



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

10 August 2023

12 Great North Road
London
N6 4LX

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Simone de Gale Architects Ltd to undertake a daylight and sunlight assessment of the proposed development at 12 Great North Road, London N6 4LX.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at 1 to 13 Sussex Gardens, 8 & 10 Great North Road, 14 to 16a Aylmer Parade and 2 to 4 Sussex Gate.
- 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 vertical sky component and overshadowing tests in respect of some windows and gardens at 1 to 5 Sussex Gardens. 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:

SGA

21-405-204	Existing Site Plan	Rev P1
21-405-304	Existing Street Elevations	Rev P1
21-405-200	Proposed Floor Plans	Rev 00
21-405-201	Proposed Floor Plans	Rev 01
21-405-202	Proposed Site Plan	Rev 00
21-405-300	Proposed Elevations	Rev 00
21-405-301	Proposed Elevations	Rev 01
	Architect Model	Rev -

Mobile Cad Surveying Solutions

3698 - 01	Site Plan	Rev -
3698 - 02	Floor Plans	Rev -
3698 - 03	Main House Elevation	Rev -
3698 - 04	Section A-A	Rev -
3698 - 05	Southwest Street Elevation	Rev -
3698 - 06	Northeast Street Elevation	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

1 Sussex Gardens: 5558/A3/4	Proposed Floor Plans	Rev -
13 Sussex Gardens: P001	Existing and Proposed GAs	Rev -
14 Aylmer Parade:	Floor Plans	Rev -
2 Sussex Gate: 2187/1	Ground Floor Existing	Rev -
2187/2	First Floor Existing	Rev -
2187/3	Second Floor Existing	Rev -
2187/4	Roof Plan as Existing	Rev -
3 Sussex Gardens:	Proposed Plan and Elevations	Rev -

3 Sussex Gate: PESG 1674	Proposed First Floor Plan	Rev A
4 Sussex Gate: BDS 16/010-02	Ground & Basement Floor Plans as Proposed	Rev -
7 Sussex Gardens: 02	Existing Floor Plans and Elevations	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 residential properties at 1 to 13 Sussex Gardens, 8 & 10 Great North Road, 14 to 16a Aylmer Parade and 2 to 4 Sussex Gate.
- 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 nine ground floor windows at 1, 3 & 5 Sussex Gardens. However, there are mitigating factors to mention.
- 4.2.2 Firstly, of the windows which fall short of the recommendations, six will experience a reduction ratio of 0.71 and above against the target of 0.8, and will retain an average VSC score over 21%. We are of the opinion this is a very good level of VSC, particularly given the urban context of the site.
- 4.2.3 Secondly, given the low lying nature of the existing building compared with the immediate neighbouring properties, a bigger relative reduction in VSC is to be expected if the proposal is to match the height of other existing buildings in the area.
- 4.2.4 Furthermore, windows 1 and 2 at 1 Sussex Gardens are hampered by an overhang. The BRE guide acknowledges that existing windows with overhangs above them typically receive less daylight as the overhang cuts out light from the top part of the sky and that even a modest obstruction opposite may result in a large relative impact on the VSC. The guide goes on to explain that an additional calculation may be carried out assuming that the overhangs do not exist. If the windows meet the targets on this basis, then this confirms that it is the overhang that prevents the targets from being met as opposed to an unreasonable level of obstruction caused by the

development. The windows at 1 Sussex Gardens pass the Vertical Sky Component test without the overhang in place (see Appendix 4).

- 4.2.5 Finally, the VSC test does not take into consideration the size, position or number of windows which serve a room, yet these factors have a profound impact on the amount of daylight a room is able to receive. Despite some of the individual VSC scores mentioned above, the daylight in the rooms themselves is maintained at a very good level and this is evidenced by the negligible impact on daylight distribution in the same rooms.

Daylight Distribution

- 4.2.6 We have undertaken the Daylight Distribution test where room layouts are known. All rooms tested 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 with the exception of windows 1 & 2 at 1 Sussex Gardens. However, the same mitigating arguments applied to the VSC shortfalls equally apply to the sunlight test and to that end, we have calculated the sunlight levels which would be achieved by removing the overhang above windows 1 & 2. Given these windows surpass their alternative sunlight recommendation (see Appendix 4), 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, with the exception of the rear gardens at 3 & 5 Sussex Gardens. Whilst the test shows that the gardens don't achieve ideal levels of sunlight, there are some mitigating factors to consider. The gardens are relatively small. It is quite often not practical for small gardens to meet the 21 March 2 hour sunlight recommendation. This is because small gardens, by their nature, tend to be fairly enclosed. For example, every part of a small garden is often close to a building or boundary fence, which casts shadows over a significant proportion of the area, at ground level. This is the case with the

gardens at 3 & 5 Sussex Gardens which currently receive significant shading from their own fences to the south/east. This is evidenced in Appendix 3 by the significant strip of green shading adjacent to the same fences in the contours.

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 vertical sky component and overshadowing tests in respect of some windows and gardens at 1 to 5 Sussex Gardens. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out above, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

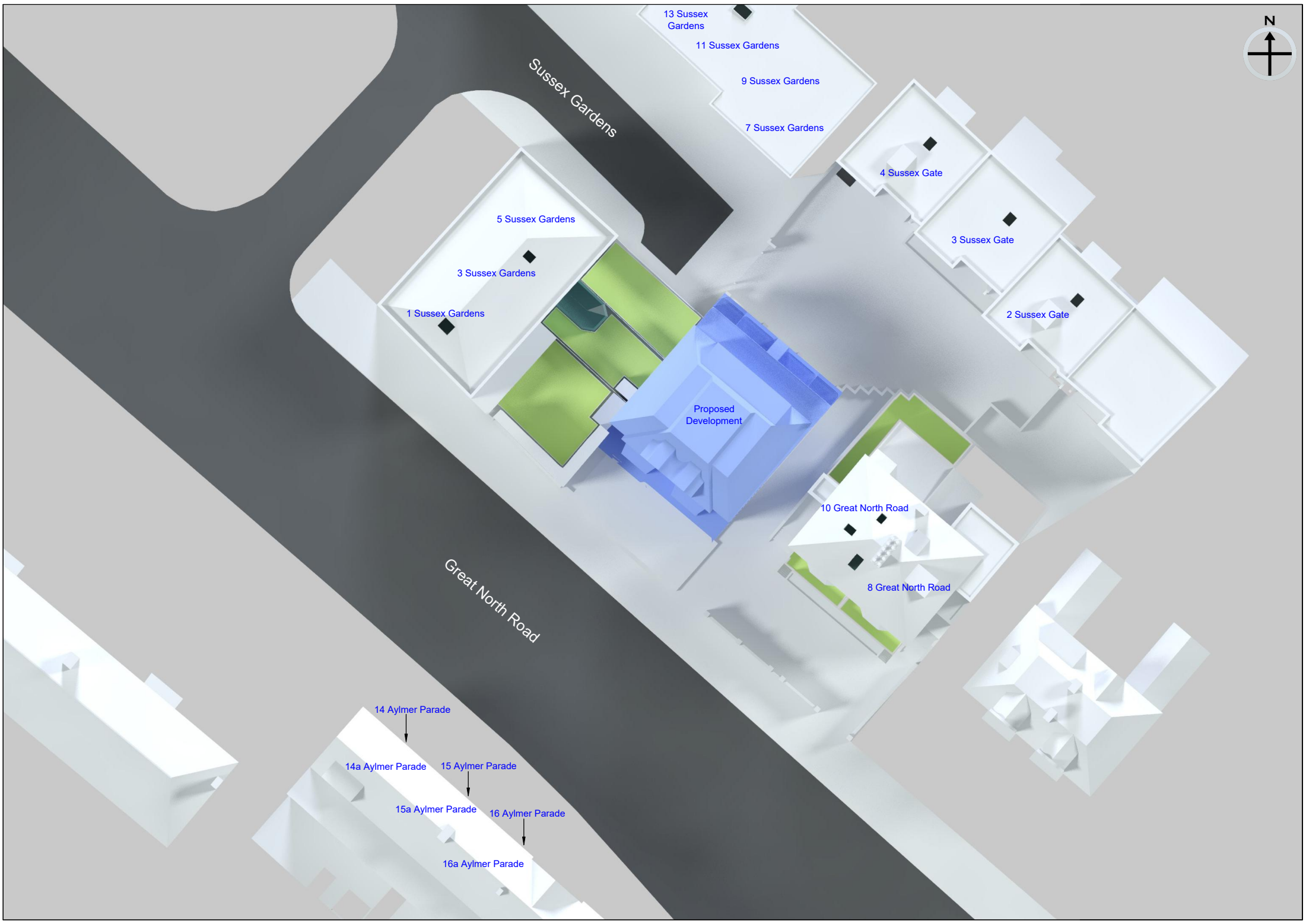
5.1 General

- 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 24 March 2023. 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



Sussex Gardens

13 Sussex Gardens

11 Sussex Gardens

9 Sussex Gardens

7 Sussex Gardens

4 Sussex Gate

3 Sussex Gate

2 Sussex Gate

5 Sussex Gardens

3 Sussex Gardens

1 Sussex Gardens

Proposed Development

10 Great North Road

8 Great North Road

Great North Road

14 Aylmer Parade

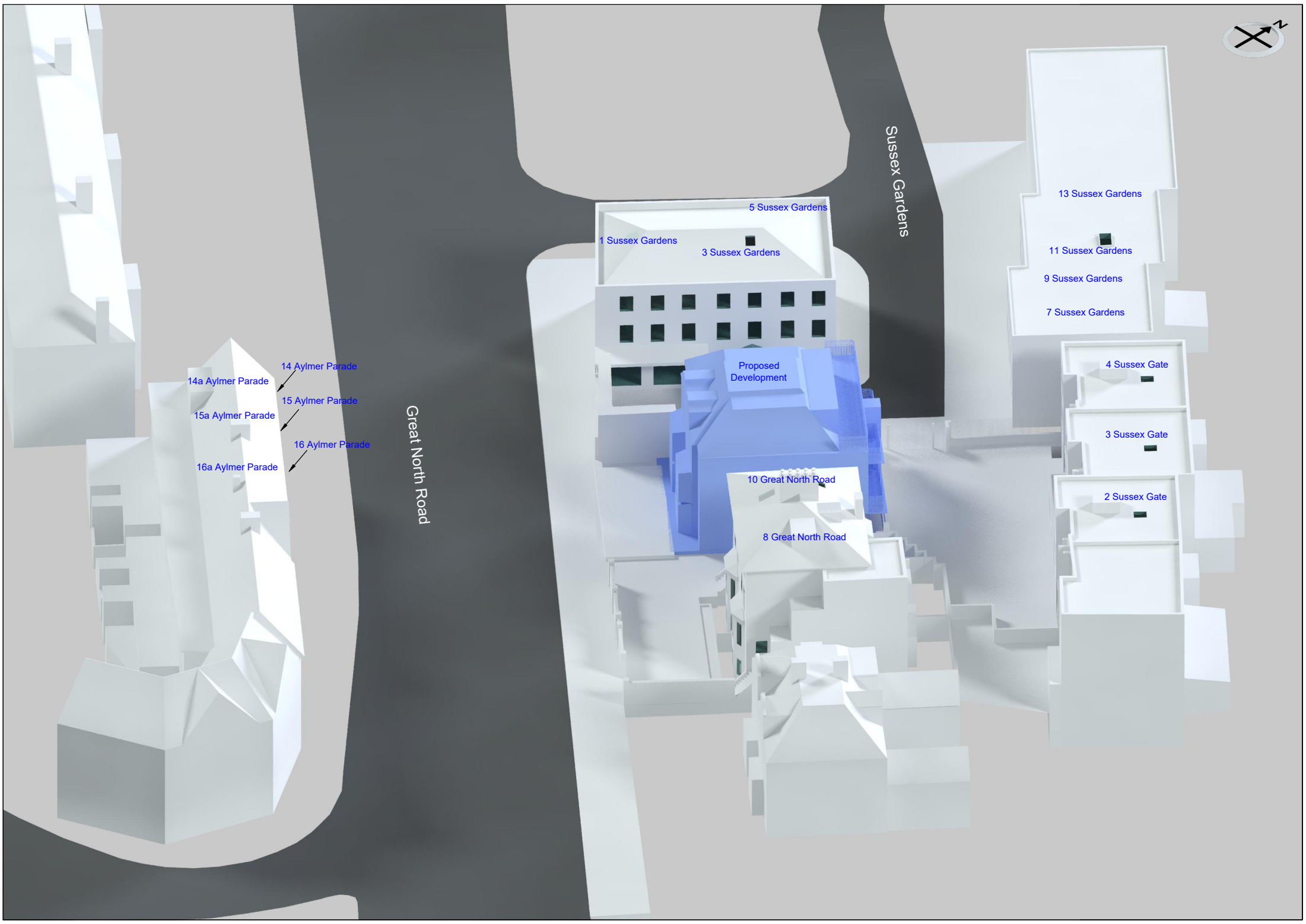
14a Aylmer Parade

15 Aylmer Parade

15a Aylmer Parade

16 Aylmer Parade

16a Aylmer Parade





13 Sussex Gardens

11 Sussex Gardens

9 Sussex Gardens

7 Sussex Gardens

4 Sussex Gate

3 Sussex Gate

2 Sussex Gate

Sussex Gardens

5 Sussex Gardens

3 Sussex Gardens

1 Sussex Gardens

Proposed Development

10 Great North Road

8 Great North Road

14 Aylmer Parade

15 Aylmer Parade

16 Aylmer Parade

Great North Road

14a Aylmer Parade

15a Aylmer Parade

16a Aylmer Parade





16a Aylmer
Parade

15a Aylmer
Parade

14a Aylmer
Parade

16 Aylmer Parade

15 Aylmer Parade

14 Aylmer Parade

Great North Road

8 Great North
Road

10 Great North
Road

Proposed
Development

1 Sussex Gardens

3 Sussex Gardens

5 Sussex Gardens

Sussex Gardens

2 Sussex Gate

3 Sussex Gate

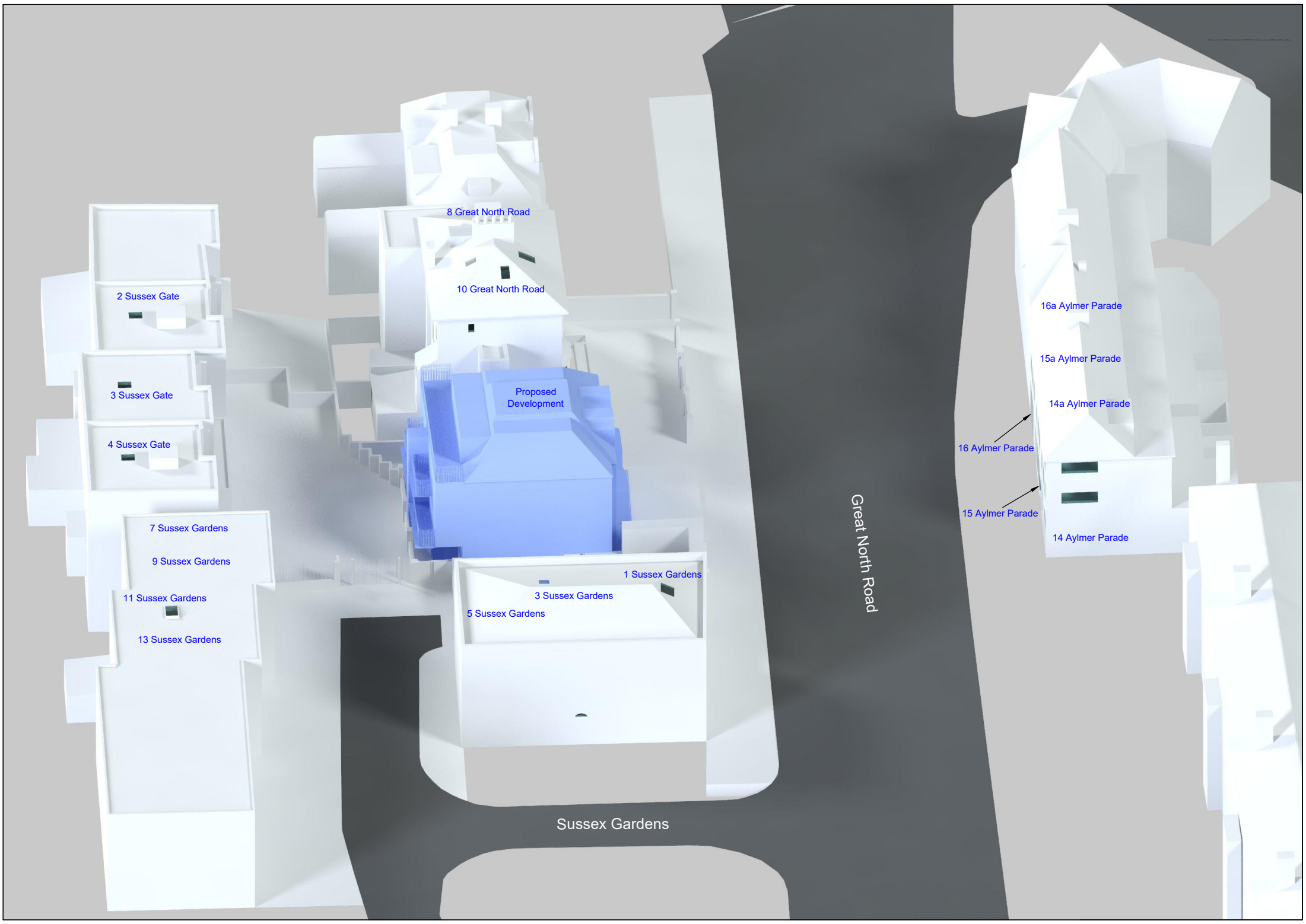
4 Sussex Gate

9 Sussex Gardens

13 Sussex Gardens

7 Sussex Gardens

11 Sussex Gardens



8 Great North Road

10 Great North Road

2 Sussex Gate

3 Sussex Gate

4 Sussex Gate

Proposed
Development

7 Sussex Gardens

9 Sussex Gardens

11 Sussex Gardens

13 Sussex Gardens

1 Sussex Gardens

3 Sussex Gardens

5 Sussex Gardens

Great North Road

Sussex Gardens

16a Aylmer Parade

15a Aylmer Parade

14a Aylmer Parade

16 Aylmer Parade

15 Aylmer Parade

14 Aylmer Parade

Neighbouring Windows



1 Sussex Gardens



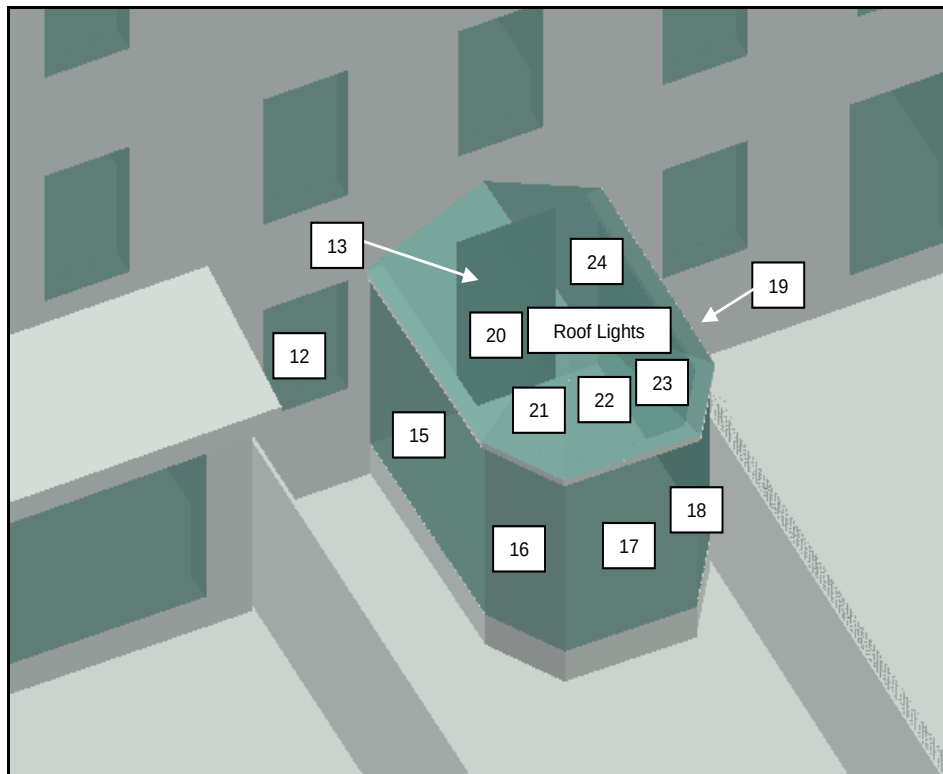
1 Sussex Gardens



1 Sussex Gardens



1 Sussex Gardens



3 Sussex Gate



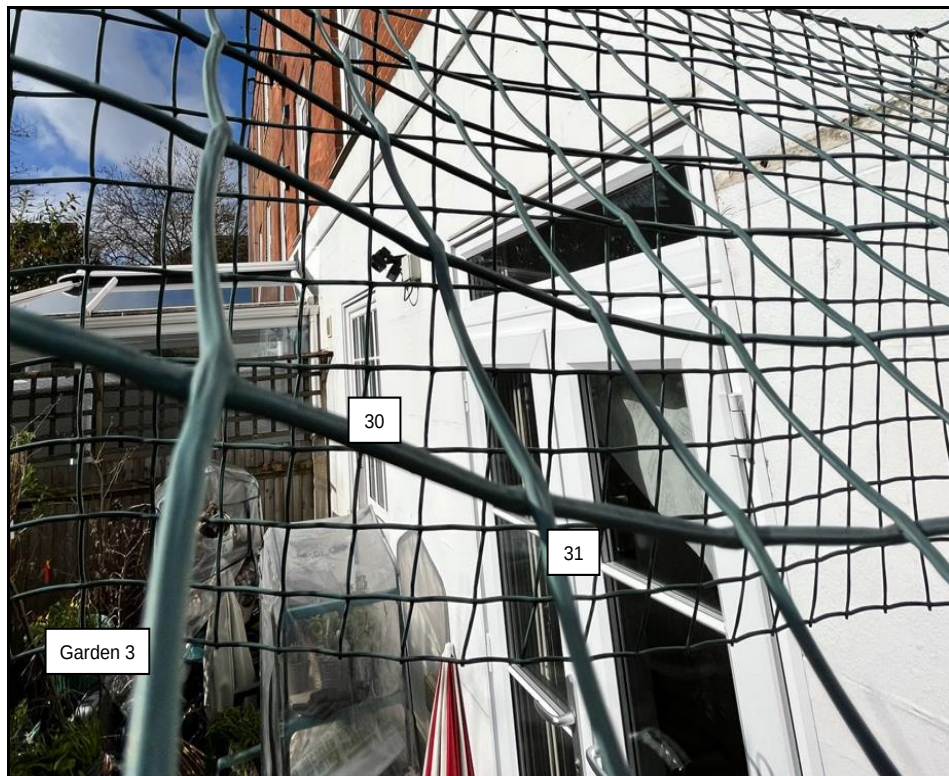
3 Sussex Gardens



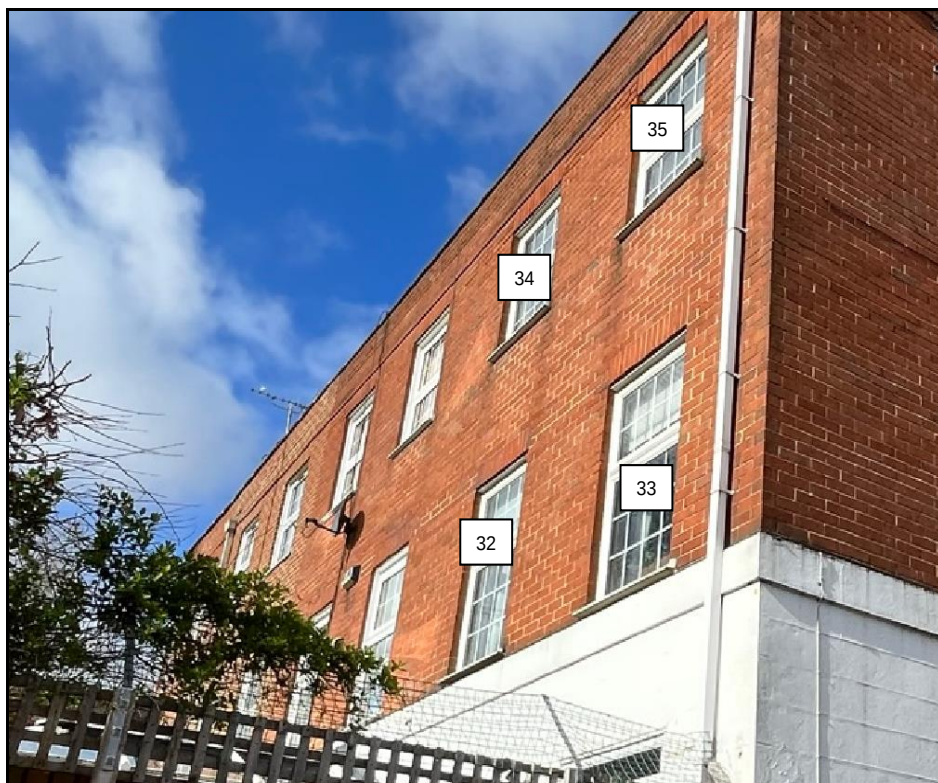
3 Sussex Gardens



3 Sussex Gardens



5 Sussex Gardens



5 Sussex Gardens



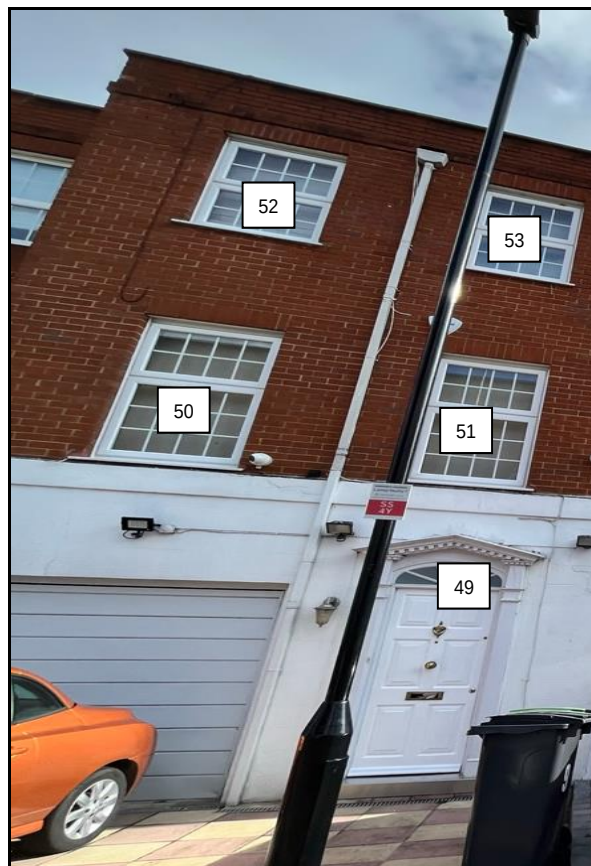
13 Sussex Gardens



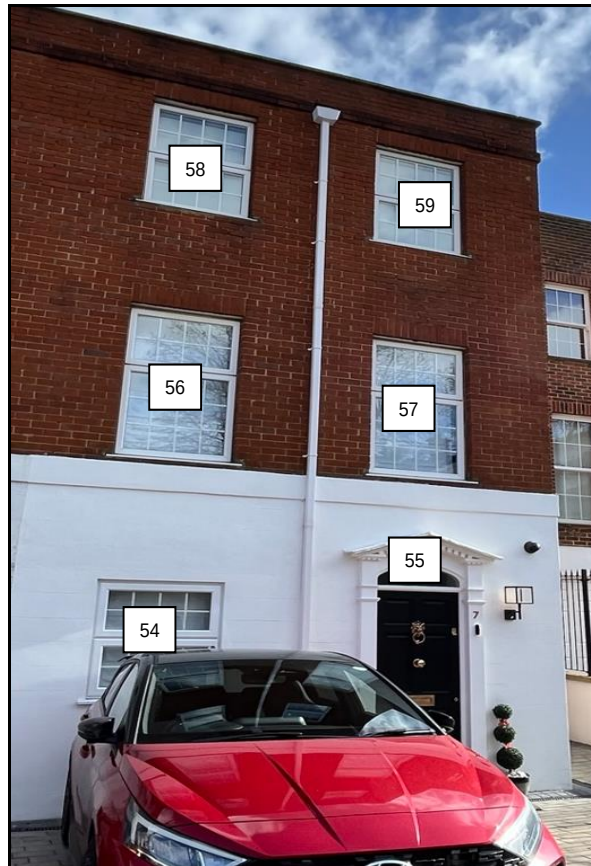
11 Sussex Gardens



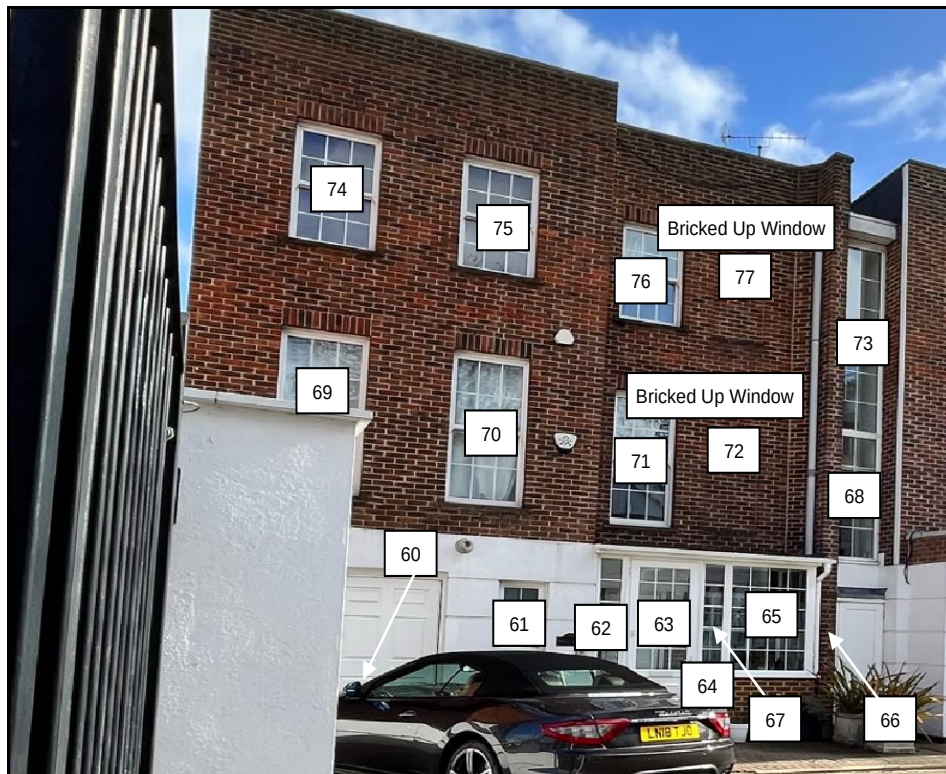
11 Sussex Gardens



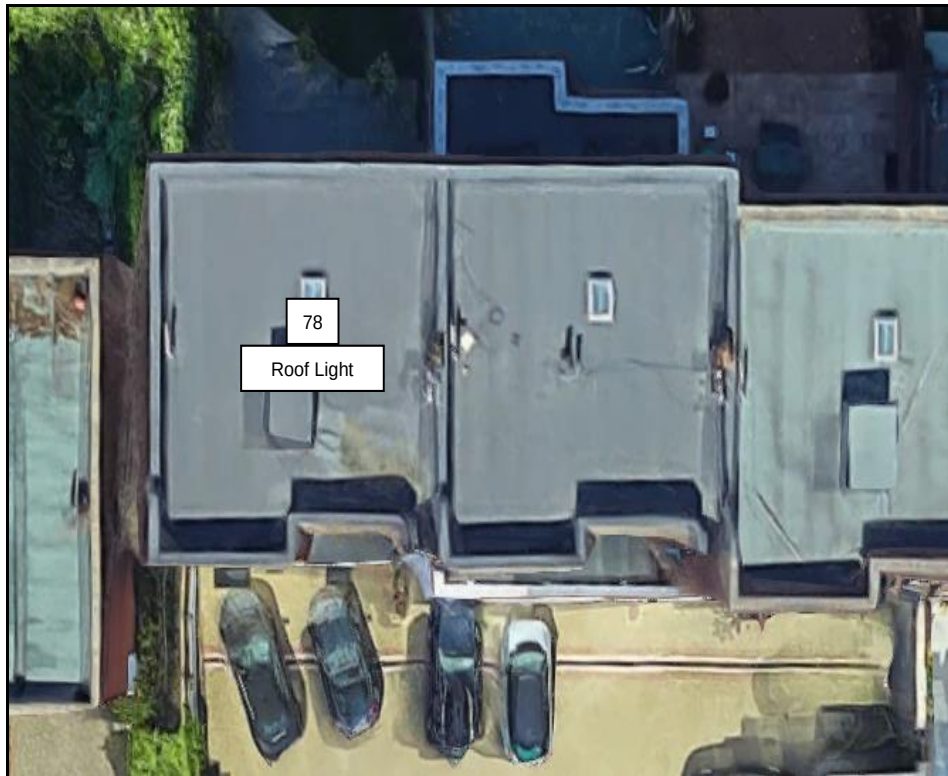
9 Sussex Gardens



7 Sussex Gardens



4 Sussex Gate



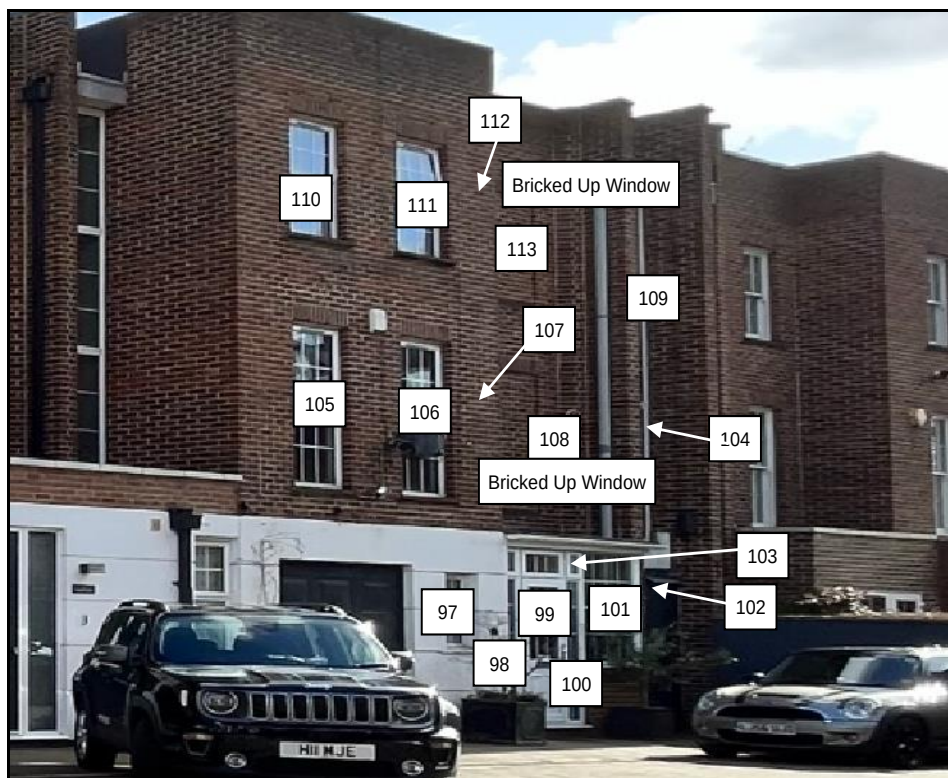
4 Sussex Gate



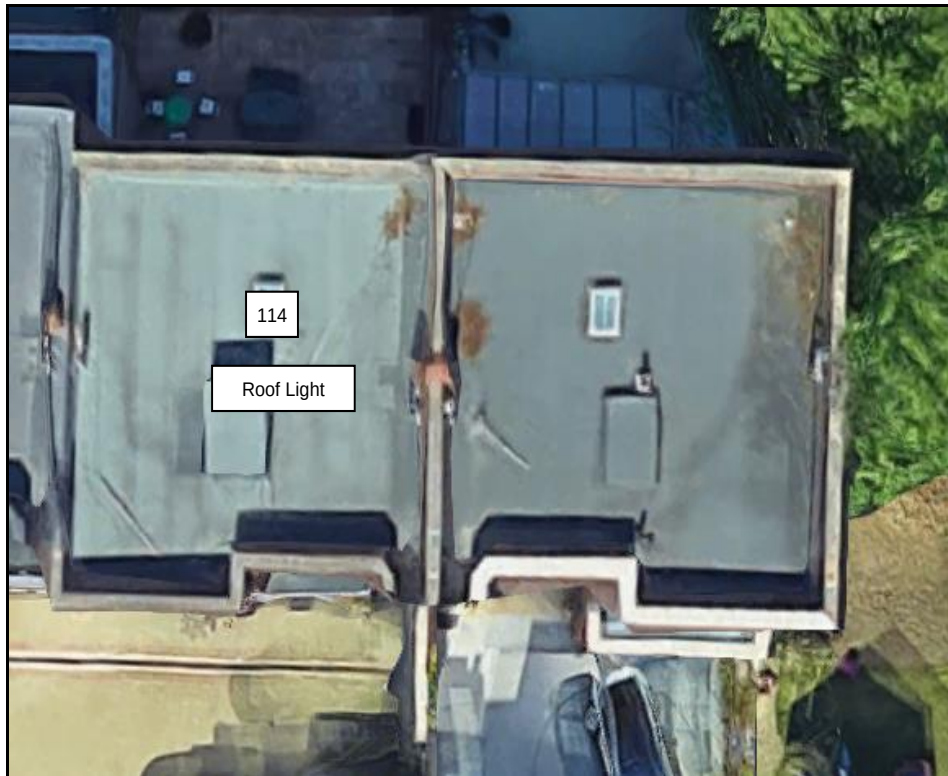
3 Sussex Gate



3 Sussex Gate



2 Sussex Gate



2 Sussex Gate



10 Great North Road



10 Great North Road



10 Great North Road



10 Great North Road



8 Great North Road



8 Great North Road



16 Aylmer Parade



16a Aylmer Parade



15 Aylmer Parade



15a Aylmer Parade



14 Aylmer Parade



14a Aylmer Parade



14a Aylmer Parade

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

12 Great North Road, London N6 4LX

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 Sussex Gardens</u>					
<u>Ground Floor</u>					
Window 1	Lounge	9.1%	5.3%	3.8%	0.58
Window 2	Lounge	13.1%	7.0%	6.1%	0.53
<u>First Floor</u>					
Window 3	Bedroom	35.7%	32.9%	2.8%	0.92
Window 4	Bedroom	35.7%	32.0%	3.7%	0.9
Window 5	Bedroom	35.6%	30.6%	5.0%	0.86
<u>Second Floor</u>					
Window 6	Bathroom/WC	37.1%	37.1%	0.0%	1.0
Window 7	Bathroom/WC	92.5%	92.5%	0.0%	1.0
Window 8	Bathroom/WC	37.0%	37.0%	0.0%	1.0
Window 9	Bedroom	37.5%	35.9%	1.6%	0.96
Window 10	Bedroom	37.6%	35.4%	2.2%	0.94
Window 11	Bedroom	37.6%	34.7%	2.9%	0.92
<u>3 Sussex Gardens</u>					
<u>Ground Floor</u>					
Window 12	Kitchen/Dining Room/Hall	26.4%	19.1%	7.3%	0.72
Window 13	Kitchen/Dining Room/Hall	30.0%	21.5%	8.5%	0.72
Window 14	Kitchen/Dining Room/Hall	36.5%	36.5%	0.0%	1.0
Window 15	Conservatory	17.5%	16.3%	1.2%	0.93
Window 16	Conservatory	29.2%	22.4%	6.8%	0.77
Window 17	Conservatory	30.6%	15.3%	15.3%	0.5
Window 18	Conservatory	24.2%	17.1%	7.1%	0.71
Window 19	Conservatory	4.3%	4.0%	0.3%	0.93
Window 20	Conservatory	57.5%	53.0%	4.5%	0.92
Window 21	Conservatory	69.5%	62.7%	6.8%	0.9
Window 22	Conservatory	69.6%	61.2%	8.4%	0.88
Window 23	Conservatory	69.4%	62.3%	7.1%	0.9
Window 24	Conservatory	57.3%	52.8%	4.5%	0.92
<u>First Floor</u>					
Window 25	Domestic	35.5%	28.9%	6.6%	0.81
Window 26	Domestic	35.4%	28.0%	7.4%	0.79
<u>Second Floor</u>					
Window 27	Domestic	37.6%	33.9%	3.7%	0.9
Window 28	Domestic	37.5%	33.4%	4.1%	0.89
Window 29	Domestic	95.9%	95.8%	0.1%	1.0

Appendix 2 - Vertical Sky Component

12 Great North Road, London N6 4LX

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>5 Sussex Gardens</u>					
<u>Ground Floor</u>					
Window 30	Domestic	31.1%	22.5%	8.6%	0.72
Window 31	Domestic	31.9%	24.1%	7.8%	0.76
<u>First Floor</u>					
Window 32	Domestic	35.2%	28.0%	7.2%	0.8
Window 33	Domestic	35.0%	28.8%	6.2%	0.82
<u>Second Floor</u>					
Window 34	Domestic	37.5%	33.5%	4.0%	0.89
Window 35	Domestic	37.4%	34.1%	3.3%	0.91
<u>13 Sussex Gardens</u>					
<u>Ground Floor</u>					
Window 36	Office	31.6%	30.8%	0.8%	0.97
Window 37	Hallway	31.6%	30.7%	0.9%	0.97
<u>First Floor</u>					
Window 38	Sitting Room	34.3%	33.7%	0.6%	0.98
Window 39	Sitting Room	33.7%	33.1%	0.6%	0.98
<u>Second Floor</u>					
Window 40	Bedroom	37.2%	36.8%	0.4%	0.99
Window 41	Bedroom	36.9%	36.5%	0.4%	0.99
<u>11 Sussex Gardens</u>					
<u>Ground Floor</u>					
Window 42	Domestic	29.8%	28.7%	1.1%	0.96
Window 43	Domestic	25.9%	25.2%	0.7%	0.97
<u>First Floor</u>					
Window 44	Domestic	32.8%	32.0%	0.8%	0.98
Window 45	Domestic	28.3%	27.7%	0.6%	0.98
<u>Second Floor</u>					
Window 46	Domestic	36.5%	36.0%	0.5%	0.99
Window 47	Domestic	32.3%	32.0%	0.3%	0.99
Window 48	Domestic	99.6%	99.6%	0.0%	1.0
<u>9 Sussex Gardens</u>					
<u>Ground Floor</u>					
Window 49	Domestic	31.4%	29.3%	2.1%	0.93

Appendix 2 - Vertical Sky Component

12 Great North Road, London N6 4LX

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 50	Domestic	33.5%	32.1%	1.4%	0.96
Window 51	Domestic	33.6%	32.0%	1.6%	0.95
<u>Second Floor</u>					
Window 52	Domestic	36.8%	36.0%	0.8%	0.98
Window 53	Domestic	36.8%	35.8%	1.0%	0.97
<u>7 Sussex Gardens</u>					
<u>Ground Floor</u>					
Window 54	Domestic	30.6%	28.0%	2.6%	0.92
Window 55	Hallway	31.5%	28.5%	3.0%	0.9
<u>First Floor</u>					
Window 56	Bedroom	33.7%	31.7%	2.0%	0.94
Window 57	Bedroom	33.8%	31.3%	2.5%	0.93
<u>Second Floor</u>					
Window 58	Bedroom	36.8%	35.6%	1.2%	0.97
Window 59	Living Room	36.8%	35.3%	1.5%	0.96
<u>4 Sussex Gate</u>					
<u>Basement Floor</u>					
Window 60	Gymnasium	3.2%	3.2%	0.0%	1.0
<u>Ground Floor</u>					
Window 61	Bathroom/WC	28.6%	25.3%	3.3%	0.88
Window 62	Porch	28.9%	25.5%	3.4%	0.88
Window 63	Porch	29.1%	25.6%	3.5%	0.88
Window 64	Porch	29.0%	25.5%	3.5%	0.88
Window 65	Porch	28.1%	24.6%	3.5%	0.88
Window 66	Porch	3.4%	3.2%	0.2%	0.94
Window 67	Hallway	13.5%	10.4%	3.1%	0.77
Window 68	Staircase	20.2%	17.1%	3.1%	0.85
<u>First Floor</u>					
Window 69	Domestic	30.3%	27.9%	2.4%	0.92
Window 70	Domestic	32.7%	30.0%	2.7%	0.92
Window 71	Domestic	28.3%	25.5%	2.8%	0.9
Window 72(BW)	Domestic	29.8%	27.0%	2.8%	0.91
Window 73	Staircase	21.7%	19.6%	2.1%	0.9
<u>Second Floor</u>					
Window 74	Domestic	34.7%	33.4%	1.3%	0.96
Window 75	Domestic	36.0%	34.4%	1.6%	0.96

Appendix 2 - Vertical Sky Component

12 Great North Road, London N6 4LX

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 76	Domestic	31.1%	29.7%	1.4%	0.95
Window 77(BW)	Domestic	33.0%	31.5%	1.5%	0.95
Window 78	Domestic	97.4%	97.4%	0.0%	1.0
<u>3 Sussex Gate</u>					
<u>Ground Floor</u>					
Window 79	Domestic	28.7%	25.2%	3.5%	0.88
Window 80	Entrance	28.4%	25.6%	2.8%	0.9
Window 81	Entrance	28.4%	25.5%	2.9%	0.9
Window 82	Entrance	27.5%	24.7%	2.8%	0.9
Window 83	Entrance	27.4%	24.6%	2.8%	0.9
Window 84	Entrance	28.2%	25.4%	2.8%	0.9
Window 85	Domestic	27.2%	24.8%	2.4%	0.91
Window 90	Staircase	12.9%	11.4%	1.5%	0.88
<u>First Floor</u>					
Window 86	Domestic	33.0%	30.0%	3.0%	0.91
Window 87	Domestic	32.5%	29.8%	2.7%	0.92
Window 88	Domestic	24.9%	22.8%	2.1%	0.92
Window 89	Domestic	25.9%	23.9%	2.0%	0.92
Window 91	Staircase	13.8%	12.6%	1.2%	0.91
<u>Second Floor</u>					
Window 92	Domestic	36.1%	34.4%	1.7%	0.95
Window 93	Domestic	35.8%	34.3%	1.5%	0.96
Window 94	Domestic	29.0%	27.7%	1.3%	0.96
Window 95	Domestic	29.5%	28.3%	1.2%	0.96
Window 96	Domestic	99.7%	99.6%	0.1%	1.0
<u>2 Sussex Gate</u>					
<u>Ground Floor</u>					
Window 97	Bathroom/WC	26.4%	24.5%	1.9%	0.93
Window 98	Porch	25.4%	23.7%	1.7%	0.93
Window 99	Porch	25.8%	24.2%	1.6%	0.94
Window 100	Porch	25.7%	24.2%	1.5%	0.94
Window 101	Porch	25.6%	24.1%	1.5%	0.94
Window 102	Porch	4.2%	4.2%	0.0%	1.0
Window 103	Hallway	9.6%	8.5%	1.1%	0.89
Window 104	Staircase	15.1%	14.2%	0.9%	0.94
<u>First Floor</u>					
Window 105	Bedroom	31.5%	29.7%	1.8%	0.94
Window 106	Bedroom	31.0%	29.4%	1.6%	0.95
Window 107	Hallway	25.2%	24.1%	1.1%	0.96
Window 108	Hallway	26.8%	25.6%	1.2%	0.96

Appendix 2 - Vertical Sky Component

12 Great North Road, London N6 4LX

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 109	Staircase	17.9%	17.2%	0.7%	0.96
<u>Second Floor</u>					
Window 110	Bedroom	34.6%	33.4%	1.2%	0.97
Window 111	Bedroom	34.2%	33.2%	1.0%	0.97
Window 112	Hallway	28.8%	28.1%	0.7%	0.98
Window 113	Hallway	30.6%	29.8%	0.8%	0.97
Window 114	Hallway	97.6%	97.6%	0.0%	1.0
<u>10 Great North Road</u>					
<u>Basement Floor</u>					
Window 115	Domestic	18.0%	18.0%	0.0%	1.0
Window 116	Domestic	20.9%	20.9%	0.0%	1.0
Window 117	Non Habitable	20.4%	14.7%	5.7%	0.72
Window 118	Non Habitable	15.3%	10.2%	5.1%	0.67
Window 119	Non Habitable	12.7%	8.2%	4.5%	0.65
Window 120	Domestic	15.0%	13.5%	1.5%	0.9
Window 121	Non Habitable	10.2%	5.3%	4.9%	0.52
Window 122	Domestic	27.5%	26.9%	0.6%	0.98
Window 123	Domestic	31.4%	31.6%	-0.2%	1.01
Window 124	Domestic	28.3%	28.3%	0.0%	1.0
<u>Ground Floor</u>					
Window 125	Domestic	23.0%	23.0%	0.0%	1.0
Window 126	Domestic	29.2%	29.1%	0.1%	1.0
Window 127	Non Habitable	21.4%	16.3%	5.1%	0.76
Window 128	Non Habitable	20.0%	15.4%	4.6%	0.77
Window 129	Non Habitable	21.3%	16.7%	4.6%	0.78
Window 130 (Secondary)	Domestic	29.0%	16.8%	12.2%	0.58
Window 131	Domestic	32.5%	30.0%	2.5%	0.92
Window 132	Domestic	34.4%	34.4%	0.0%	1.0
Window 133	Domestic	31.9%	31.9%	0.0%	1.0
<u>First Floor</u>					
Window 134	Domestic	34.1%	34.0%	0.1%	1.0
Window 135	Domestic	31.0%	31.0%	0.0%	1.0
Window 136	Domestic	33.3%	33.3%	0.0%	1.0
Window 137	Non Habitable	22.5%	19.3%	3.2%	0.86
Window 138	Domestic	36.3%	36.1%	0.2%	0.99
Window 139	Domestic	36.3%	36.3%	0.0%	1.0
<u>Second Floor</u>					
Window 140	Domestic	35.0%	35.0%	0.0%	1.0
Window 141	Domestic	84.3%	84.3%	0.0%	1.0
Window 142	Domestic	37.5%	37.4%	0.1%	1.0

Appendix 2 - Vertical Sky Component

12 Great North Road, London N6 4LX

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 143	Non Habitable	35.2%	32.0%	3.2%	0.91
Window 144	Domestic	34.5%	34.4%	0.1%	1.0
Window 145	Domestic	34.5%	34.4%	0.1%	1.0
Window 146	Domestic	88.4%	88.4%	0.0%	1.0
Window 147	Domestic	83.4%	83.4%	0.0%	1.0
<u>8 Great North Road</u>					
<u>Basement Floor</u>					
Window 148	Domestic	27.5%	27.4%	0.1%	1.0
Window 149	Domestic	30.9%	31.0%	-0.1%	1.0
Window 150	Domestic	26.9%	26.9%	0.0%	1.0
<u>Ground Floor</u>					
Window 151	Domestic	30.7%	30.7%	0.0%	1.0
Window 152	Domestic	34.8%	34.8%	0.0%	1.0
Window 153	Domestic	34.0%	34.0%	0.0%	1.0
Window 154	Domestic	21.0%	21.0%	0.0%	1.0
<u>First Floor</u>					
Window 155	Domestic	36.5%	36.4%	0.1%	1.0
Window 156	Domestic	36.6%	36.6%	0.0%	1.0
<u>Second Floor</u>					
Window 157	Domestic	34.5%	34.5%	0.0%	1.0
Window 158	Domestic	34.6%	34.6%	0.0%	1.0
<u>16 Aylmer Parade</u>					
<u>Ground Floor</u>					
Window 159	Non Domestic	34.9%	34.1%	0.8%	0.98
<u>16a Aylmer Parade</u>					
<u>First Floor</u>					
Window 160	Domestic	36.9%	36.3%	0.6%	0.98
Window 161	Domestic	36.9%	36.3%	0.6%	0.98
Window 162	Domestic	36.9%	36.2%	0.7%	0.98
<u>Second Floor</u>					
Window 163	Domestic	36.3%	35.9%	0.4%	0.99
Window 164	Domestic	36.3%	35.9%	0.4%	0.99
Window 165	Domestic	36.3%	35.9%	0.4%	0.99
<u>15 Aylmer Parade</u>					
<u>Ground Floor</u>					
Window 166	Non Domestic	35.0%	34.0%	1.0%	0.97
Window 167	Non Domestic	20.6%	19.9%	0.7%	0.97

Appendix 2 - Vertical Sky Component

12 Great North Road, London N6 4LX

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>15a Aylmer Parade</u>					
<u>First Floor</u>					
Window 168	Domestic	36.9%	36.2%	0.7%	0.98
Window 169	Domestic	36.9%	36.2%	0.7%	0.98
Window 170	Domestic	36.9%	36.2%	0.7%	0.98
<u>Second Floor</u>					
Window 171	Domestic	36.3%	35.9%	0.4%	0.99
Window 172	Domestic	36.3%	35.9%	0.4%	0.99
Window 173	Domestic	36.3%	35.9%	0.4%	0.99
<u>14 Aylmer Parade</u>					
<u>Ground Floor</u>					
Window 174	Sitting Room	34.0%	33.1%	0.9%	0.97
Window 175	Sitting Room	34.7%	33.7%	1.0%	0.97
<u>14a Aylmer Parade</u>					
<u>First Floor</u>					
Window 176	Domestic	36.9%	36.2%	0.7%	0.98
Window 177	Domestic	36.9%	36.2%	0.7%	0.98
Window 178	Domestic	37.0%	36.3%	0.7%	0.98
Window 179	Domestic	34.7%	34.7%	0.0%	1.0
<u>Second Floor</u>					
Window 180	Domestic	36.3%	35.9%	0.4%	0.99
Window 181	Domestic	36.4%	35.9%	0.5%	0.99
Window 182	Domestic	36.4%	36.0%	0.4%	0.99
Window 183	Domestic	34.3%	34.3%	0.0%	1.0

Appendix 2 - Daylight Distribution

12 Great North Road, London N6 4LX

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>1 Sussex Gardens</u>					
<u>Ground Floor</u>					
Windows 1 & 2	Lounge	100%	99%	1%	0.99
<u>First Floor</u>					
Windows 3 to 5	Bedroom	97%	97%	0%	1.0
<u>Second Floor</u>					
Windows 6 & 7	Bathroom/WC	100%	100%	0%	1.0
Window 8	Bathroom/WC	97%	97%	0%	1.0
Windows 9 to 11	Bedroom	97%	97%	0%	1.0
<u>3 Sussex Gardens</u>					
<u>Ground Floor</u>					
Windows 12 to 14	Kitchen/Dining Room/Hall	93%	90%	3%	0.97
Windows 15 to 24	Conservatory	100%	100%	0%	1.0
<u>13 Sussex Gardens</u>					
<u>Ground Floor</u>					
Window 36	Office	89%	89%	0%	1.0
Window 37	Hallway	72%	72%	0%	1.0
<u>First Floor</u>					
Windows 38 & 39	Sitting Room	99%	99%	0%	1.0
<u>Second Floor</u>					
Windows 40 & 41	Bedroom	99%	99%	0%	1.0
<u>7 Sussex Gardens</u>					
<u>Ground Floor</u>					
Window 54	Domestic	91%	91%	0%	1.0
Window 55	Hallway	65%	65%	0%	1.0
<u>First Floor</u>					
Windows 56 & 57	Bedroom	99%	99%	0%	1.0
<u>Second Floor</u>					
Window 58	Bedroom	99%	99%	0%	1.0
Window 59	Living Room	99%	99%	0%	1.0
<u>4 Sussex Gate</u>					
<u>Basement Floor</u>					
Window 60	Gymnasium	29%	29%	0%	1.0

Appendix 2 - Daylight Distribution

12 Great North Road, London N6 4LX

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Ground Floor</u>					
Window 61	Bathroom/WC	93%	93%	0%	1.0
Windows 62 to 66	Porch	99%	99%	0%	1.0
Window 67	Hallway	26%	26%	0%	1.0
Window 68, 71 & 72	Staircase	78%	78%	0%	1.0
<u>3 Sussex Gate</u>					
<u>First Floor</u>					
Windows 86 to 89	Domestic	97%	97%	0%	1.0
<u>2 Sussex Gate</u>					
<u>Ground Floor</u>					
Window 97	Bathroom/WC	93%	93%	0%	1.0
Windows 98 to 102	Porch	99%	99%	0%	1.0
Window 103	Hallway	55%	55%	0%	1.0
<u>First Floor</u>					
Windows 105 & 106	Bedroom	99%	99%	0%	1.0
Windows 107 & 108	Hallway	60%	60%	0%	1.0
<u>Second Floor</u>					
Windows 110 & 111	Bedroom	99%	99%	0%	1.0
Windows 112 to 114	Hallway	99%	99%	0%	1.0
<u>14 Aylmer Parade</u>					
<u>Ground Floor</u>					
Windows 174 & 175	Sitting Room	100%	91%	9%	0.91

Appendix 2 - Sunlight to Windows

12 Great North Road, London N6 4LX

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
1 Sussex Gardens									
Ground Floor									
Window 1	Lounge	22%	12%	10%	0.55	4%	4%	0%	1.0
Window 2	Lounge	30%	17%	13%	0.57	11%	10%	1%	0.91
First Floor									
Window 3	Bedroom	69%	64%	5%	0.93	23%	23%	0%	1.0
Window 4	Bedroom	69%	64%	5%	0.93	23%	22%	1%	0.96
Window 5	Bedroom	69%	62%	7%	0.9	23%	20%	3%	0.87
Second Floor									
Window 6	Bathroom/WC	71%	71%	0%	1.0	24%	24%	0%	1.0
Window 7	Bathroom/WC	94%	94%	0%	1.0	29%	29%	0%	1.0
Window 8	Bathroom/WC	72%	72%	0%	1.0	25%	25%	0%	1.0
Window 9	Bedroom	71%	71%	0%	1.0	24%	24%	0%	1.0
Window 10	Bedroom	70%	68%	2%	0.97	23%	22%	1%	0.96
Window 11	Bedroom	71%	68%	3%	0.96	24%	22%	2%	0.92
3 Sussex Gardens									
Ground Floor									
Window 12	Kitchen/Dining Room/Hall	45%	35%	10%	0.78	9%	5%	4%	0.56
Window 13	Kitchen/Dining Room/Hall	62%	50%	12%	0.81	19%	12%	7%	0.63
Window 15	Conservatory	46%	38%	8%	0.83	19%	14%	5%	0.74
Window 16	Conservatory	65%	45%	20%	0.69	22%	15%	7%	0.68
Window 17	Conservatory	63%	30%	33%	0.48	21%	10%	11%	0.48
Window 20	Conservatory	69%	52%	17%	0.75	23%	16%	7%	0.7
Window 21	Conservatory	77%	54%	23%	0.7	24%	16%	8%	0.67
Window 22	Conservatory	78%	53%	25%	0.68	24%	15%	9%	0.63
First Floor									
Window 25	Domestic	69%	62%	7%	0.9	23%	19%	4%	0.83
Window 26	Domestic	69%	59%	10%	0.86	23%	17%	6%	0.74
Second Floor									
Window 27	Domestic	71%	69%	2%	0.97	24%	22%	2%	0.92
Window 28	Domestic	71%	68%	3%	0.96	24%	21%	3%	0.88
Window 29	Domestic	95%	94%	1%	0.99	29%	28%	1%	0.97
5 Sussex Gardens									
Ground Floor									
Window 30	Domestic	63%	49%	14%	0.78	18%	9%	9%	0.5
Window 31	Domestic	66%	54%	12%	0.82	22%	12%	10%	0.55

Appendix 2 - Sunlight to Windows

12 Great North Road, London N6 4LX

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>First Floor</u>										
Window 32	Domestic	70%	61%	9%	0.87	24%	16%	8%	0.67	
Window 33	Domestic	71%	62%	9%	0.87	25%	17%	8%	0.68	
<u>Second Floor</u>										
Window 34	Domestic	71%	67%	4%	0.94	24%	20%	4%	0.83	
Window 35	Domestic	72%	68%	4%	0.94	25%	21%	4%	0.84	
<u>13 Sussex Gardens</u>										
<u>Ground Floor</u>										
Window 36	Office	60%	58%	2%	0.97	16%	14%	2%	0.88	
Window 37	Hallway	62%	60%	2%	0.97	18%	16%	2%	0.89	
<u>First Floor</u>										
Window 38	Sitting Room	67%	67%	0%	1.0	20%	20%	0%	1.0	
Window 39	Sitting Room	67%	66%	1%	0.99	21%	20%	1%	0.95	
<u>Second Floor</u>										
Window 40	Bedroom	73%	73%	0%	1.0	26%	26%	0%	1.0	
Window 41	Bedroom	72%	72%	0%	1.0	25%	25%	0%	1.0	
<u>11 Sussex Gardens</u>										
<u>Ground Floor</u>										
Window 42	Domestic	56%	52%	4%	0.93	15%	11%	4%	0.73	
Window 43	Domestic	43%	42%	1%	0.98	9%	8%	1%	0.89	
<u>First Floor</u>										
Window 44	Domestic	61%	60%	1%	0.98	19%	18%	1%	0.95	
Window 45	Domestic	46%	46%	0%	1.0	11%	11%	0%	1.0	
<u>Second Floor</u>										
Window 46	Domestic	69%	69%	0%	1.0	22%	22%	0%	1.0	
Window 47	Domestic	54%	54%	0%	1.0	14%	14%	0%	1.0	
Window 48	Domestic	100%	100%	0%	1.0	30%	30%	0%	1.0	
<u>9 Sussex Gardens</u>										
<u>Ground Floor</u>										
Window 49	Domestic	66%	63%	3%	0.95	20%	17%	3%	0.85	
<u>First Floor</u>										
Window 50	Domestic	67%	65%	2%	0.97	20%	18%	2%	0.9	
Window 51	Domestic	69%	66%	3%	0.96	22%	19%	3%	0.86	
<u>Second Floor</u>										
Window 52	Domestic	71%	71%	0%	1.0	24%	24%	0%	1.0	
Window 53	Domestic	71%	71%	0%	1.0	24%	24%	0%	1.0	

Appendix 2 - Sunlight to Windows

12 Great North Road, London N6 4LX

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
7 Sussex Gardens									
Ground Floor									
Window 54	Domestic	66%	61%	5%	0.92	21%	16%	5%	0.76
Window 55	Hallway	64%	59%	5%	0.92	19%	14%	5%	0.74
First Floor									
Window 56	Bedroom	69%	66%	3%	0.96	22%	19%	3%	0.86
Window 57	Bedroom	68%	64%	4%	0.94	22%	18%	4%	0.82
Second Floor									
Window 58	Bedroom	72%	72%	0%	1.0	25%	25%	0%	1.0
Window 59	Living Room	72%	71%	1%	0.99	25%	24%	1%	0.96
4 Sussex Gate									
Basement Floor									
Window 60	Gymnasium	2%	2%	0%	1.0	0%	0%	0%	1.0
Ground Floor									
Window 61	Bathroom/WC	59%	53%	6%	0.9	17%	11%	6%	0.65
Window 62	Porch	59%	53%	6%	0.9	16%	10%	6%	0.63
Window 63	Porch	56%	52%	4%	0.93	13%	9%	4%	0.69
Window 64	Porch	58%	55%	3%	0.95	14%	11%	3%	0.79
Window 65	Porch	52%	48%	4%	0.92	11%	7%	4%	0.64
Window 66	Porch	17%	16%	1%	0.94	4%	3%	1%	0.75
Window 67	Hallway	28%	25%	3%	0.89	10%	7%	3%	0.7
Window 68	Staircase	29%	27%	2%	0.93	7%	5%	2%	0.71
Window 71	Staircase	55%	51%	4%	0.93	21%	17%	4%	0.81
Window 72	Staircase	51%	48%	3%	0.94	16%	13%	3%	0.81
First Floor									
Window 69	Domestic	63%	60%	3%	0.95	24%	21%	3%	0.88
Window 70	Domestic	66%	61%	5%	0.92	24%	19%	5%	0.79
Window 73	Staircase	32%	30%	2%	0.94	10%	8%	2%	0.8
Window 76	Staircase	61%	59%	2%	0.97	24%	22%	2%	0.92
Window 77	Staircase	58%	56%	2%	0.97	20%	18%	2%	0.9
Second Floor									
Window 74	Domestic	67%	66%	1%	0.99	26%	25%	1%	0.96
Window 75	Domestic	71%	69%	2%	0.97	26%	24%	2%	0.92
Window 78	Domestic	91%	91%	0%	1.0	25%	25%	0%	1.0

Appendix 2 - Sunlight to Windows

12 Great North Road, London N6 4LX

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
3 Sussex Gate									
Ground Floor									
Window 79	Domestic	59%	54%	5%	0.92	14%	12%	2%	0.86
Window 80	Entrance	60%	55%	5%	0.92	15%	13%	2%	0.87
Window 81	Entrance	60%	55%	5%	0.92	15%	13%	2%	0.87
Window 82	Entrance	59%	54%	5%	0.92	14%	12%	2%	0.86
Window 83	Entrance	59%	54%	5%	0.92	14%	12%	2%	0.86
Window 84	Entrance	60%	55%	5%	0.92	14%	12%	2%	0.86
Window 85	Domestic	60%	58%	2%	0.97	14%	14%	0%	1.0
Window 90	Staircase	19%	17%	2%	0.89	4%	3%	1%	0.75
First Floor									
Window 86	Domestic	64%	58%	6%	0.91	20%	15%	5%	0.75
Window 87	Domestic	63%	59%	4%	0.94	19%	15%	4%	0.79
Window 88	Domestic	44%	42%	2%	0.95	14%	12%	2%	0.86
Window 89	Domestic	42%	41%	1%	0.98	8%	7%	1%	0.88
Window 91	Staircase	20%	18%	2%	0.9	5%	3%	2%	0.6
Second Floor									
Window 92	Domestic	72%	69%	3%	0.96	25%	22%	3%	0.88
Window 93	Domestic	71%	69%	2%	0.97	24%	22%	2%	0.92
Window 94	Domestic	55%	53%	2%	0.96	19%	17%	2%	0.89
Window 95	Domestic	49%	47%	2%	0.96	14%	12%	2%	0.86
Window 96	Domestic	100%	100%	0%	1.0	30%	30%	0%	1.0
2 Sussex Gate									
Ground Floor									
Window 97	Bathroom/WC	57%	54%	3%	0.95	11%	11%	0%	1.0
Window 98	Porch	58%	55%	3%	0.95	12%	11%	1%	0.92
Window 99	Porch	58%	54%	4%	0.93	13%	12%	1%	0.92
Window 100	Porch	58%	55%	3%	0.95	13%	12%	1%	0.92
Window 101	Porch	56%	52%	4%	0.93	12%	11%	1%	0.92
Window 102	Porch	17%	17%	0%	1.0	4%	4%	0%	1.0
Window 103	Hallway	23%	20%	3%	0.87	7%	6%	1%	0.86
Window 104	Staircase	25%	24%	1%	0.96	3%	2%	1%	0.67
First Floor									
Window 105	Bedroom	66%	63%	3%	0.95	19%	18%	1%	0.95
Window 106	Bedroom	64%	62%	2%	0.97	17%	16%	1%	0.94
Window 107	Hallway	50%	49%	1%	0.98	16%	15%	1%	0.94
Window 108	Hallway	51%	49%	2%	0.96	14%	13%	1%	0.93
Window 109	Staircase	27%	26%	1%	0.96	5%	4%	1%	0.8

Appendix 2 - Sunlight to Windows

12 Great North Road, London N6 4LX

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Second Floor</u>									
Window 110	Bedroom	70%	68%	2%	0.97	23%	21%	2%	0.91
Window 111	Bedroom	69%	68%	1%	0.99	22%	21%	1%	0.95
Window 112	Hallway	58%	57%	1%	0.98	21%	20%	1%	0.95
Window 113	Hallway	55%	54%	1%	0.98	17%	16%	1%	0.94
Window 114	Hallway	91%	91%	0%	1.0	26%	26%	0%	1.0
<u>10 Great North Road</u>									
<u>Basement Floor</u>									
Window 122	Domestic	47%	49%	-2%	1.04	14%	14%	0%	1.0
Window 123	Domestic	66%	67%	-1%	1.02	20%	20%	0%	1.0
Window 124	Domestic	61%	61%	0%	1.0	20%	20%	0%	1.0
<u>Ground Floor</u>									
Window 127	Non Habitable	33%	24%	9%	0.73	6%	6%	0%	1.0
Window 128	Non Habitable	30%	21%	9%	0.7	4%	4%	0%	1.0
Window 129	Non Habitable	32%	23%	9%	0.72	6%	6%	0%	1.0
Window 131	Domestic	53%	53%	0%	1.0	17%	17%	0%	1.0
Window 132	Domestic	73%	73%	0%	1.0	24%	24%	0%	1.0
Window 133	Domestic	64%	64%	0%	1.0	22%	22%	0%	1.0
<u>First Floor</u>									
Window 137	Non Habitable	34%	27%	7%	0.79	8%	8%	0%	1.0
Window 138	Domestic	72%	71%	1%	0.99	25%	25%	0%	1.0
Window 139	Domestic	72%	72%	0%	1.0	25%	25%	0%	1.0
<u>Second Floor</u>									
Window 144	Domestic	64%	64%	0%	1.0	25%	25%	0%	1.0
Window 145	Domestic	64%	64%	0%	1.0	25%	25%	0%	1.0
Window 147	Domestic	89%	89%	0%	1.0	30%	30%	0%	1.0
<u>8 Great North Road</u>									
<u>Basement Floor</u>									
Window 148	Domestic	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 149	Domestic	68%	69%	-1%	1.01	20%	20%	0%	1.0
Window 150	Domestic	63%	63%	0%	1.0	17%	17%	0%	1.0
<u>Ground Floor</u>									
Window 151	Domestic	54%	54%	0%	1.0	17%	17%	0%	1.0
Window 152	Domestic	73%	73%	0%	1.0	24%	24%	0%	1.0
Window 153	Domestic	72%	72%	0%	1.0	24%	24%	0%	1.0
Window 154	Domestic	46%	46%	0%	1.0	18%	18%	0%	1.0

Appendix 2 - Sunlight to Windows
12 Great North Road, London N6 4LX

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>First Floor</u>									
Window 155	Domestic	72%	72%	0%	1.0	25%	25%	0%	1.0
Window 156	Domestic	74%	74%	0%	1.0	25%	25%	0%	1.0
<u>Second Floor</u>									
Window 157	Domestic	64%	64%	0%	1.0	25%	25%	0%	1.0
Window 158	Domestic	65%	65%	0%	1.0	26%	26%	0%	1.0

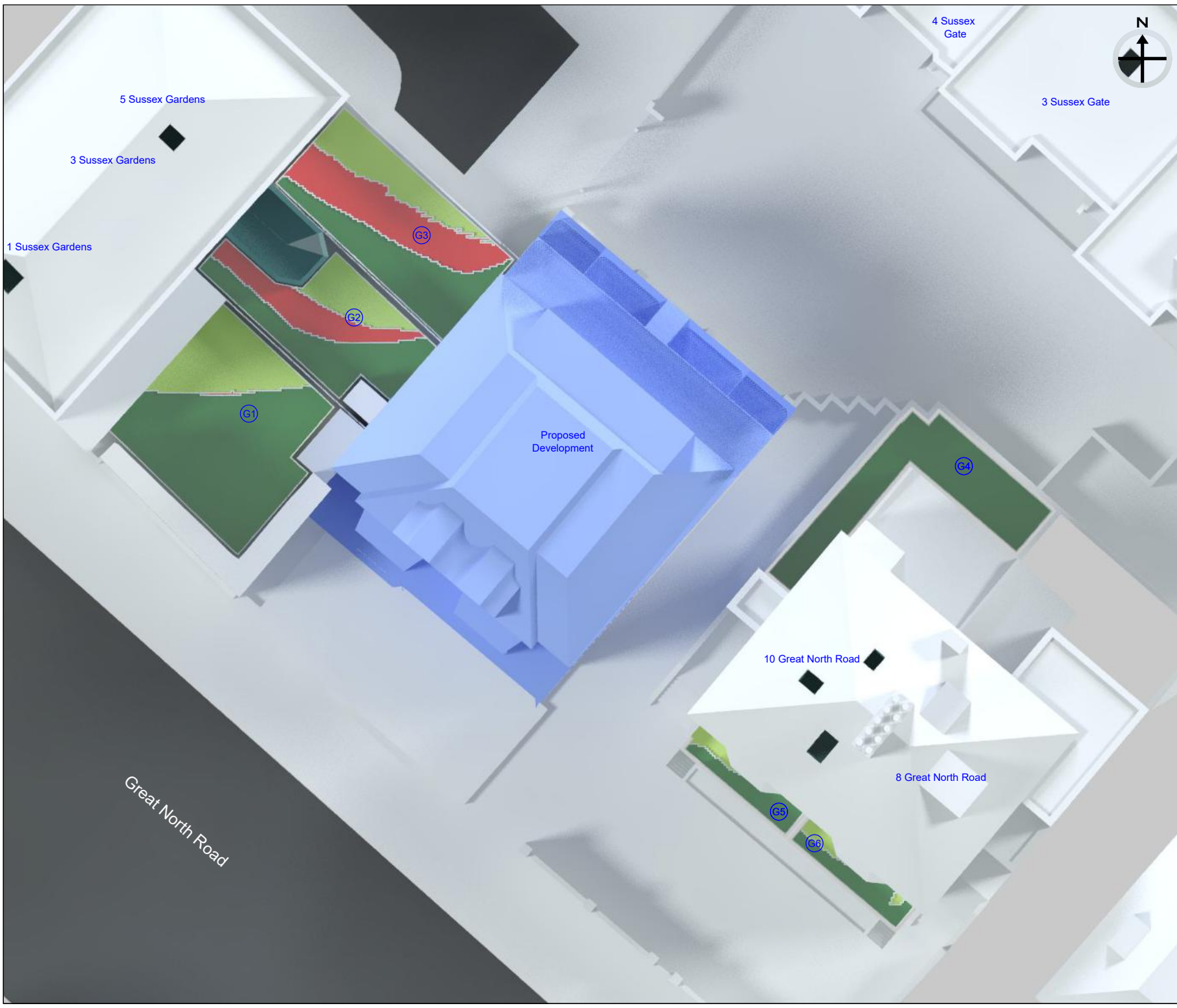
Appendix 2 - Overshadowing to Gardens and Open Spaces

12 Great North Road, London N6 4LX

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March										Ratio
			Before			After			Loss				
<u>1 Sussex Gardens</u>													
<u>Ground Floor</u>													
Garden 1	57.39	m2	17.85	m2	31%	17.64	m2	31%	0.21	m2	0%	0.99	
<u>3 Sussex Gardens</u>													
<u>Ground Floor</u>													
Garden 2	30.7	m2	16.18	m2	53%	7.12	m2	23%	9.06	m2	30%	0.44	
<u>5 Sussex Gardens</u>													
<u>Ground Floor</u>													
Garden 3	42.59	m2	26.39	m2	62%	10.71	m2	25%	15.69	m2	37%	0.41	
<u>10 Great North Road</u>													
<u>Basement Floor</u>													
Garden 4	26.99	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0	
Garden 5	6.43	m2	1.71	m2	27%	1.71	m2	27%	0.0	m2	0%	1.0	
<u>8 Great North Road</u>													
<u>Basement Floor</u>													
Garden 6	6.47	m2	1.78	m2	28%	1.78	m2	28%	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 (OVERHANG REMOVED)

Appendix 4 - Alternative Vertical Sky Component (Overhang Removed)
12 Great North Road, London N6 4LX

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 Sussex Gardens</u>					
<u>Ground Floor</u>					
Window 1	Lounge	24.4%	20.6%	3.8%	0.84
Window 2	Lounge	29.9%	23.8%	6.1%	0.8

Appendix 4 - Alternative Sunlight to Windows (Overhang Removed)
12 Great North Road, London N6 4LX

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>1 Sussex Gardens</u>									
<u>Ground Floor</u>									
Window 1	Lounge	50%	40%	10%	0.8	7%	7%	0%	1.0
Window 2	Lounge	61%	48%	13%	0.79	16%	15%	1%	0.94