	Domestic	38.4%	36.4%	2.0%	0.95
Window 190	Bedroom	38.3%	36.7%	1.6%	0.96
Window 191	Bedroom	38.3%	37.0%	1.3%	0.97
Window 192	Bathroom/WC	5.4%	4.7%	0.7%	0.87
Window 193	Reception Room/Kitchen	8.8%	8.8%	0.0%	1.0
Window 194 (Secondary)	Reception Room/Kitchen	1.1%	0.6%	0.5%	0.55
Window 195	Reception Room/Kitchen	38.1%	37.2%	0.9%	0.98
Window 196	Reception Room/Kitchen	38.6%	38.6%	0.0%	1.0
Window 197	Reception Room/Kitchen	38.5%	38.5%	0.0%	1.0

Appendix 2 - Daylight Distribution

84 Cornwall Road, London N15 5AR

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>13 Gorleston Road</u>					
<u>Ground Floor</u>					
Windows 69 to 72	Domestic	100%	100%	0.0%	1.0
<u>First Floor</u>					
Window 73	Bathroom/WC	97%	97%	0.0%	1.0
Window 74	Bedroom	97%	97%	0.0%	1.0
<u>7 Gorleston Road</u>					
<u>Ground Floor</u>					
Window 91	Kitchen	91%	91%	0.0%	1.0
Windows 92 to 94	Unknown	98%	98%	0.0%	1.0
<u>First Floor</u>					
Window 95	Unknown	97%	97%	0.0%	1.0
Window 96	Unknown	98%	98%	0.0%	1.0
<u>5 Gorleston Road</u>					
<u>Ground Floor</u>					
Windows 97 & 98	Kitchen	99%	99%	0.0%	1.0
Windows 99 to 102	Reception Room	91%	89%	2.0%	0.98
<u>First Floor</u>					
Window 103	Bathroom/WC	97%	97%	0.0%	1.0
Window 104	Bedroom	95%	95%	0.0%	1.0
<u>Second Floor</u>					
Window 105	Unknown	94%	94%	0.0%	1.0
<u>86 Cornwall Road</u>					
<u>Ground Floor</u>					
Window 120	Hallway	64%	64%	0.0%	1.0
Window 120	Staircase	60%	60%	0.0%	1.0
Windows 121 to 128	Unknown	100%	100%	0.0%	1.0
<u>First Floor</u>					
Window 129	Bedroom	94%	94%	0.0%	1.0
Window 130	Bathroom/WC	94%	94%	0.0%	1.0
Windows 131 to 135(BW)	Living/Dining	100%	100%	0.0%	1.0
<u>Second Floor</u>					
Windows 136 to 139	Unknown	100%	100%	0.0%	1.0
<u>74 to 84 Cornwall Road</u>					
<u>Second Floor</u>					
Windows 180 & 181	Domestic	98%	98%	0.0%	1.0

Appendix 2 - Daylight Distribution
84 Cornwall Road, London N15 5AR

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Windows 182 to 186	Domestic	99%	99%	0.0%	1.0
Window 187	Domestic	34%	34%	0.0%	1.0
Window 188	Domestic	98%	98%	0.0%	1.0
Window 189	Domestic	99%	99%	0.0%	1.0
Window 190	Bedroom	99%	99%	0.0%	1.0
Window 191	Bedroom	99%	99%	0.0%	1.0
Window 192	Bathroom/WC	34%	34%	0.0%	1.0
Windows 193 to 197	Reception Room/Kitchen	100%	100%	0.0%	1.0

Appendix 2 - Sunlight to Windows

84 Cornwall Road, London N15 5AR

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>13 to 18 Ida Road</u>									
<u>Ground Floor</u>									
Window 1	Domestic	41%	39%	2%	0.95	11%	9%	2%	0.82
Window 2	Domestic	4%	4%	0%	1.0	0%	0%	0%	∞
Window 3	Domestic	43%	38%	5%	0.88	12%	7%	5%	0.58
Window 4(BW)	Domestic	80%	73%	7%	0.91	24%	17%	7%	0.71
<u>First Floor</u>									
Window 5	Domestic	45%	45%	0%	1.0	12%	12%	0%	1.0
Window 6	Domestic	6%	6%	0%	1.0	0%	0%	0%	∞
Window 7	Domestic	46%	43%	3%	0.93	13%	10%	3%	0.77
Window 8(BW)	Domestic	82%	79%	3%	0.96	26%	23%	3%	0.88
<u>Second Floor</u>									
Window 9	Domestic	49%	49%	0%	1.0	14%	14%	0%	1.0
Window 10	Domestic	8%	8%	0%	1.0	1%	1%	0%	1.0
Window 11	Domestic	49%	49%	0%	1.0	14%	14%	0%	1.0
Window 12(BW)	Domestic	86%	86%	0%	1.0	30%	30%	0%	1.0
<u>13 Gorleston Road</u>									
<u>Ground Floor</u>									
Window 70	Domestic	28%	28%	0%	1.0	0%	0%	0%	∞
Window 71	Domestic	24%	24%	0%	1.0	0%	0%	0%	∞
Window 72	Domestic	27%	26%	1%	0.96	1%	1%	0%	1.0
<u>9 Gorleston Road</u>									
<u>Ground Floor</u>									
Window 86	Domestic	9%	9%	0%	1.0	0%	0%	0%	∞
Window 87	Domestic	11%	11%	0%	1.0	0%	0%	0%	∞
<u>7 Gorleston Road</u>									
<u>Ground Floor</u>									
Window 92	Unknown	0%	0%	0%	∞	0%	0%	0%	∞
Window 93	Unknown	2%	2%	0%	1.0	0%	0%	0%	∞
Window 94	Unknown	18%	18%	0%	1.0	0%	0%	0%	∞
<u>5 Gorleston Road</u>									
<u>Ground Floor</u>									
Window 100	Reception Room	50%	50%	0%	1.0	16%	16%	0%	1.0
Window 101	Reception Room	73%	73%	0%	1.0	19%	19%	0%	1.0
Window 102	Reception Room	47%	47%	0%	1.0	12%	12%	0%	1.0

Appendix 2 - Sunlight to Windows

84 Cornwall Road, London N15 5AR

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>86 Cornwall Road</u>									
<u>Ground Floor</u>									
Window 121	Unknown	21%	21%	0%	1.0	8%	8%	0%	1.0
Window 122	Unknown	21%	21%	0%	1.0	8%	8%	0%	1.0
Window 123	Unknown	24%	24%	0%	1.0	9%	9%	0%	1.0
Window 124	Unknown	27%	27%	0%	1.0	10%	10%	0%	1.0
Window 125	Unknown	74%	74%	0%	1.0	21%	21%	0%	1.0
Window 126	Unknown	76%	76%	0%	1.0	23%	23%	0%	1.0
Window 127	Unknown	76%	76%	0%	1.0	23%	23%	0%	1.0
<u>First Floor</u>									
Window 129	Bedroom	31%	31%	0%	1.0	11%	11%	0%	1.0
Window 130	Bathroom/WC	38%	38%	0%	1.0	12%	12%	0%	1.0
Window 131	Living/Dining	83%	83%	0%	1.0	30%	30%	0%	1.0
Window 132	Living/Dining	83%	83%	0%	1.0	30%	30%	0%	1.0
<u>Second Floor</u>									
Window 136	Unknown	45%	45%	0%	1.0	15%	15%	0%	1.0
Window 137	Unknown	39%	39%	0%	1.0	1%	1%	0%	1.0
<u>95 Cornwall Road</u>									
<u>Ground Floor</u>									
Window 140	Domestic	44%	43%	1%	0.98	12%	12%	0%	1.0
Window 141	Domestic	6%	6%	0%	1.0	1%	1%	0%	1.0
<u>74 to 84 Cornwall Road</u>									
<u>Ground Floor</u>									
Window 144	Domestic	47%	42%	5%	0.89	14%	9%	5%	0.64
Window 145	Domestic	45%	38%	7%	0.84	14%	9%	5%	0.64
Window 146	Domestic	42%	29%	13%	0.69	14%	6%	8%	0.43
Window 147	Non Habitable	85%	0%	85%	0.0	29%	0%	29%	0.0
Window 160	Domestic	40%	40%	0%	1.0	13%	13%	0%	1.0
Window 161	Domestic	46%	46%	0%	1.0	13%	13%	0%	1.0
<u>First Floor</u>									
Window 162	Domestic	49%	46%	3%	0.94	14%	11%	3%	0.79
Window 163	Domestic	49%	44%	5%	0.9	15%	10%	5%	0.67
Window 164	Domestic	46%	35%	11%	0.76	15%	7%	8%	0.47
Window 165	Non Habitable	86%	0%	86%	0.0	30%	0%	30%	0.0
Window 175	Domestic	29%	27%	2%	0.93	7%	6%	1%	0.86
Window 176	Domestic	1%	0%	1%	0.1	1%	0%	1%	0.01
Window 178	Domestic	45%	45%	0%	1.0	14%	14%	0%	1.0
Window 179	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0

Appendix 2 - Sunlight to Windows
84 Cornwall Road, London N15 5AR

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Second Floor</u>									
Window 180	Domestic	49%	49%	0%	1.0	15%	15%	0%	1.0
Window 181	Domestic	49%	47%	2%	0.96	15%	13%	2%	0.87
Window 182	Domestic	49%	44%	5%	0.9	15%	10%	5%	0.67
Window 183	Non Habitable	86%	0%	86%	0.0	30%	0%	30%	0.0
Window 193	Reception Room/Kitchen	29%	29%	0%	1.0	7%	7%	0%	1.0
Window 194	Reception Room/Kitchen	1%	1%	0%	1.0	1%	1%	0%	1.0
Window 196	Reception Room/Kitchen	49%	49%	0%	1.0	15%	15%	0%	1.0
Window 197	Reception Room/Kitchen	49%	49%	0%	1.0	15%	15%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces

84 Cornwall Road, London N15 5AR

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
<u>13 to 18 Ida Road</u>								
Ground Floor								
Garden 1	34.53 m2	27.19 m2	79%	27.19 m2	79%	0.0 m2	0%	1.0
<u>19 Ida Road</u>								
Ground Floor								
Garden 2	11.11 m2	2.07 m2	19%	2.07 m2	19%	0.0 m2	0%	1.0
<u>20 Ida Road</u>								
Ground Floor								
Garden 3	32.81 m2	21.05 m2	64%	21.05 m2	64%	0.0 m2	0%	1.0
<u>21 Ida Road</u>								
Ground Floor								
Garden 4	33.22 m2	21.74 m2	65%	21.74 m2	65%	0.0 m2	0%	1.0
<u>22 Ida Road</u>								
Ground Floor								
Garden 5	33.77 m2	22.67 m2	67%	22.67 m2	67%	0.0 m2	0%	1.0
<u>23 Ida Road</u>								
Ground Floor								
Garden 6	29.52 m2	18.1 m2	61%	18.1 m2	61%	0.0 m2	0%	1.0
<u>24 Ida Road</u>								
Ground Floor								
Garden 7	31.76 m2	20.71 m2	65%	20.71 m2	65%	0.0 m2	0%	1.0
<u>25 Ida Road</u>								
Ground Floor								
Garden 8	56.54 m2	49.94 m2	88%	49.94 m2	88%	0.0 m2	0%	1.0
<u>13 Gorleston Road</u>								
Ground Floor								
Garden 9	35.6 m2	16.5 m2	46%	16.5 m2	46%	0.0 m2	0%	1.0
<u>11 Gorleston Road</u>								
Ground Floor								
Garden 10	53.48 m2	21.27 m2	40%	21.27 m2	40%	0.0 m2	0%	1.0
<u>9 Gorleston Road</u>								
Ground Floor								
Garden 11	59.77 m2	29.03 m2	49%	29.03 m2	49%	0.0 m2	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces

84 Cornwall Road, London N15 5AR

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>7 Gorleston Road</u>								
<u>Ground Floor</u>								
Garden 12	38.49 m2	11.5 m2	30%	11.5 m2	30%	0.0 m2	0%	1.0
<u>5 Gorleston Road</u>								
<u>Ground Floor</u>								
Garden 13	24.9 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>3 Gorleston Road</u>								
<u>Ground Floor</u>								
Garden 14	31.66 m2	0.28 m2	1%	0.28 m2	1%	0.0 m2	0%	1.0
<u>1 Gorleston Road</u>								
<u>Ground Floor</u>								
Garden 15	97.84 m2	34.44 m2	35%	34.44 m2	35%	0.0 m2	0%	1.0
<u>86 Cornwall Road</u>								
<u>Ground Floor</u>								
Garden 16	34.76 m2	19.64 m2	57%	19.64 m2	57%	0.0 m2	0%	1.0
<u>95 Cornwall Road</u>								
<u>Ground Floor</u>								
Garden 17	28.58 m2	28.31 m2	99%	28.31 m2	99%	0.0 m2	0%	1.0
<u>93 Cornwall Road</u>								
<u>Ground Floor</u>								
Garden 18	31.45 m2	27.72 m2	88%	27.72 m2	88%	0.0 m2	0%	1.0
<u>74 to 84 Cornwall Road</u>								
<u>Ground Floor</u>								
Garden 19	22.22 m2	19.88 m2	89%	19.88 m2	89%	0.0 m2	0%	1.0
Garden 20	93.98 m2	79.41 m2	84%	66.3 m2	71%	13.1 m2	13%	0.83

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

Project Name: 84 Cornwall Road, London N15 5AR

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



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