



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

19 August 2024

46 Chalgrove Road
London
N17 0JD

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	5
3.1 Local Planning Policy.....	5
3.2 National Planning Policy Framework.....	5
3.3 National Planning Practice Guidance.....	6
3.4 Daylight to Windows	6
3.5 Sunlight availability to Windows	8
3.6 Overshadowing to Gardens and Open Spaces	8
4 RESULTS OF THE ASSESSMENT.....	10
4.1 Windows & Amenity Areas Considered.....	10
4.2 Daylight to Windows	10
4.3 Sunlight to Windows	10
4.4 Overshadowing to Gardens and Open Spaces	10
4.5 Conclusion.....	10
5 CLARIFICATIONS	12
5.1 General.....	12

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 Steven Eagling to undertake a daylight and sunlight assessment of the proposed development at 46 Chalgrove Road, London N17 0JD.
- 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:
- 1 to 16 Briaris Close
 - 47, 47a, 47b, 48, 49, 50, 51, 52, 53 & 54 Chalgrove Road
 - 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100 & 102 Manor Road
- 1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.
- 1.1.5 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. All neighbouring amenity areas also pass 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:

Hill Patru Architects

2306_01_001	Location Plan	Rev -
2306_01_002	Existing Block Plan	Rev -
2306_01_10	Existing Site Ground Floor Plan	Rev -
2306_01_11	Existing Site First Floor Plan	Rev -
2306_01_13	Existing Site Roof Floor Plan	Rev -
2306_01_PL_20	Existing Sections and Elevations	Rev -
2306_01_PL_21	Existing Sections and Elevations	Rev -
2306_00_002	Proposed Block Plan	Rev -
2306_00_10	Proposed Site Ground Floor Plan	Rev -
2306_00_100	Proposed Unit A Plans	Rev -
2306_00_100	Proposed Unit A Elevation	Rev -
2306_00_11	Proposed First Floor Plan	Rev -
2306_00_12	Proposed Second Floor Plan	Rev -
2306_00_13	Proposed Roof Plan	Rev -
2306_00_14	Proposed Typical Unit 1-3	Rev -
2306_00_15	Proposed Unit 4	Rev -
2306_00_PL_20	Proposed Sections and Elevations	Rev -
2306_00_PL_21	Proposed Sections and Elevations	Rev -
MS – 152020 - 14202	Existing ground floor	Rev -
MS – 152020 - 14202	Existing 1 st floor plan	Rev -
MS – 152020 - 14202	Existing roof	Rev -
MS – 152020 - 14202	Existing Sections	Rev -
MS – 152020 - 14202	Existing elevations – Sheet No. 5	Rev -
MS – 152020 - 14202	Existing elevations – Sheet No. 6	Rev -
MS – 152020 - 14202	Existing elevations – Sheet No. 7	Rev -
MS – 152020 - 14202	Existing site plan	Rev -
MS – 152020 - 14202	Existing site plan 2	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

47 A and B Chalgrove Road: B0.01	Site Plan	Rev 06
48 Chalgrove Road: 48/01	Rear Dormer Loft Conversion	Rev -
52 Chalgrove Road:		

SA1018 - EXT/EX/01	Existing Floor Plans	Rev -
www.rightmove.co.uk		
102 Manor Road:	Floor Plan	Rev -
47 Chalgrove Road:	Ground And First Floor	Rev -
48 Chalgrove Road:	Ground And First Floor	Rev -
54 Chalgrove Road:	Ground And First Floor	Rev -
94 Manor Road:	Floor Plan	Rev -
98 Manor Road:	Floor Plan	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:

- 1 to 16 Briaris Close
- 47, 47a, 47b, 48, 49, 50, 51, 52, 53 & 54 Chalgrove Road
- 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100 & 102 Manor Road

4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendix 2 lists the detailed numerical daylight and sunlight test results. Overshadowing to gardens and open spaces data and contour drawings are provided in Appendix 3.

4.2 Daylight to Windows

Vertical Sky Component

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

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms 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 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 12 July 2024. 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



1 to 16 Briaris
Close

54 Chalgrove
Road

52 Chalgrove
Road

50 Chalgrove
Road

48 Chalgrove
Road

53 Chalgrove
Road

51 Chalgrove
Road

49 Chalgrove
Road

47 Chalgrove
Road

47 A and B
Chalgrove Road

74 Manor
Road

Proposed
Development

Chalgrove Road

76

78

80

82

84

86

88

90

92

94

96

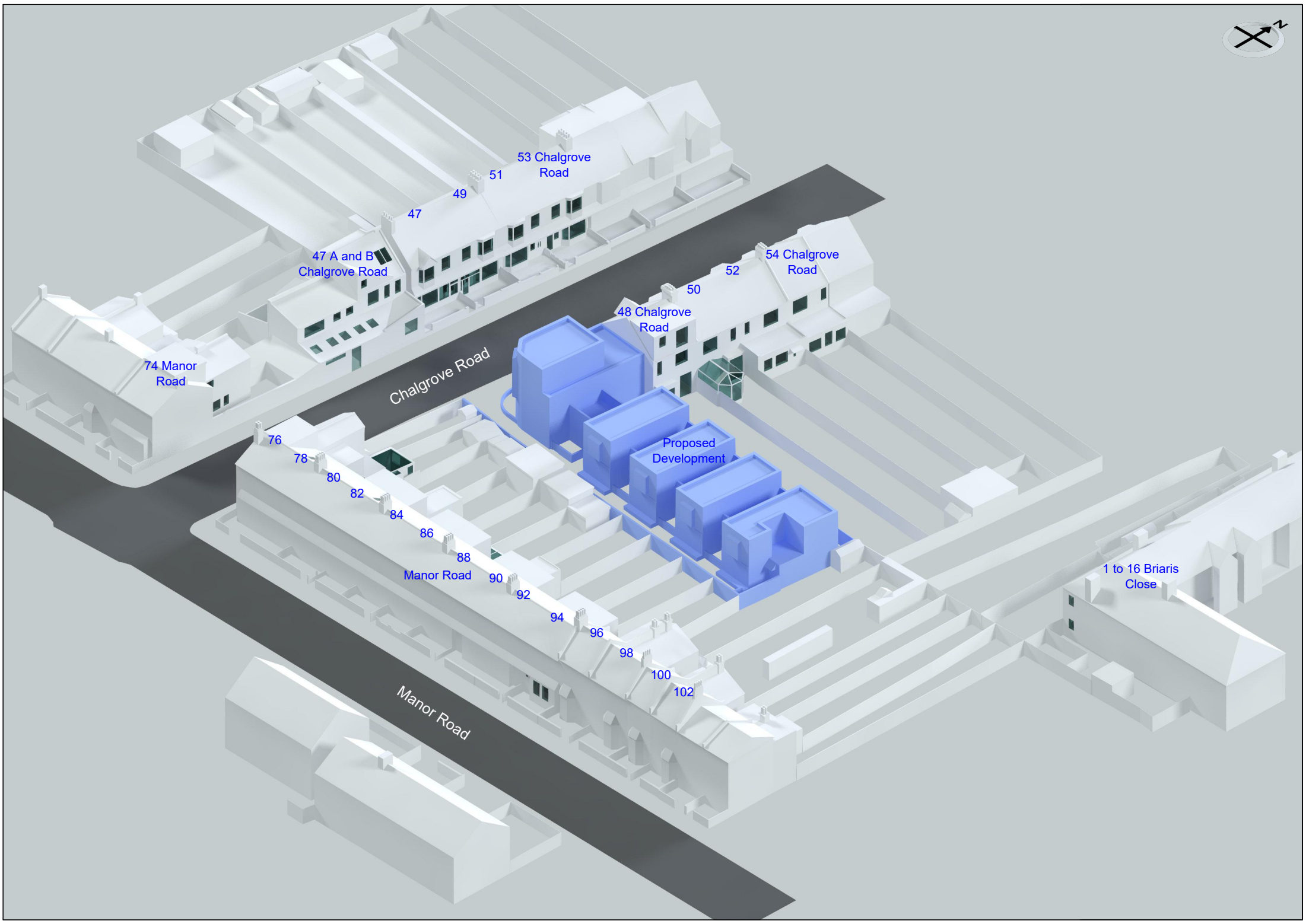
98

100

102

Manor Road

Manor Road





1 to 16 Briaris Close

Proposed
Development

48
Chalgrove
Road

Chalgrove Road

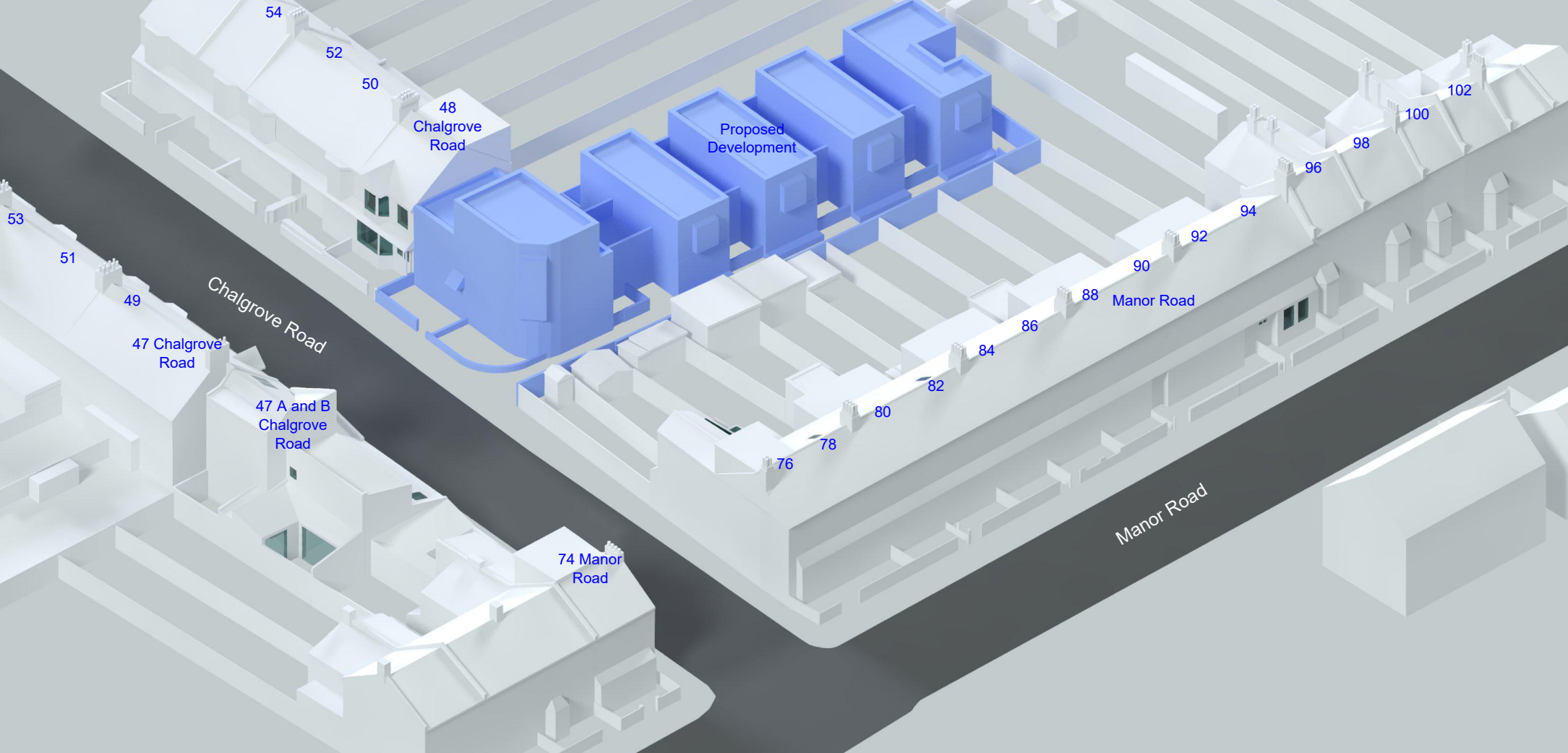
47 Chalgrove
Road

47 A and B
Chalgrove
Road

74 Manor
Road

Manor Road

Manor Road





Manor Road

74 Manor Road

47 A and B
Chalgrove
Road

47 Chalgrove
Road

49

51

53 Chalgrove
Road

Chalgrove Road

48 Chalgrove
Road

50

52

54 Chalgrove
Road

Proposed
Development

1 to 16 Briaris Close

90 Manor Road

92

96

98

100

102

86

88

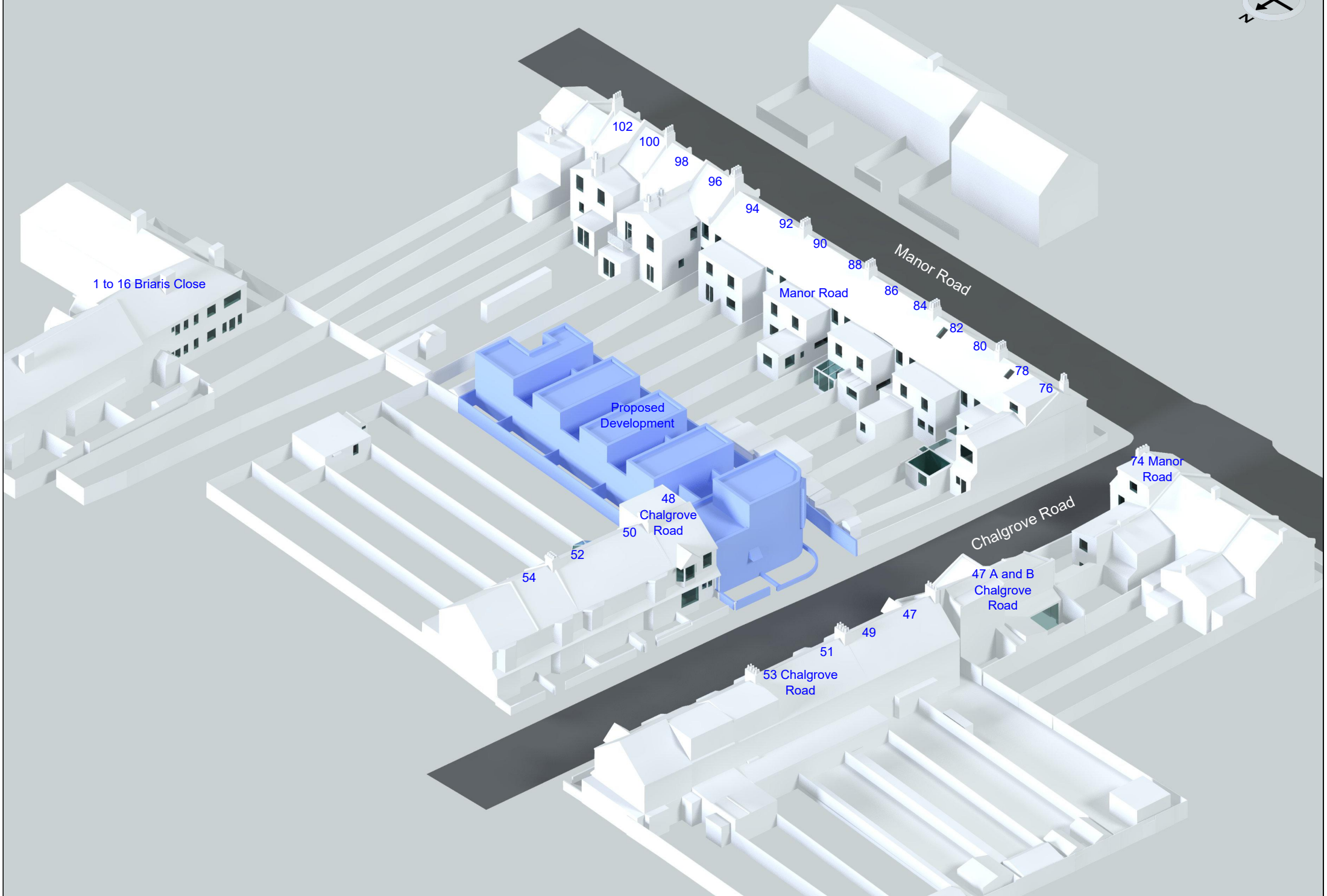
84

82

80

78

76





Chalgrove Road

50 Chalgrove Road

52 Chalgrove Road

54 Chalgrove Road

48 Chalgrove Road

Proposed Development

15

16

9

10

30

31

36

37

41

42

1

2

3

17

22

26

27

18

19

20

23

24

25

21

32

33

34

38

39

40



48 Chalgrove
Road

Proposed
Development

11

12

13

14

4

5

6

7

8



52 Chalgrove
Road

35

50 Chalgrove
Road

29

28

Proposed
Development

53 Chalgrove Road



49 Chalgrove Road

51 Chalgrove Road

47 Chalgrove Road



Chalgrove Road

Proposed Development



47 A and B
Chalgrove Road

109 108

110

101

102

103

104

105

106

92

91

93

95

97

98

96

94

Chalgrove Road



Chalgrove Road

47 A and B
Chalgrove Road

107

98

100

99



Manor Road

74 Manor Road

120

117

118

113

111

112

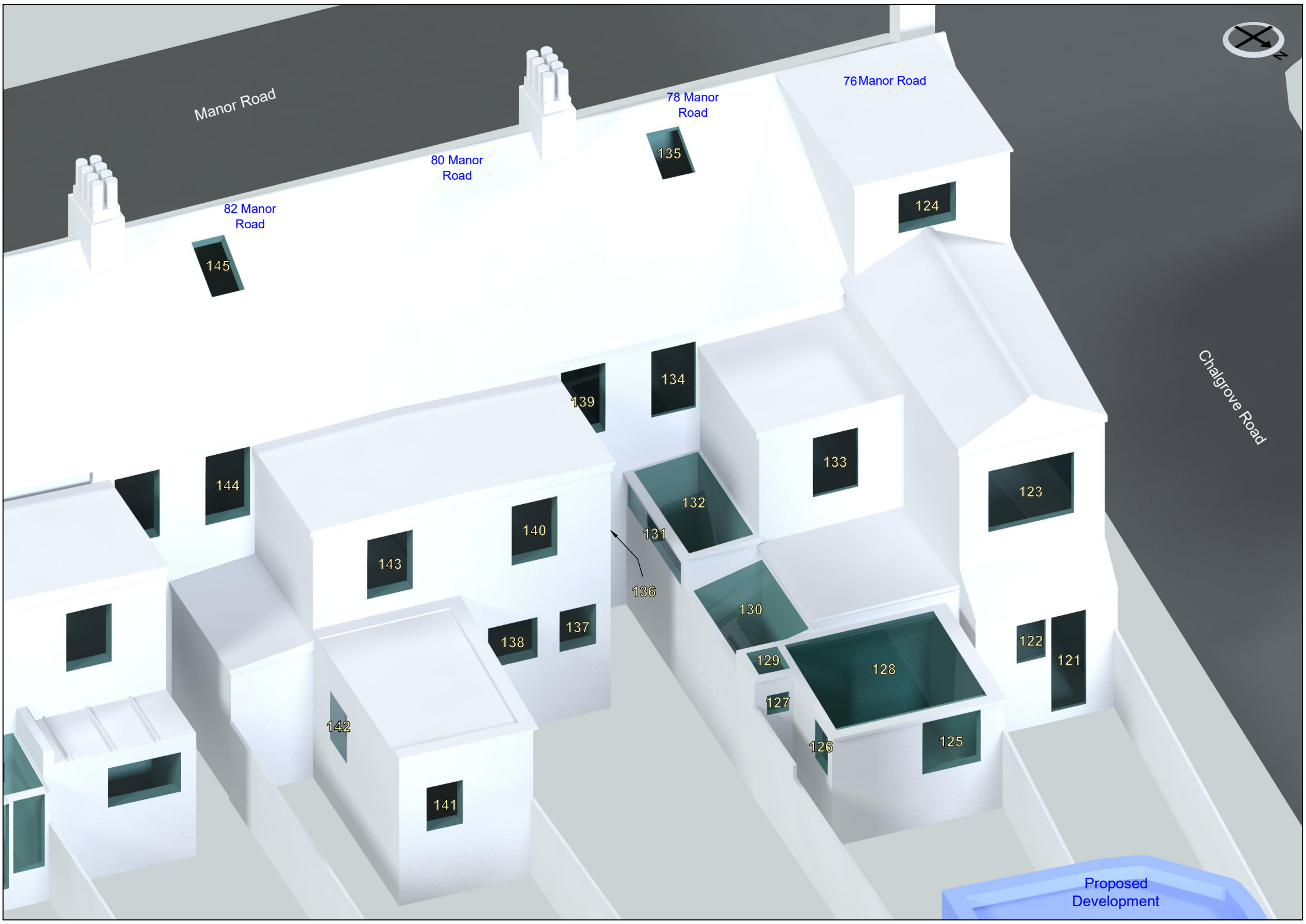
114

115

119

116

Chalgrove Road



Manor Road

82 Manor Road

80 Manor Road

78 Manor Road

76 Manor Road

Chalgrove Road

Proposed Development



88 Manor
Road

86 Manor
Road

84 Manor
Road



168

162

169

163

160

161

150

149

146

164

165

166

167

159

158

147

157

156

155

154

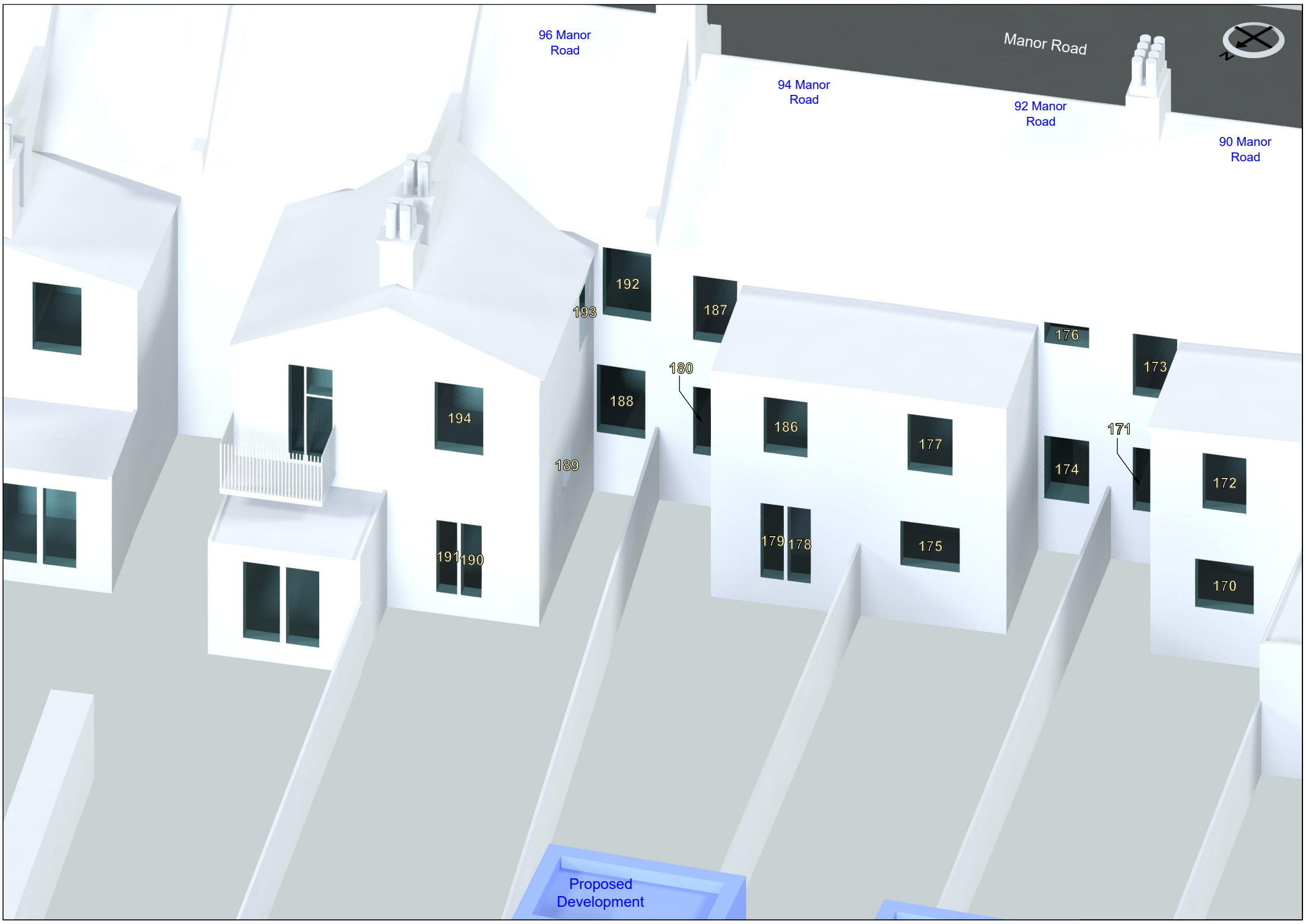
153

152

151

148

Proposed
Development



96 Manor
Road

94 Manor
Road

Manor Road

92 Manor
Road

90 Manor
Road

192

187

193

188

180

194

189

191 190

186

177

179 178

175

176

173

171

174

172

170

Proposed
Development



94 Manor
Road

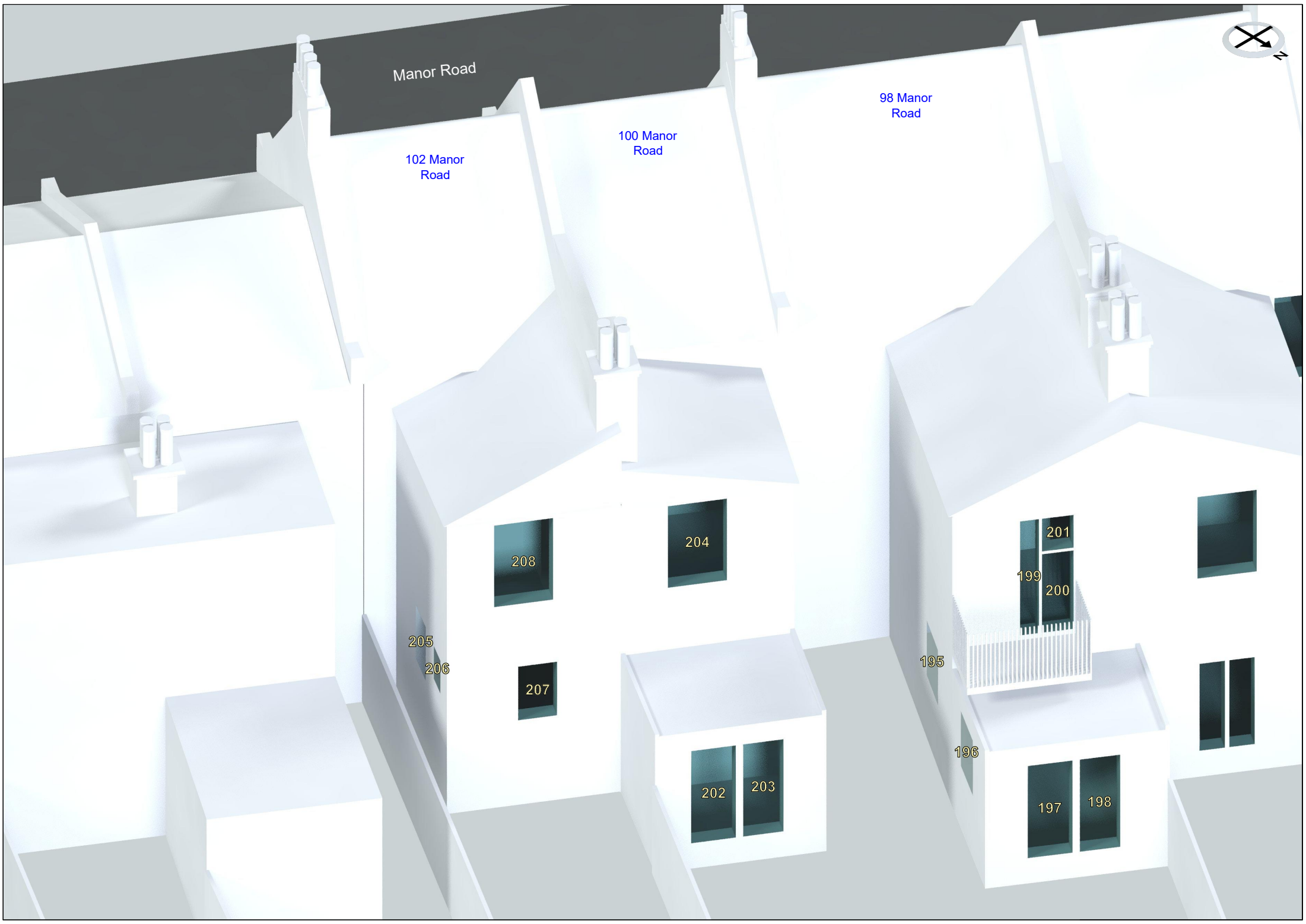
183

181 182

184

185

Manor Road



Manor Road

98 Manor Road

102 Manor Road

100 Manor Road

208

204

205

206

207

202

203

201

199

200

195

196

197

198



1 to 16 Briaris
Close

218

219

220

221

222

223

224

209

210

211

212

213

214

215

216

217

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
48 Chalgrove Road					
Ground Floor					
Window 1	Kitchen	25.8%	29.0%	-3.2%	1.12
Window 2	Kitchen	32.0%	30.4%	1.6%	0.95
Window 3	Living/Dining	33.4%	31.1%	2.3%	0.93
Window 4	Living/Dining	31.7%	31.7%	0.0%	1.0
Window 5	Living/Dining	18.7%	19.0%	-0.3%	1.02
Window 6	Hallway	13.5%	13.6%	-0.1%	1.01
Window 7	Hallway	19.1%	20.0%	-0.9%	1.05
Window 8	Hallway	0.4%	0.8%	-0.4%	2.0
First Floor					
Window 9	Bathroom/WC	34.4%	36.4%	-2.0%	1.06
Window 10	Bedroom	38.2%	37.5%	0.7%	0.98
Window 11	Bedroom	26.5%	26.5%	0.0%	1.0
Window 12	Bedroom	33.0%	33.0%	0.0%	1.0
Window 13	Bedroom	27.0%	27.4%	-0.4%	1.01
Window 14	Bedroom	32.3%	32.6%	-0.3%	1.01
Second Floor					
Window 15	Bathroom/WC	39.3%	39.3%	0.0%	1.0
Window 16	Bedroom	39.2%	39.2%	0.0%	1.0
50 Chalgrove Road					
Ground Floor					
Window 17	Domestic	1.7%	1.7%	0.0%	1.0
Window 18	Domestic	21.2%	21.2%	0.0%	1.0
Window 19	Domestic	35.4%	34.4%	1.0%	0.97
Window 20	Domestic	34.7%	34.7%	0.0%	1.0
Window 21	Domestic	18.3%	18.3%	0.0%	1.0
Window 22	Domestic	68.7%	68.1%	0.6%	0.99
Window 23	Domestic	82.5%	81.5%	1.0%	0.99
Window 24	Domestic	83.6%	82.9%	0.7%	0.99
Window 25	Domestic	83.2%	82.6%	0.6%	0.99
Window 26	Domestic	69.8%	69.7%	0.1%	1.0
Window 27	Domestic	27.2%	26.4%	0.8%	0.97
Window 28	Domestic	29.6%	29.1%	0.5%	0.98
Window 29	Domestic	22.7%	22.2%	0.5%	0.98
First Floor					
Window 30	Domestic	38.3%	38.0%	0.3%	0.99
Window 31	Domestic	38.4%	38.2%	0.2%	0.99

Appendix 2 - Vertical Sky Component

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>52 Chalgrove Road</u>					
<u>Ground Floor</u>					
Window 32	Kitchen	36.8%	36.3%	0.5%	0.99
Window 33	Kitchen	36.2%	35.8%	0.4%	0.99
Window 34	Kitchen	25.0%	24.7%	0.3%	0.99
Window 35	Domestic	35.4%	35.0%	0.4%	0.99
<u>First Floor</u>					
Window 36	Bathroom/WC	38.4%	38.3%	0.1%	1.0
Window 37	Bedroom	38.4%	38.3%	0.1%	1.0
<u>54 Chalgrove Road</u>					
<u>Ground Floor</u>					
Window 38	Dining	36.7%	36.5%	0.2%	0.99
Window 39	Kitchen	37.4%	37.2%	0.2%	0.99
Window 40	Kitchen	36.7%	36.5%	0.2%	0.99
<u>First Floor</u>					
Window 41	Bedroom	38.5%	38.4%	0.1%	1.0
Window 42	Bathroom/WC	38.5%	38.5%	0.0%	1.0
<u>53 Chalgrove Road</u>					
<u>Ground Floor</u>					
Window 43	Domestic	24.8%	24.8%	0.0%	1.0
Window 44	Domestic	32.6%	32.3%	0.3%	0.99
Window 45	Domestic	22.3%	22.0%	0.3%	0.99
Window 46	Hallway	18.5%	18.2%	0.3%	0.98
Window 47	Hallway	26.6%	26.3%	0.3%	0.99
Window 48	Hallway	1.0%	0.9%	0.1%	0.9
<u>First Floor</u>					
Window 49	Domestic	31.5%	31.5%	0.0%	1.0
Window 50	Domestic	35.5%	35.4%	0.1%	1.0
Window 51	Domestic	31.2%	31.0%	0.2%	0.99
Window 52	Domestic	35.3%	35.2%	0.1%	1.0
<u>51 Chalgrove Road</u>					
<u>Ground Floor</u>					
Window 53	Hallway	24.3%	23.9%	0.4%	0.98
Window 54	Hallway	24.3%	23.9%	0.4%	0.98
Window 55	Hallway	1.4%	1.2%	0.2%	0.86
Window 56	Hallway	18.7%	18.3%	0.4%	0.98
Window 57	Domestic	24.0%	24.0%	0.0%	1.0
Window 58	Domestic	32.6%	32.0%	0.6%	0.98

Appendix 2 - Vertical Sky Component

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 59	Domestic	23.5%	22.7%	0.8%	0.97
<u>First Floor</u>					
Window 60	Domestic	35.4%	35.2%	0.2%	0.99
Window 61	Domestic	31.5%	31.5%	0.0%	1.0
Window 62	Domestic	35.6%	35.3%	0.3%	0.99
Window 63	Domestic	30.5%	30.1%	0.4%	0.99
<u>49 Chalgrove Road</u>					
<u>Ground Floor</u>					
Window 64	Domestic	23.5%	23.3%	0.2%	0.99
Window 65	Domestic	32.8%	32.0%	0.8%	0.98
Window 66	Domestic	14.9%	13.8%	1.1%	0.93
Window 67	Domestic	32.8%	31.7%	1.1%	0.97
Window 68	Domestic	33.2%	32.0%	1.2%	0.96
Window 69	Domestic	33.0%	31.7%	1.3%	0.96
Window 70	Domestic	32.8%	31.8%	1.0%	0.97
Window 71	Hallway	12.8%	12.5%	0.3%	0.98
Window 72	Hallway	14.4%	13.2%	1.2%	0.92
Window 73	Hallway	1.1%	0.5%	0.6%	0.45
<u>First Floor</u>					
Window 74	Domestic	30.4%	30.4%	0.0%	1.0
Window 75	Domestic	35.8%	35.4%	0.4%	0.99
Window 76	Domestic	31.5%	31.0%	0.5%	0.98
Window 77	Domestic	35.8%	35.2%	0.6%	0.98
<u>47 Chalgrove Road</u>					
<u>Ground Floor</u>					
Window 78	Domestic	33.1%	31.6%	1.5%	0.95
Window 79	Domestic	32.9%	31.6%	1.3%	0.96
Window 80	Domestic	33.3%	31.7%	1.6%	0.95
Window 81	Hallway	13.9%	12.5%	1.4%	0.9
Window 82	Hallway	0.9%	0.3%	0.6%	0.33
Window 83	Hallway	14.7%	13.1%	1.6%	0.89
Window 84	Reception	21.9%	21.0%	0.9%	0.96
Window 85	Reception	32.0%	30.3%	1.7%	0.95
Window 86	Reception	14.9%	13.6%	1.3%	0.91
<u>First Floor</u>					
Window 87	Bedroom	36.0%	35.2%	0.8%	0.98
Window 88	Bedroom	31.4%	30.9%	0.5%	0.98
Window 89	Bedroom	36.3%	35.3%	1.0%	0.97
Window 90	Bedroom	31.5%	30.8%	0.7%	0.98

Appendix 2 - Vertical Sky Component

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
47 A and B Chalgrove Road					
Ground Floor					
Window 91	Domestic	34.5%	32.4%	2.1%	0.94
Window 92	Domestic	69.9%	69.5%	0.4%	0.99
Window 93	Domestic	72.9%	72.6%	0.3%	1.0
Window 94	Domestic	34.5%	32.8%	1.7%	0.95
Window 95	Domestic	74.7%	74.4%	0.3%	1.0
Window 96	Domestic	35.3%	34.0%	1.3%	0.96
Window 97	Domestic	76.4%	76.2%	0.2%	1.0
Window 98	Domestic	79.2%	78.9%	0.3%	1.0
Window 99	Domestic	29.0%	29.0%	0.0%	1.0
Window 100	Domestic	22.6%	22.6%	0.0%	1.0
First Floor					
Window 101	Domestic	37.1%	36.2%	0.9%	0.98
Window 102	Domestic	37.2%	36.3%	0.9%	0.98
Window 103	Domestic	37.3%	36.4%	0.9%	0.98
Window 104	Domestic	37.2%	36.4%	0.8%	0.98
Window 105	Domestic	37.2%	36.4%	0.8%	0.98
Window 106	Domestic	37.1%	36.4%	0.7%	0.98
Window 107	Domestic	26.5%	26.5%	0.0%	1.0
Second Floor					
Window 108	Domestic	81.9%	81.8%	0.1%	1.0
Window 109	Domestic	83.2%	83.1%	0.1%	1.0
Window 110	Domestic	38.6%	38.2%	0.4%	0.99
74 Manor Road					
Ground Floor					
Window 111	Domestic	19.4%	19.4%	0.0%	1.0
Window 112	Domestic	17.3%	17.2%	0.1%	0.99
Window 113	Domestic	19.7%	19.3%	0.4%	0.98
Window 114	Domestic	25.0%	25.0%	0.0%	1.0
Window 115	Domestic	27.1%	27.0%	0.1%	1.0
Window 116	Domestic	17.1%	16.8%	0.3%	0.98
First Floor					
Window 117	Domestic	31.2%	31.0%	0.2%	0.99
Window 118	Domestic	28.0%	27.8%	0.2%	0.99
Window 119	Domestic	35.2%	35.0%	0.2%	0.99
Second Floor					
Window 120	Domestic	38.4%	38.3%	0.1%	1.0

Appendix 2 - Vertical Sky Component

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
76 Manor Road					
Ground Floor					
Window 121	Domestic	30.3%	29.1%	1.2%	0.96
Window 122	Domestic	33.1%	32.0%	1.1%	0.97
First Floor					
Window 123	Domestic	37.6%	36.9%	0.7%	0.98
Second Floor					
Window 124	Domestic	39.1%	39.0%	0.1%	1.0
78 Manor Road					
Ground Floor					
Window 125	Domestic	34.2%	32.0%	2.2%	0.94
Window 126	Domestic	30.2%	29.6%	0.6%	0.98
Window 127	Domestic	24.9%	23.0%	1.9%	0.92
Window 128	Domestic	88.0%	87.5%	0.5%	0.99
Window 129	Domestic	88.5%	88.1%	0.4%	1.0
Window 130	Domestic	71.7%	71.4%	0.3%	1.0
Window 131	Domestic	6.7%	6.4%	0.3%	0.96
Window 132	Domestic	43.3%	43.2%	0.1%	1.0
First Floor					
Window 133	Domestic	30.9%	30.2%	0.7%	0.98
Window 134	Domestic	27.6%	27.2%	0.4%	0.99
Second Floor					
Window 135	Domestic	85.6%	85.6%	0.0%	1.0
80 Manor Road					
Ground Floor					
Window 136	Domestic	14.1%	13.7%	0.4%	0.97
Window 137	Domestic	32.1%	31.0%	1.1%	0.97
Window 138	Domestic	27.8%	27.0%	0.8%	0.97
First Floor					
Window 139	Domestic	27.0%	26.7%	0.3%	0.99
Window 140	Domestic	37.6%	36.7%	0.9%	0.98
82 Manor Road					
Ground Floor					
Window 141	Domestic	35.0%	32.5%	2.5%	0.93
Window 142	Domestic	25.9%	25.3%	0.6%	0.98

Appendix 2 - Vertical Sky Component

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 143	Domestic	37.8%	36.8%	1.0%	0.97
Window 144	Domestic	26.3%	26.0%	0.3%	0.99
<u>Second Floor</u>					
Window 145	Domestic	86.0%	86.0%	0.0%	1.0
<u>84 Manor Road</u>					
<u>Ground Floor</u>					
Window 146	Domestic	13.3%	12.9%	0.4%	0.97
Window 147	Domestic	11.3%	11.1%	0.2%	0.98
Window 148	Domestic	35.4%	33.0%	2.4%	0.93
<u>First Floor</u>					
Window 149	Domestic	26.9%	26.4%	0.5%	0.98
Window 150	Domestic	37.9%	37.0%	0.9%	0.98
<u>86 Manor Road</u>					
<u>Ground Floor</u>					
Window 151	Domestic	34.2%	31.8%	2.4%	0.93
Window 152	Domestic	34.6%	32.1%	2.5%	0.93
Window 153	Domestic	34.7%	32.2%	2.5%	0.93
Window 154	Domestic	19.1%	18.6%	0.5%	0.97
Window 155	Domestic	56.8%	56.4%	0.4%	0.99
Window 156	Domestic	64.7%	64.3%	0.4%	0.99
Window 157	Domestic	69.0%	68.6%	0.4%	0.99
Window 158	Domestic	19.9%	18.6%	1.3%	0.93
Window 159	Domestic	25.7%	23.8%	1.9%	0.93
Window 160	Domestic	16.0%	15.3%	0.7%	0.96
<u>First Floor</u>					
Window 161	Domestic	37.9%	37.1%	0.8%	0.98
Window 162	Domestic	27.0%	26.7%	0.3%	0.99
<u>88 Manor Road</u>					
<u>Ground Floor</u>					
Window 163	Domestic	16.2%	15.4%	0.8%	0.95
Window 164	Domestic	12.1%	11.8%	0.3%	0.98
Window 165	Domestic	21.8%	21.3%	0.5%	0.98
Window 166	Domestic	26.2%	25.7%	0.5%	0.98
Window 167	Domestic	35.9%	33.0%	2.9%	0.92

Appendix 2 - Vertical Sky Component

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 168	Domestic	27.5%	27.3%	0.2%	0.99
Window 169	Domestic	38.1%	37.3%	0.8%	0.98
<u>90 Manor Road</u>					
<u>Ground Floor</u>					
Window 170	Domestic	32.0%	30.5%	1.5%	0.95
Window 171	Domestic	16.9%	16.2%	0.7%	0.96
<u>First Floor</u>					
Window 172	Domestic	38.1%	37.4%	0.7%	0.98
Window 173	Domestic	27.7%	27.5%	0.2%	0.99
<u>92 Manor Road</u>					
<u>Ground Floor</u>					
Window 174	Domestic	16.6%	15.9%	0.7%	0.96
Window 175	Domestic	36.2%	34.8%	1.4%	0.96
<u>First Floor</u>					
Window 176	Domestic	34.4%	34.2%	0.2%	0.99
Window 177	Domestic	38.1%	37.5%	0.6%	0.98
<u>94 Manor Road</u>					
<u>Ground Floor</u>					
Window 178	Living/Dining/Kitchen	35.1%	33.9%	1.2%	0.97
Window 179	Living/Dining/Kitchen	35.1%	33.8%	1.3%	0.96
Window 180	Living/Dining/Kitchen	15.3%	14.8%	0.5%	0.97
Window 181	Living/Dining/Kitchen	23.7%	23.7%	0.0%	1.0
Window 182	Living/Dining/Kitchen	21.8%	21.8%	0.0%	1.0
Window 183	Living/Dining/Kitchen	10.9%	10.9%	0.0%	1.0
Window 184	Living/Dining/Kitchen	34.8%	34.8%	0.0%	1.0
Window 185	Living/Dining/Kitchen	34.8%	34.8%	0.0%	1.0
<u>First Floor</u>					
Window 186	Bathroom/WC	37.9%	37.3%	0.6%	0.98
Window 187	Bedroom	26.1%	25.9%	0.2%	0.99
<u>96 Manor Road</u>					
<u>Ground Floor</u>					
Window 188	Domestic	16.3%	15.6%	0.7%	0.96
Window 189	Domestic	19.9%	19.5%	0.4%	0.98
Window 190	Domestic	32.4%	31.2%	1.2%	0.96
Window 191	Domestic	30.2%	29.0%	1.2%	0.96

Appendix 2 - Vertical Sky Component

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 192	Domestic	27.5%	27.3%	0.2%	0.99
Window 193	Domestic	25.0%	25.0%	0.0%	1.0
Window 194	Domestic	38.6%	38.2%	0.4%	0.99
<u>98 Manor Road</u>					
<u>Ground Floor</u>					
Window 195	Kitchen	16.5%	16.5%	0.0%	1.0
Window 196	Kitchen	27.4%	27.4%	0.0%	1.0
Window 197	Kitchen	36.5%	35.4%	1.1%	0.97
Window 198	Kitchen	35.8%	35.0%	0.8%	0.98
<u>First Floor</u>					
Window 199	Bedroom	38.6%	38.3%	0.3%	0.99
Window 200	Bedroom	34.5%	34.4%	0.1%	1.0
Window 201	Bedroom	38.7%	38.6%	0.1%	1.0
<u>100 Manor Road</u>					
<u>Ground Floor</u>					
Window 202	Domestic	35.0%	34.4%	0.6%	0.98
Window 203	Domestic	35.7%	35.1%	0.6%	0.98
<u>First Floor</u>					
Window 204	Domestic	38.1%	38.0%	0.1%	1.0
<u>102 Manor Road</u>					
<u>Ground Floor</u>					
Window 205	Dining/Kitchen	8.9%	8.9%	0.0%	1.0
Window 206	Dining/Kitchen	17.7%	17.7%	0.0%	1.0
Window 207	Dining/Kitchen	35.5%	35.4%	0.1%	1.0
<u>First Floor</u>					
Window 208	Bedroom	38.4%	38.4%	0.0%	1.0
<u>1 to 16 Briaris Close</u>					
<u>Ground Floor</u>					
Window 209	Domestic	21.1%	20.9%	0.2%	0.99
Window 210	Domestic	28.2%	28.0%	0.2%	0.99
Window 211	Domestic	32.0%	31.8%	0.2%	0.99
Window 212	Domestic	36.1%	35.9%	0.2%	0.99
Window 213	Domestic	36.8%	36.5%	0.3%	0.99
Window 214	Domestic	36.9%	36.6%	0.3%	0.99
Window 215	Domestic	36.8%	36.4%	0.4%	0.99
Window 216	Domestic	36.9%	36.5%	0.4%	0.99

Appendix 2 - Vertical Sky Component
46 Chalgrove Road, London N17 0JD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 217	Domestic	37.3%	37.2%	0.1%	1.0
<u>First Floor</u>					
Window 218	Domestic	38.4%	38.3%	0.1%	1.0
Window 219	Domestic	38.4%	38.3%	0.1%	1.0
Window 220	Domestic	38.3%	38.3%	0.0%	1.0
Window 221	Domestic	38.3%	38.2%	0.1%	1.0
Window 222	Domestic	38.3%	38.2%	0.1%	1.0
Window 223	Domestic	38.2%	38.1%	0.1%	1.0
Window 224	Domestic	38.4%	38.3%	0.1%	1.0

Appendix 2 - Daylight Distribution

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>48 Chalgrove Road</u>					
<u>Ground Floor</u>					
Windows 1 & 2	Kitchen	99%	99%	0%	1.0
Windows 3 to 5	Living/Dining	99%	99%	0%	1.0
Windows 6 to 8	Hallway	86%	86%	0%	1.0
Window 6 to 8	Staircase	38%	38%	0%	1.0
<u>First Floor</u>					
Window 9	Bathroom/WC	94%	94%	0%	1.0
Window 10	Bedroom	98%	98%	0%	1.0
Windows 11 to 13	Bedroom	99%	99%	0%	1.0
Window 14	Bedroom	98%	98%	0%	1.0
<u>Second Floor</u>					
Window 15	Bathroom/WC	94%	94%	0%	1.0
Window 16	Bedroom	93%	93%	0%	1.0
<u>52 Chalgrove Road</u>					
<u>Ground Floor</u>					
Windows 32 to 34	Kitchen	96%	96%	0%	1.0
<u>First Floor</u>					
Window 36	Bathroom/WC	95%	95%	0%	1.0
Window 37	Bedroom	99%	99%	0%	1.0
<u>54 Chalgrove Road</u>					
<u>Ground Floor</u>					
Window 38	Dining	98%	98%	0%	1.0
Windows 39 & 40	Kitchen	97%	97%	0%	1.0
<u>First Floor</u>					
Window 41	Bedroom	98%	98%	0%	1.0
Window 42	Bathroom/WC	95%	95%	0%	1.0
<u>47 Chalgrove Road</u>					
<u>Ground Floor</u>					
Windows 78 to 80	Domestic	99%	99%	0%	1.0
Windows 81 to 83	Hallway	95%	93%	2%	0.98
Windows 84 to 86	Reception	99%	99%	0%	1.0
<u>First Floor</u>					
Window 87	Bedroom	98%	98%	0%	1.0
Windows 88 to 90	Bedroom	99%	99%	0%	1.0

Appendix 2 - Daylight Distribution

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>47 A and B Chalgrove Road</u>					
<u>Ground Floor</u>					
Window 91	Domestic	94%	94%	0%	1.0
Windows 92 & 93	Domestic	99%	99%	0%	1.0
Windows 94 & 95	Domestic	100%	100%	0%	1.0
Windows 96 to 100	Domestic	100%	100%	0%	1.0
<u>94 Manor Road</u>					
<u>Ground Floor</u>					
Windows 178 to 185	Living/Dining/Kitchen	95%	95%	0%	1.0
<u>First Floor</u>					
Window 186	Bathroom/WC	96%	96%	0%	1.0
Window 187	Bedroom	96%	96%	0%	1.0
<u>98 Manor Road</u>					
<u>Ground Floor</u>					
Windows 195 to 198	Kitchen	100%	100%	0%	1.0
<u>First Floor</u>					
Windows 199 to 201	Bedroom	89%	89%	0%	1.0
<u>102 Manor Road</u>					
<u>Ground Floor</u>					
Windows 205 to 207	Dining/Kitchen	92%	92%	0%	1.0
<u>First Floor</u>					
Window 208	Bedroom	92%	92%	0%	1.0

Appendix 2 - Sunlight to Windows

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
48 Chalgrove Road									
Ground Floor									
Window 1	Kitchen	20%	35%	-15%	1.75	1%	3%	-2%	3.0
Window 2	Kitchen	38%	39%	-1%	1.03	3%	4%	-1%	1.33
Window 3	Living/Dining	42%	40%	2%	0.95	6%	3%	3%	0.5
Window 5	Living/Dining	26%	27%	-1%	1.04	8%	9%	-1%	1.13
First Floor									
Window 9	Bathroom/WC	37%	50%	-13%	1.35	6%	14%	-8%	2.33
Window 10	Bedroom	50%	49%	1%	0.98	15%	14%	1%	0.93
Window 13	Bedroom	44%	45%	-1%	1.02	13%	14%	-1%	1.08
Second Floor									
Window 15	Bathroom/WC	52%	52%	0%	1.0	15%	15%	0%	1.0
Window 16	Bedroom	52%	52%	0%	1.0	15%	15%	0%	1.0
50 Chalgrove Road									
Ground Floor									
Window 17	Domestic	6%	6%	0%	1.0	0%	0%	0%	1.0
Window 18	Domestic	42%	42%	0%	1.0	0%	0%	0%	1.0
Window 19	Domestic	50%	44%	6%	0.88	14%	8%	6%	0.57
Window 22	Domestic	59%	58%	1%	0.98	17%	16%	1%	0.94
Window 23	Domestic	69%	66%	3%	0.96	22%	19%	3%	0.86
Window 24	Domestic	69%	67%	2%	0.97	22%	20%	2%	0.91
Window 27	Domestic	46%	44%	2%	0.96	14%	12%	2%	0.86
First Floor									
Window 30	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 31	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
52 Chalgrove Road									
Ground Floor									
Window 32	Kitchen	53%	51%	2%	0.96	16%	14%	2%	0.88
Window 33	Kitchen	53%	53%	0%	1.0	16%	16%	0%	1.0
Window 34	Kitchen	40%	40%	0%	1.0	16%	16%	0%	1.0
First Floor									
Window 36	Bathroom/WC	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 37	Bedroom	50%	50%	0%	1.0	15%	15%	0%	1.0
54 Chalgrove Road									
Ground Floor									
Window 38	Dining	51%	51%	0%	1.0	14%	14%	0%	1.0
Window 39	Kitchen	53%	53%	0%	1.0	16%	16%	0%	1.0

Appendix 2 - Sunlight to Windows

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 40	Kitchen	53%	53%	0%	1.0	16%	16%	0%	1.0
<u>First Floor</u>									
Window 41	Bedroom	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 42	Bathroom/WC	50%	50%	0%	1.0	15%	15%	0%	1.0
<u>53 Chalgrove Road</u>									
<u>Ground Floor</u>									
Window 44	Domestic	44%	44%	0%	1.0	12%	12%	0%	1.0
Window 45	Domestic	36%	36%	0%	1.0	10%	10%	0%	1.0
Window 46	Hallway	26%	26%	0%	1.0	6%	6%	0%	1.0
Window 47	Hallway	32%	32%	0%	1.0	9%	9%	0%	1.0
Window 48	Hallway	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>First Floor</u>									
Window 50	Domestic	48%	48%	0%	1.0	13%	13%	0%	1.0
Window 51	Domestic	54%	54%	0%	1.0	16%	16%	0%	1.0
Window 52	Domestic	47%	48%	-1%	1.02	13%	14%	-1%	1.08
<u>51 Chalgrove Road</u>									
<u>Ground Floor</u>									
Window 53	Hallway	33%	33%	0%	1.0	9%	9%	0%	1.0
Window 54	Hallway	31%	31%	0%	1.0	8%	8%	0%	1.0
Window 55	Hallway	1%	1%	0%	1.0	1%	1%	0%	1.0
Window 56	Hallway	24%	24%	0%	1.0	5%	5%	0%	1.0
Window 58	Domestic	44%	45%	-1%	1.02	12%	13%	-1%	1.08
Window 59	Domestic	39%	41%	-2%	1.05	11%	12%	-1%	1.09
<u>First Floor</u>									
Window 60	Domestic	44%	45%	-1%	1.02	10%	11%	-1%	1.1
Window 62	Domestic	49%	49%	0%	1.0	14%	14%	0%	1.0
Window 63	Domestic	55%	53%	2%	0.96	16%	14%	2%	0.88
<u>49 Chalgrove Road</u>									
<u>Ground Floor</u>									
Window 65	Domestic	45%	45%	0%	1.0	13%	12%	1%	0.92
Window 66	Domestic	28%	27%	1%	0.96	11%	9%	2%	0.82
Window 67	Domestic	44%	42%	2%	0.95	14%	12%	2%	0.86
Window 68	Domestic	45%	43%	2%	0.96	14%	12%	2%	0.86
Window 69	Domestic	44%	40%	4%	0.91	13%	11%	2%	0.85
Window 70	Domestic	47%	44%	3%	0.94	15%	13%	2%	0.87
Window 71	Hallway	17%	16%	1%	0.94	3%	3%	0%	1.0
Window 72	Hallway	21%	18%	3%	0.86	3%	1%	2%	0.33
Window 73	Hallway	1%	0%	1%	0.0	1%	0%	1%	0.0

Appendix 2 - Sunlight to Windows

46 Chalgrove Road, London N17 0JD

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
First Floor									
Window 75	Domestic	50%	48%	2%	0.96	15%	13%	2%	0.87
Window 76	Domestic	55%	53%	2%	0.96	17%	15%	2%	0.88
Window 77	Domestic	49%	48%	1%	0.98	15%	14%	1%	0.93
47 Chalgrove Road									
Ground Floor									
Window 78	Domestic	43%	39%	4%	0.91	12%	10%	2%	0.83
Window 79	Domestic	46%	43%	3%	0.93	14%	12%	2%	0.86
Window 80	Domestic	44%	40%	4%	0.91	11%	9%	2%	0.82
Window 81	Hallway	23%	19%	4%	0.83	6%	4%	2%	0.67
Window 82	Hallway	2%	1%	1%	0.5	2%	1%	1%	0.5
Window 83	Hallway	25%	21%	4%	0.84	7%	5%	2%	0.71
Window 85	Reception	38%	37%	1%	0.97	6%	6%	0%	1.0
Window 86	Reception	27%	26%	1%	0.96	2%	2%	0%	1.0
First Floor									
Window 87	Bedroom	46%	45%	1%	0.98	12%	11%	1%	0.92
Window 89	Bedroom	49%	49%	0%	1.0	15%	15%	0%	1.0
Window 90	Bedroom	54%	54%	0%	1.0	15%	15%	0%	1.0
47 A and B Chalgrove Road									
Ground Floor									
Window 91	Domestic	49%	46%	3%	0.94	14%	14%	0%	1.0
Window 92	Domestic	68%	65%	3%	0.96	21%	21%	0%	1.0
Window 93	Domestic	68%	66%	2%	0.97	21%	21%	0%	1.0
Window 94	Domestic	50%	48%	2%	0.96	14%	14%	0%	1.0
Window 95	Domestic	66%	66%	0%	1.0	19%	19%	0%	1.0
Window 96	Domestic	49%	49%	0%	1.0	13%	13%	0%	1.0
Window 97	Domestic	67%	67%	0%	1.0	20%	20%	0%	1.0
Window 98	Domestic	74%	74%	0%	1.0	22%	22%	0%	1.0
Window 100	Domestic	46%	46%	0%	1.0	12%	12%	0%	1.0
First Floor									
Window 101	Domestic	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 102	Domestic	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 103	Domestic	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 104	Domestic	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 105	Domestic	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 106	Domestic	50%	50%	0%	1.0	14%	14%	0%	1.0

Appendix 2 - Sunlight to Windows

46 Chalgrove Road, London N17 0JD

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 108	Domestic	80%	80%	0%	1.0	23%	23%	0%	1.0
Window 109	Domestic	80%	80%	0%	1.0	23%	23%	0%	1.0
Window 110	Domestic	52%	52%	0%	1.0	15%	15%	0%	1.0
<u>74 Manor Road</u>									
<u>Ground Floor</u>									
Window 112	Domestic	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 113	Domestic	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 114	Domestic	23%	23%	0%	1.0	2%	2%	0%	1.0
Window 115	Domestic	29%	29%	0%	1.0	4%	4%	0%	1.0
<u>First Floor</u>									
Window 118	Domestic	23%	23%	0%	1.0	0%	0%	0%	1.0
<u>78 Manor Road</u>									
<u>Ground Floor</u>									
Window 126	Domestic	39%	39%	0%	1.0	5%	5%	0%	1.0
Window 130	Domestic	31%	30%	1%	0.97	0%	0%	0%	1.0
Window 131	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 132	Domestic	2%	2%	0%	1.0	0%	0%	0%	1.0
<u>82 Manor Road</u>									
<u>Ground Floor</u>									
Window 142	Domestic	22%	21%	1%	0.95	0%	0%	0%	1.0
<u>86 Manor Road</u>									
<u>Ground Floor</u>									
Window 154	Domestic	12%	12%	0%	1.0	0%	0%	0%	1.0
<u>94 Manor Road</u>									
<u>Ground Floor</u>									
Window 181	Living/Dining/Kitchen	47%	47%	0%	1.0	27%	27%	0%	1.0
Window 182	Living/Dining/Kitchen	44%	44%	0%	1.0	25%	25%	0%	1.0
Window 183	Living/Dining/Kitchen	19%	19%	0%	1.0	19%	19%	0%	1.0
Window 184	Living/Dining/Kitchen	84%	84%	0%	1.0	27%	27%	0%	1.0
Window 185	Living/Dining/Kitchen	85%	85%	0%	1.0	28%	28%	0%	1.0
<u>98 Manor Road</u>									
<u>Ground Floor</u>									
Window 195	Kitchen	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 196	Kitchen	23%	23%	0%	1.0	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows
46 Chalgrove Road, London N17 0JD

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>102 Manor Road</u>									
<u>Ground Floor</u>									
Window 205	Dining/Kitchen	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 206	Dining/Kitchen	7%	7%	0%	1.0	0%	0%	0%	1.0
<u>1 to 16 Briaris Close</u>									
<u>Ground Floor</u>									
Window 217	Domestic	85%	85%	0%	1.0	28%	28%	0%	1.0
<u>First Floor</u>									
Window 224	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 - Overshadowing to Gardens and Open Spaces

46 Chalgrove Road, London N17 0JD

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March										Ratio
			Before			After			Loss				
<u>48 Chalgrove Road</u>													
<u>Ground Floor</u>													
Garden 1	184.35	m2	102.12	m2	55%	92.9	m2	50%	9.22	m2	5%	0.91	
<u>50 Chalgrove Road</u>													
<u>Ground Floor</u>													
Garden 2	150.97	m2	93.39	m2	62%	93.39	m2	62%	0.0	m2	0%	1.0	
<u>52 Chalgrove Road</u>													
<u>Ground Floor</u>													
Garden 3	144.91	m2	93.93	m2	65%	93.93	m2	65%	0.0	m2	0%	1.0	
<u>54 Chalgrove Road</u>													
<u>Ground Floor</u>													
Garden 4	128.61	m2	77.45	m2	60%	77.45	m2	60%	0.0	m2	0%	1.0	
<u>53 Chalgrove Road</u>													
<u>Ground Floor</u>													
Garden 5	12.88	m2	11.17	m2	87%	11.17	m2	87%	0.0	m2	0%	1.0	
<u>51 Chalgrove Road</u>													
<u>Ground Floor</u>													
Garden 6	13.54	m2	10.33	m2	76%	10.31	m2	76%	0.02	m2	0%	1.0	
<u>49 Chalgrove Road</u>													
<u>Ground Floor</u>													
Garden 7	11.6	m2	8.9	m2	77%	8.72	m2	75%	0.17	m2	2%	0.98	
<u>47 Chalgrove Road</u>													
<u>Ground Floor</u>													
Garden 8	13.86	m2	6.74	m2	49%	6.62	m2	48%	0.13	m2	1%	0.98	
<u>47 A and B Chalgrove Road</u>													
<u>Ground Floor</u>													
Garden 9	10.79	m2	0.71	m2	7%	0.71	m2	7%	0.0	m2	0%	1.0	
Garden 10	10.24	m2	0.04	m2	0%	0.04	m2	0%	0.0	m2	0%	1.0	
<u>74 Manor Road</u>													
<u>Ground Floor</u>													
Garden 11	26.23	m2	2.43	m2	9%	2.43	m2	9%	0.0	m2	0%	1.0	
<u>76 Manor Road</u>													
<u>Ground Floor</u>													
Garden 12	33.72	m2	18.78	m2	56%	18.78	m2	56%	0.0	m2	0%	1.0	

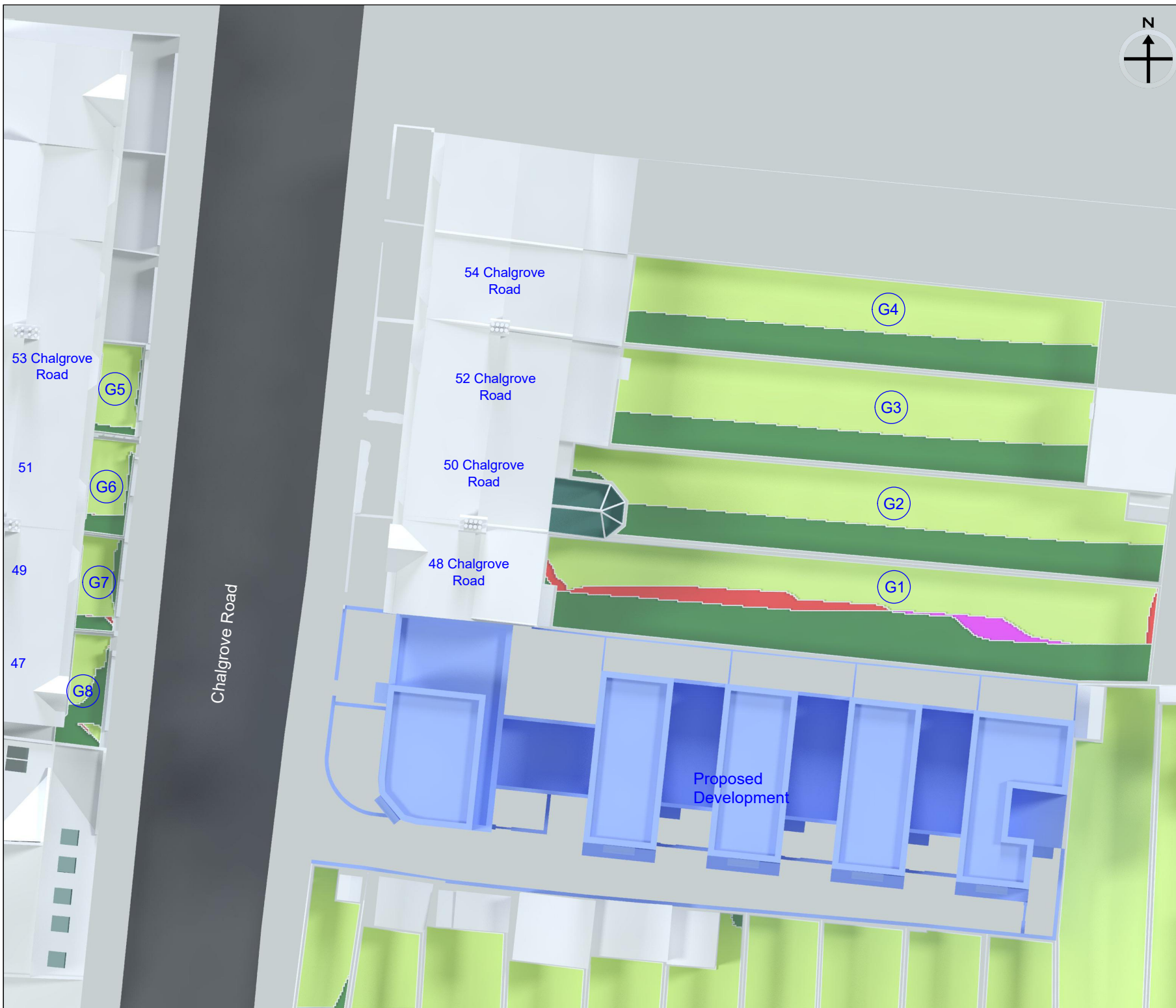
Appendix 3 - Overshadowing to Gardens and Open Spaces

46 Chalgrove Road, London N17 0JD

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March										Ratio	
		Before			After			Loss					
<u>78 Manor Road</u>													
Ground Floor													
Garden 13	28.0 m2	15.58 m2	56%	15.58 m2	56%	0.0 m2	0%	1.0					
<u>80 Manor Road</u>													
Ground Floor													
Garden 14	65.03 m2	29.24 m2	45%	29.24 m2	45%	0.0 m2	0%	1.0					
<u>82 Manor Road</u>													
Ground Floor													
Garden 15	36.92 m2	18.94 m2	51%	18.94 m2	51%	0.0 m2	0%	1.0					
<u>84 Manor Road</u>													
Ground Floor													
Garden 16	48.89 m2	22.97 m2	47%	22.97 m2	47%	0.0 m2	0%	1.0					
<u>86 Manor Road</u>													
Ground Floor													
Garden 17	52.54 m2	25.84 m2	49%	25.84 m2	49%	0.0 m2	0%	1.0					
<u>88 Manor Road</u>													
Ground Floor													
Garden 18	53.61 m2	31.87 m2	59%	31.87 m2	59%	0.0 m2	0%	1.0					
<u>90 Manor Road</u>													
Ground Floor													
Garden 19	69.68 m2	36.6 m2	53%	36.6 m2	53%	0.0 m2	0%	1.0					
<u>92 Manor Road</u>													
Ground Floor													
Garden 20	64.11 m2	33.11 m2	52%	33.11 m2	52%	0.0 m2	0%	1.0					
<u>94 Manor Road</u>													
Ground Floor													
Garden 21	62.19 m2	28.93 m2	47%	28.93 m2	47%	0.0 m2	0%	1.0					
<u>96 Manor Road</u>													
Ground Floor													
Garden 22	127.78 m2	96.06 m2	75%	96.06 m2	75%	0.0 m2	0%	1.0					
<u>98 Manor Road</u>													
Ground Floor													
Garden 23	113.64 m2	87.61 m2	77%	87.41 m2	77%	0.2 m2	0%	1.0					

Appendix 3 - Overshadowing to Gardens and Open Spaces
46 Chalgrove Road, London N17 0JD

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
<u>100 Manor Road</u>												
<u>Ground Floor</u>												
Garden 24	75.14	m2	59.2	m2	79%	59.2	m2	79%	0.0	m2	0%	1.0
<u>102 Manor Road</u>												
<u>Ground Floor</u>												
Garden 25	93.57	m2	68.6	m2	73%	68.6	m2	73%	0.0	m2	0%	1.0
<u>1 to 16 Briaris Close</u>												
<u>Ground Floor</u>												
Garden 26	86.24	m2	75.96	m2	88%	75.96	m2	88%	0.0	m2	0%	1.0



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



Key

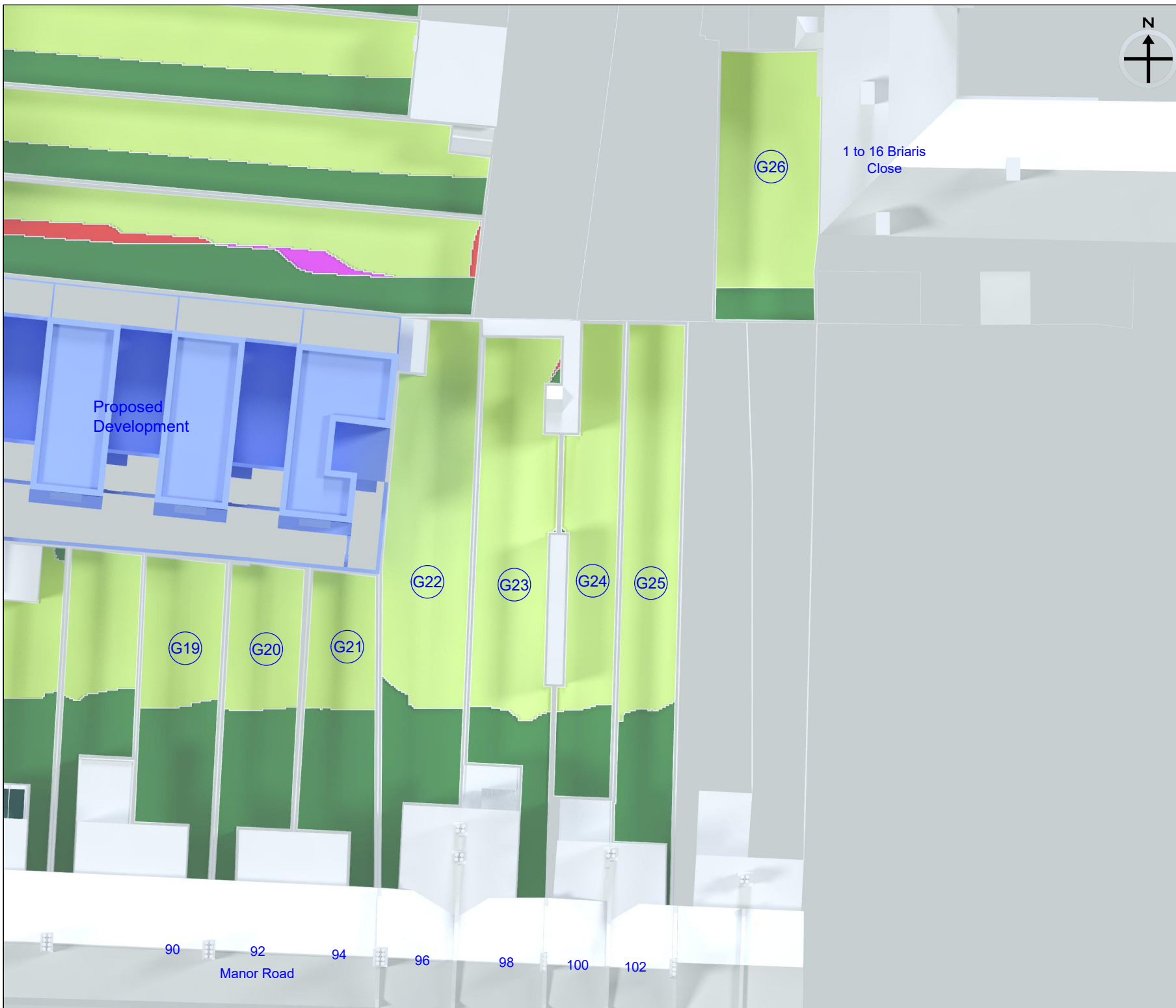
-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on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



- 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