



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

27 February 2023

529 Finchley Road
London
NW3 7BG

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 SUMMARY2

1.1 Overview2

2 INFORMATION SOURCES3

2.1 Drawings3

2.2 Daylight Distribution Room Layout Information3

3 METHODOLOGY OF THE ASSESSMENT4

3.1 Local Planning Policy.....4

3.2 National Planning Policy Framework.....4

3.3 National Planning Practice Guidance.....5

3.4 Daylight to Windows5

3.5 Sunlight availability to Windows7

3.6 Overshadowing to Gardens and Open Spaces7

4 RESULTS OF THE ASSESSMENT9

4.1 Windows & Amenity Areas Considered.....9

4.2 Daylight to Windows9

4.3 Sunlight to Windows9

4.4 Overshadowing to Gardens and Open Spaces9

4.5 Conclusion.....9

5 CLARIFICATIONS10

5.1 General.....10

APPENDICES

APPENDIX 1 WINDOW & GARDEN KEY

APPENDIX 2 DAYLIGHT AND SUNLIGHT RESULTS

APPENDIX 3 OVERSHADOWING TO GARDENS AND OPEN SPACES

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by London Dha Properties Ltd to undertake a daylight and sunlight assessment of the proposed development at 529 Finchley Road, London NW3 7BG.
- 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 2 Ingham Road, 527a, 529a & 529b Finchley Road and 57 & 64 Burrard Road.
- 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 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.
- 1.1.6 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Form Architecture

| | | |
|---------|---|-------|
| 1783/01 | Residential Development Site Location Plan & Existing Layout | Rev A |
| | Architect 3D Model | Rev - |
| 1783/02 | Residential Development Proposed Layout | Rev B |
| 1783/03 | Residential Development Proposed Sections | Rev - |
| 1783/V1 | Proposed Visuals | Rev A |
| 1783/V2 | Proposed Visuals | Rev A |

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

2 Ingham Road:

| | | |
|----|--|-------|
| 1B | Proposed Extension to Ground Floor Flat | Rev - |
|----|--|-------|

527A Finchley Road:

| | | |
|-------------------|-------------------------------|-------|
| 90.013 / L (2) 01 | General Arrangement LG Floor | Rev B |
| 90.013 / L (2) 02 | General Arrangement LG Floor | Rev C |
| 90.013 / L (2) 03 | General Arrangement 1st Floor | Rev D |
| 90.013 / L (2) 04 | General Arrangement 2nd Floor | Rev B |
| 90.013 / L (2) 05 | General Arrangement 3rd Floor | Rev B |
| 90.013 / L (2) 06 | General Arrangement 4th Floor | Rev B |

529a Finchley Road:

| | | |
|------------|--------------|-------|
| 160405-529 | Ground Floor | Rev - |
|------------|--------------|-------|

64 Burrard Road:

| | | |
|-----------|--------------------------------------|-------|
| BR.722.6B | Scheme 6 Existing Plans + Elevations | Rev A |
|-----------|--------------------------------------|-------|

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 2 Ingham Road, 527a, 529a & 529b Finchley Road and 57 & 64 Burrard Road.

4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this assessment. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.2 Daylight to Windows

Vertical Sky Component

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

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

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 26 January 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



Finchley Road

529b Finchley Road

529a Finchley Road

529 Finchley Road

Proposed Extension

2 Ingham Road

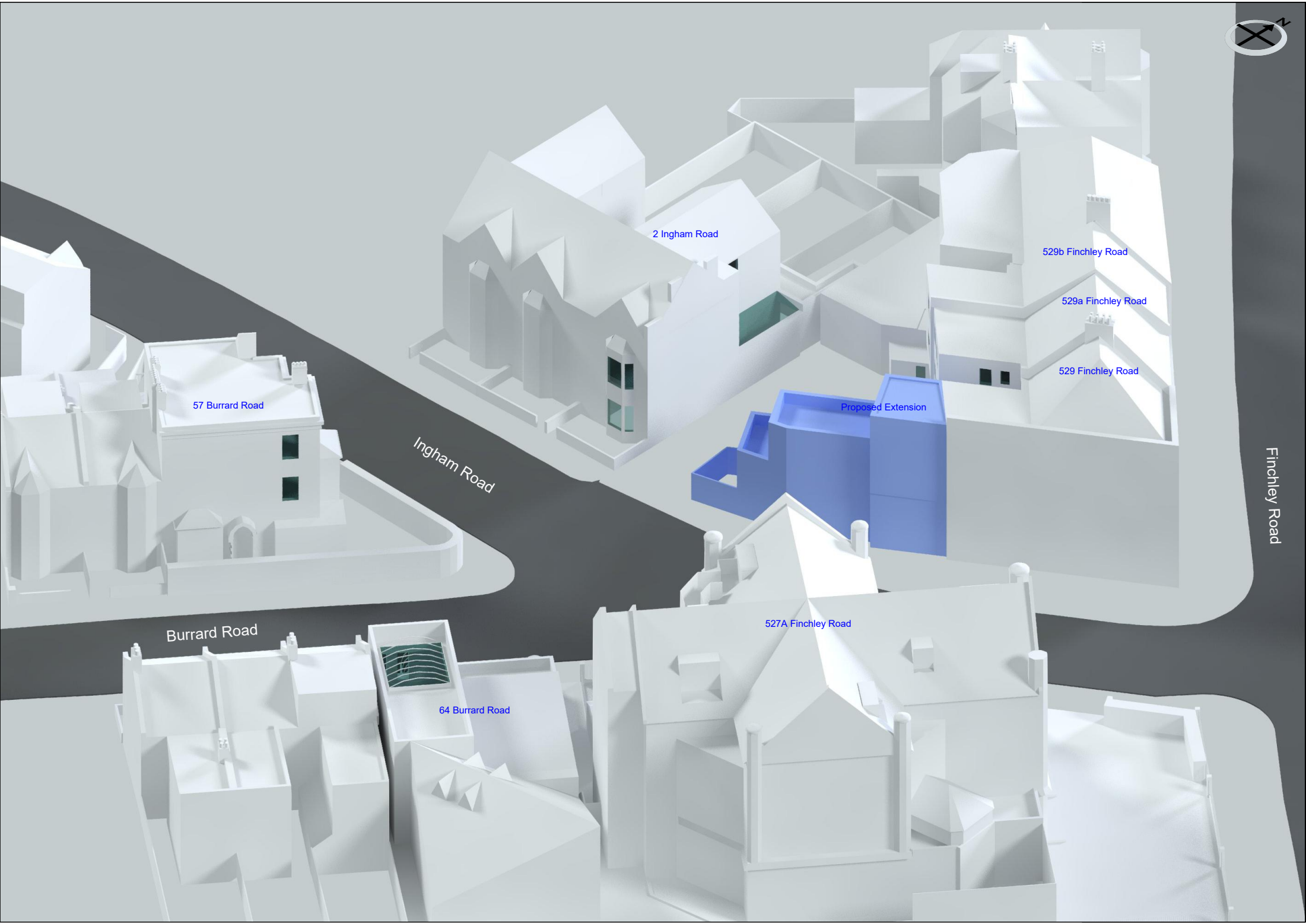
Ingham Road

527A Finchley Road

Burrard Road

57 Burrard Road

64 Burrard Road



57 Burrard Road

2 Ingham Road

529b Finchley Road

529a Finchley Road

529 Finchley Road

Proposed Extension

Ingham Road

Finchley Road

Burrard Road

527A Finchley Road

64 Burrard Road

529b Finchley Road

529a Finchley Road

529 Finchley Road

Finchley Road



Proposed Extension

2 Ingham Road

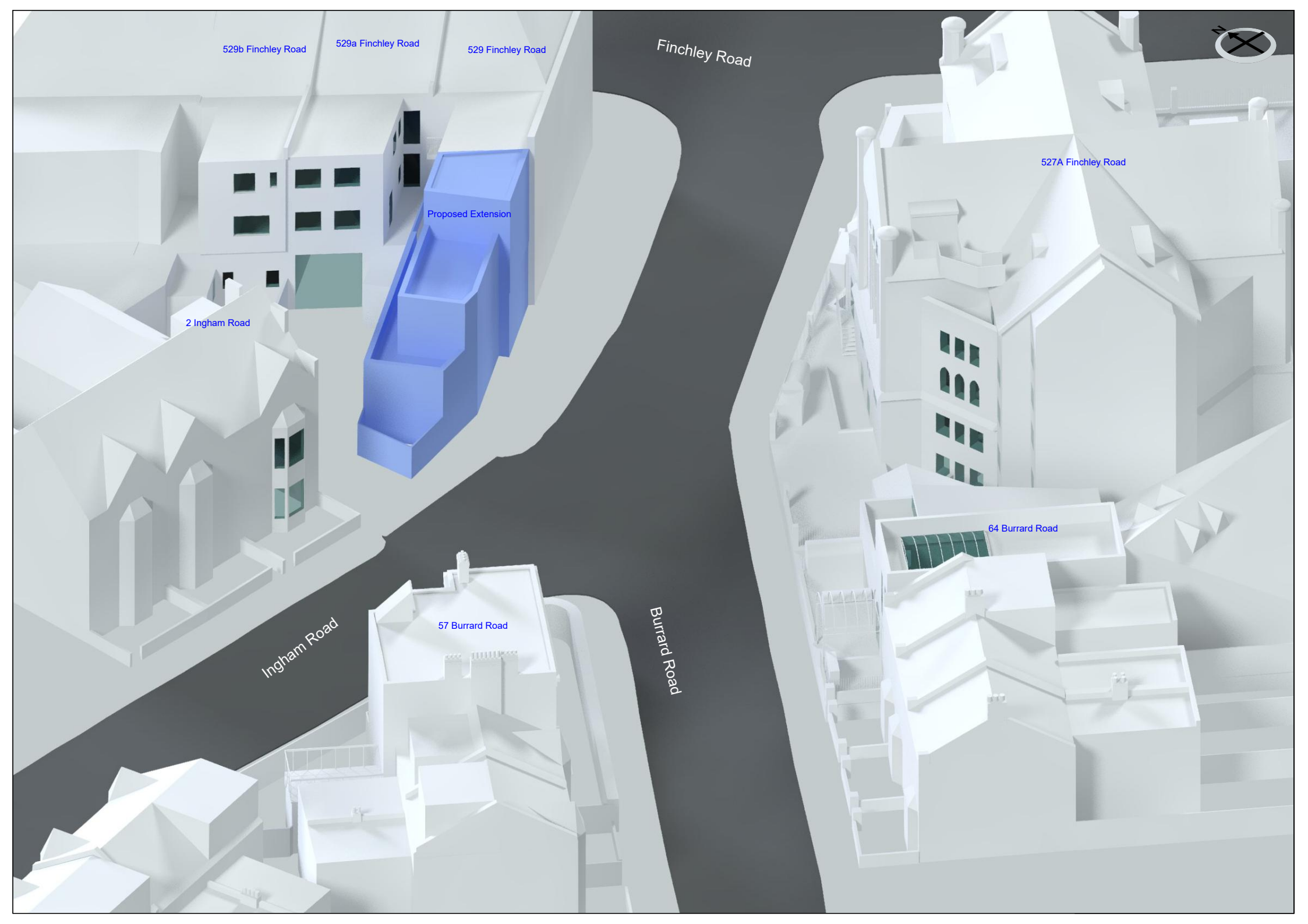
527A Finchley Road

Ingham Road

57 Burrard Road

Burrard Road

64 Burrard Road





57 Burrard Road

64 Burrard Road

Burrard Road

527A Finchley Road

Ingham Road

2 Ingham Road

Proposed Extension

529 Finchley Road

529a Finchley Road

529b Finchley Road

Finchley Road





527A Finchley Road

64 Burrard Road

529 Finchley Road

529a Finchley Road

529b Finchley Road

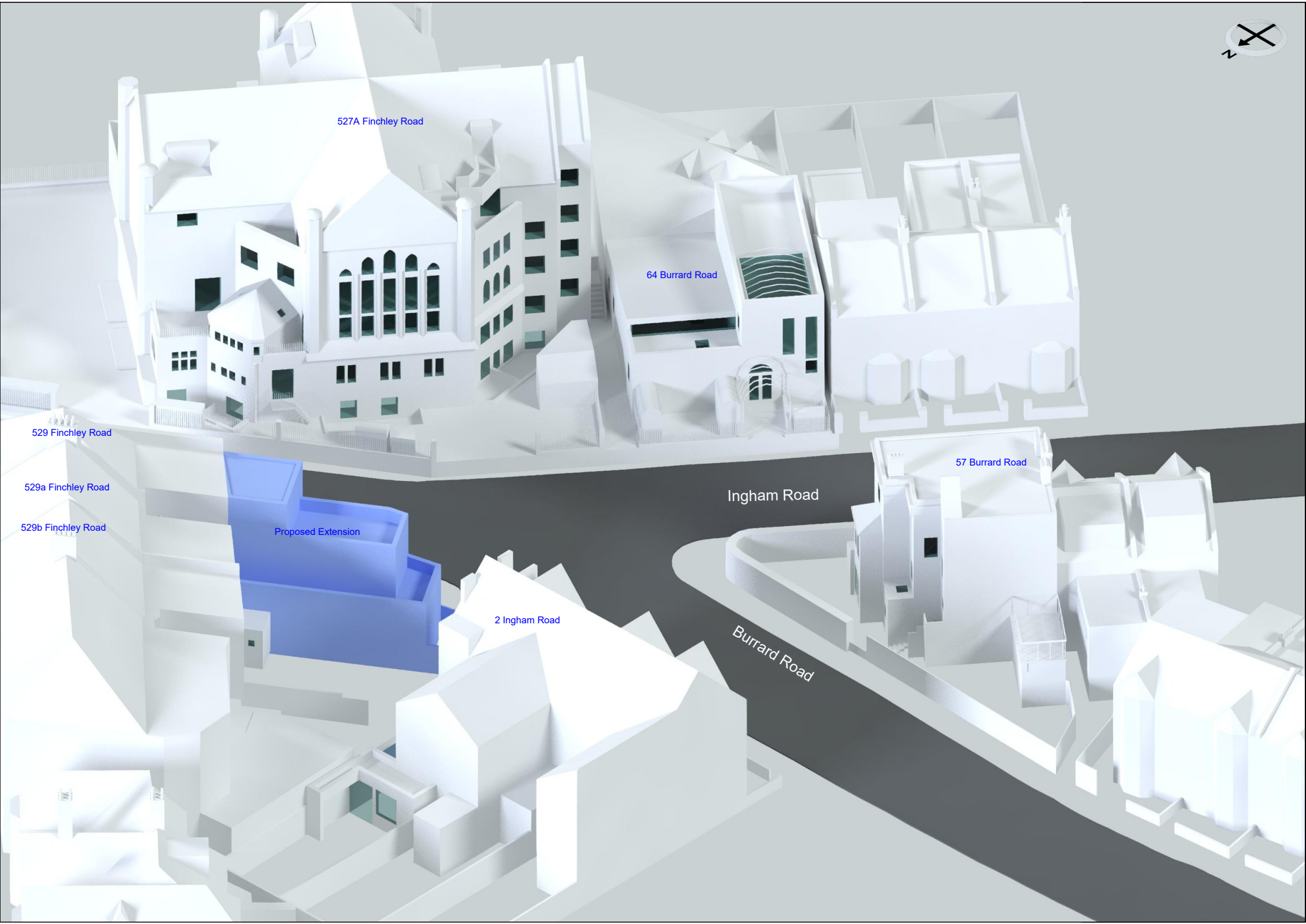
Proposed Extension

2 Ingham Road

Ingham Road

57 Burrard Road

Burrard Road



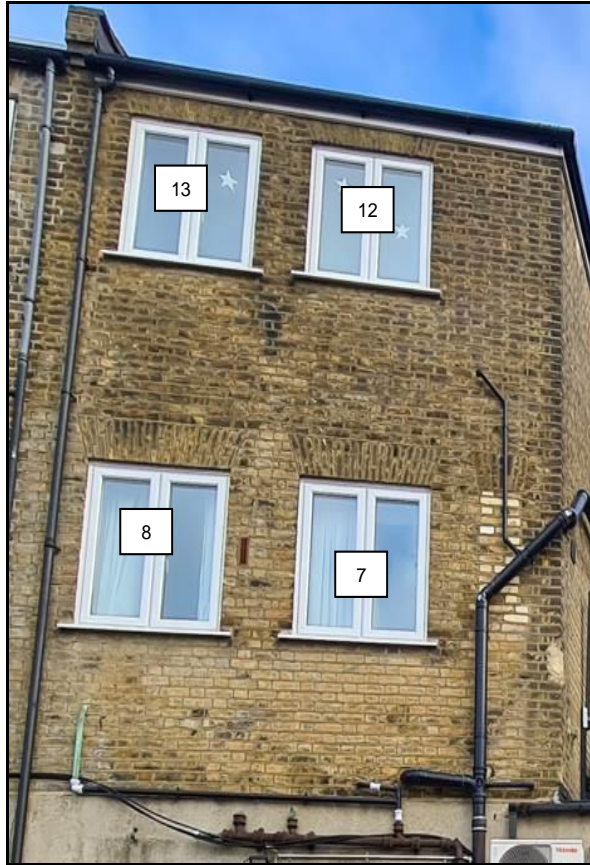
Neighbouring Windows



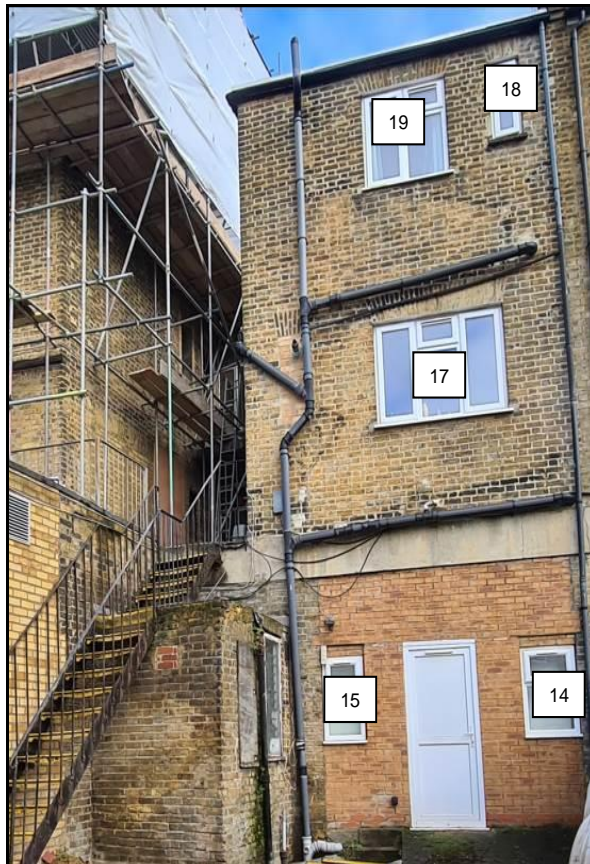
529a Finchley Road



529a Finchley Road



529a Finchley Road



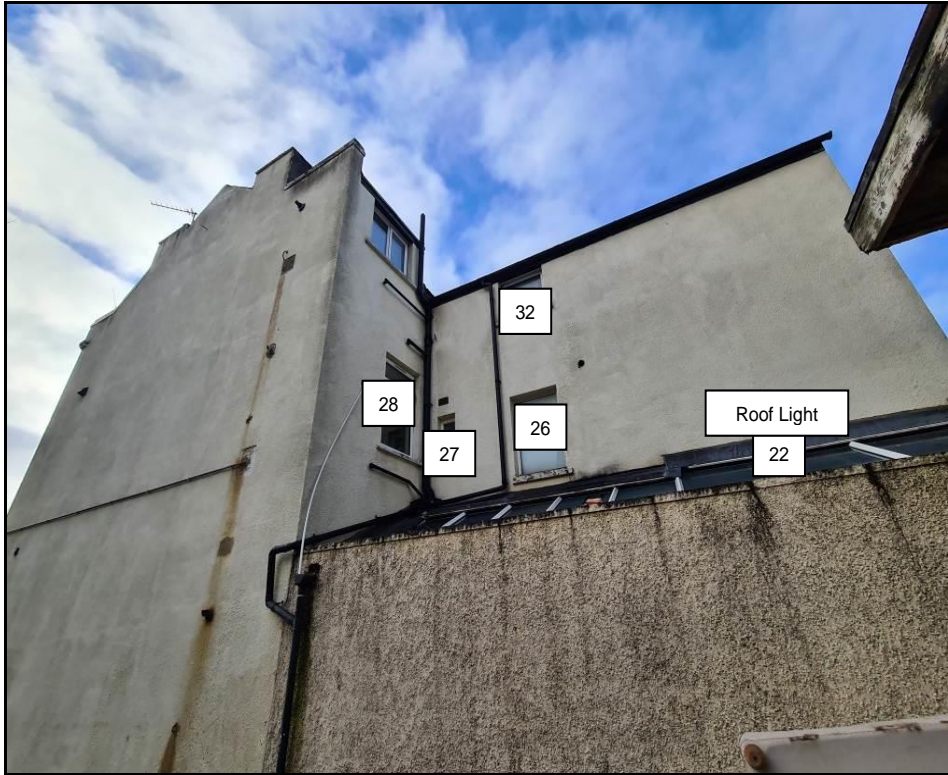
529b Finchley Road



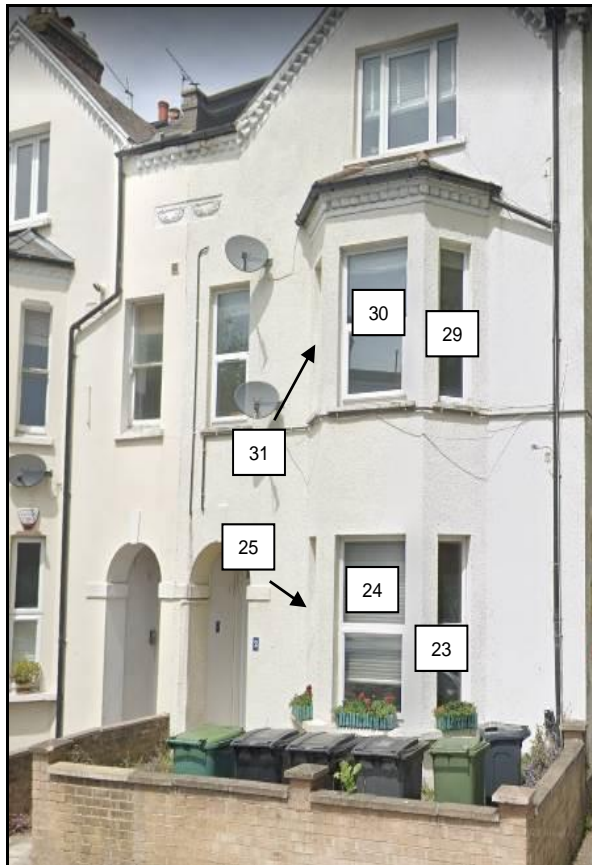
529b Finchley Road



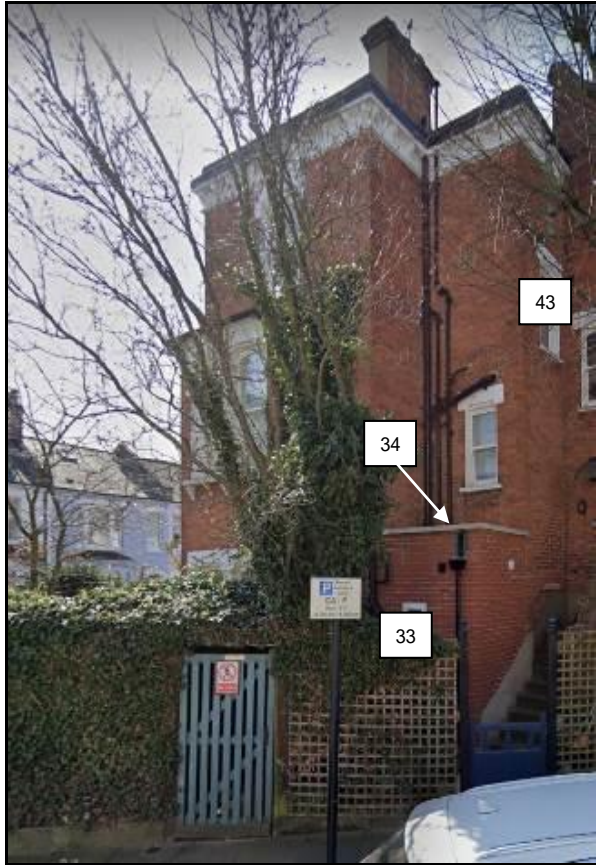
2 Ingham Road



2 Ingham Road



2 Ingham Road



57 Burrard Road



57 Burrard Road



57 Burrard Road



64 Burrard Road



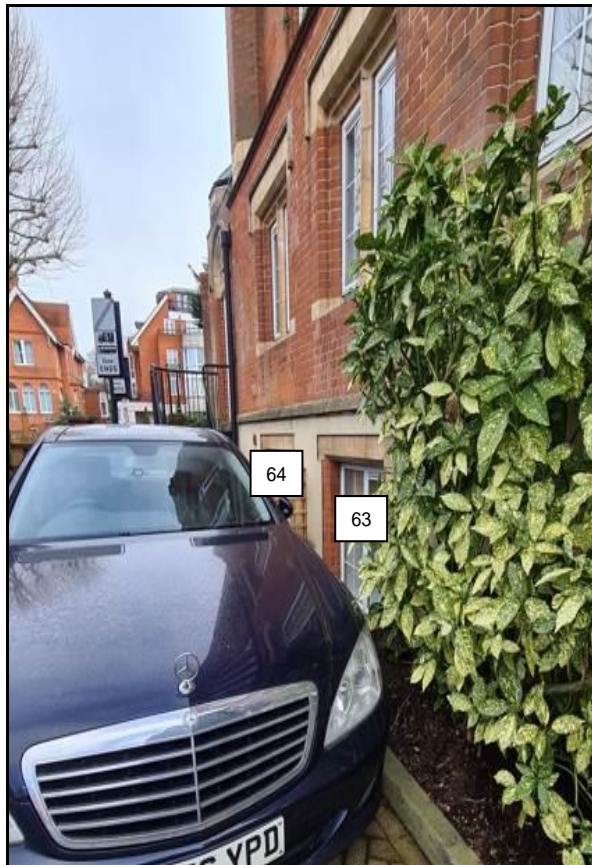
64 Burrard Road



64 Burrard Road



527A Finchley Road



527A Finchley Road



527A Finchley Road



527A Finchley Road



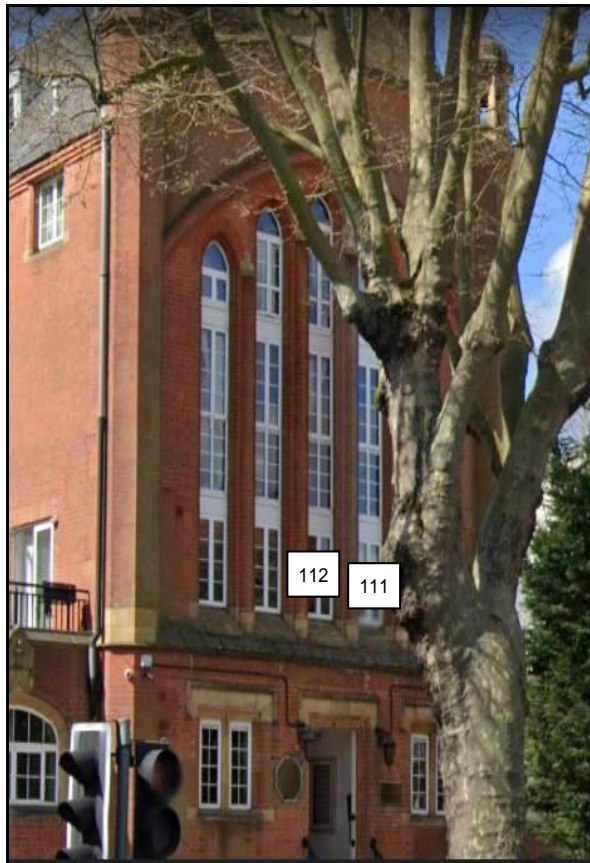
527A Finchley Road



527A Finchley Road



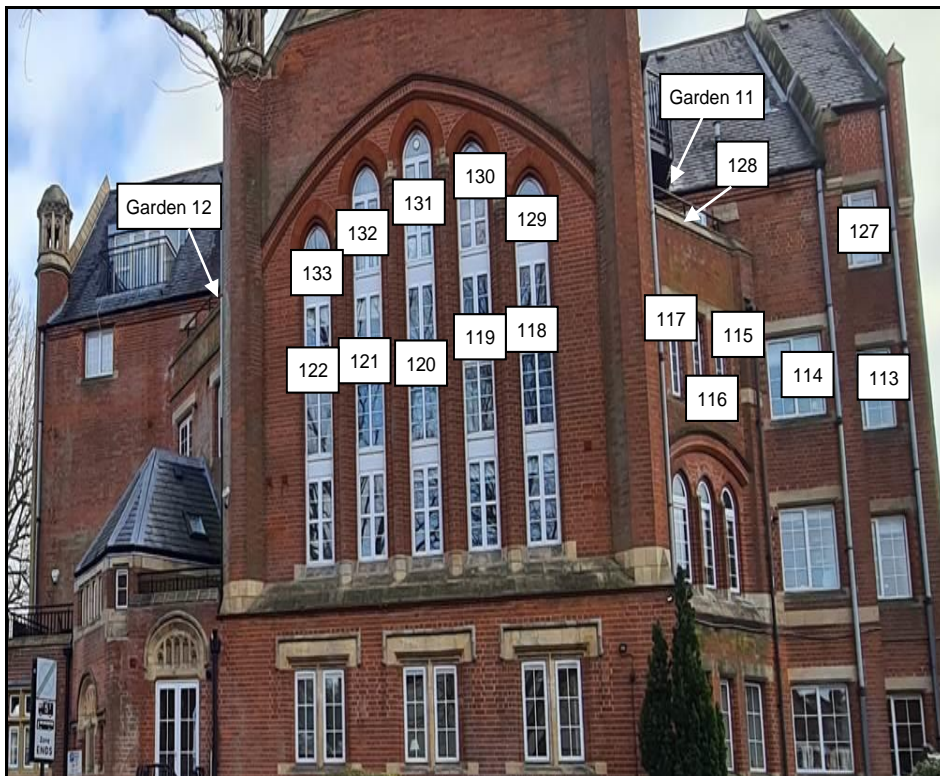
527A Finchley Road



527A Finchley Road



527A Finchley Road



527A Finchley Road



527A Finchley Road



527A Finchley Road



527A Finchley Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
529 Finchley Road, London NW3 7BG

| Reference | Room Use | Vertical Sky Component | | | |
|---------------------------|-----------------------|------------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| <u>529a Finchley Road</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 1 | Bathroom/WC | 13.0% | 13.0% | 0.0% | 1.0 |
| Window 2 | Bathroom/WC | 11.3% | 11.3% | 0.0% | 1.0 |
| Window 3 | Non Domestic | 28.2% | 20.7% | 7.5% | 0.73 |
| <u>First Floor</u> | | | | | |
| Window 4 [Secondary] | Domestic | 7.6% | 5.3% | 2.3% | 0.7 |
| Window 5 | Non Domestic | 7.2% | 5.1% | 2.1% | 0.71 |
| Window 6 [Secondary] | Domestic | 15.8% | 8.2% | 7.6% | 0.52 |
| Window 7 | Domestic | 34.6% | 28.9% | 5.7% | 0.84 |
| Window 8 | Domestic | 34.0% | 31.2% | 2.8% | 0.92 |
| <u>Second Floor</u> | | | | | |
| Window 9 | Domestic | 23.3% | 22.7% | 0.6% | 0.97 |
| Window 10 | Domestic | 24.5% | 23.9% | 0.6% | 0.98 |
| Window 11 | Domestic | 26.6% | 25.1% | 1.5% | 0.94 |
| Window 12 | Domestic | 37.2% | 36.3% | 0.9% | 0.98 |
| Window 13 | Domestic | 36.8% | 36.7% | 0.1% | 1.0 |
| <u>529b Finchley Road</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 14 | Non Domestic | 28.5% | 24.0% | 4.5% | 0.84 |
| Window 15 | Non Domestic | 25.0% | 22.4% | 2.6% | 0.9 |
| Window 16 | Bathroom/WC | 20.6% | 15.9% | 4.7% | 0.77 |
| <u>First Floor</u> | | | | | |
| Window 17 | Domestic | 31.3% | 30.4% | 0.9% | 0.97 |
| <u>Second Floor</u> | | | | | |
| Window 18 | Domestic | 24.2% | 24.2% | 0.0% | 1.0 |
| Window 19 | Domestic | 33.5% | 33.5% | 0.0% | 1.0 |
| <u>2 Ingham Road</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 20 | Study | 26.3% | 26.3% | 0.0% | 1.0 |
| Window 21 | Study | 17.4% | 17.4% | 0.0% | 1.0 |
| Window 22 | Study | 48.2% | 47.9% | 0.3% | 0.99 |
| Window 23 | Living/Dining/Kitchen | 30.0% | 28.6% | 1.4% | 0.95 |
| Window 24 | Living/Dining/Kitchen | 32.3% | 32.3% | 0.0% | 1.0 |
| Window 25 | Living/Dining/Kitchen | 28.6% | 28.6% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Window 26 | Domestic | 25.4% | 24.8% | 0.6% | 0.98 |
| Window 27 | Domestic | 17.7% | 17.6% | 0.1% | 0.99 |

Appendix 2 - Vertical Sky Component
529 Finchley Road, London NW3 7BG

| Reference | Room Use | Vertical Sky Component | | | |
|------------------------|-----------------------|------------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| Window 28 | Living/Dining/Kitchen | 20.3% | 20.3% | 0.0% | 1.0 |
| Window 29 | Living/Dining/Kitchen | 32.3% | 31.8% | 0.5% | 0.98 |
| Window 30 | Living/Dining/Kitchen | 35.2% | 35.2% | 0.0% | 1.0 |
| Window 31 | Living/Dining/Kitchen | 31.7% | 31.7% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Window 32 | Domestic | 29.8% | 29.5% | 0.3% | 0.99 |
| <u>57 Burrard Road</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 33 | Bathroom/WC | 25.7% | 25.7% | 0.0% | 1.0 |
| Window 34 | Bathroom/WC | 45.2% | 45.2% | 0.0% | 1.0 |
| Window 35 | Bedroom | 29.7% | 29.7% | 0.0% | 1.0 |
| Window 36 | Bedroom | 29.4% | 29.4% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Window 37 | Domestic | 27.7% | 27.7% | 0.0% | 1.0 |
| Window 38 | Domestic | 26.3% | 26.3% | 0.0% | 1.0 |
| Window 39 | Domestic | 32.6% | 32.6% | 0.0% | 1.0 |
| Window 40 | Domestic | 32.7% | 32.7% | 0.0% | 1.0 |
| Window 41 | Domestic | 35.1% | 35.1% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Window 42 | Bathroom/WC | 26.4% | 26.4% | 0.0% | 1.0 |
| Window 43 | Bathroom/WC | 23.6% | 23.6% | 0.0% | 1.0 |
| Window 44 | Bedroom | 35.6% | 35.6% | 0.0% | 1.0 |
| Window 45 | Bedroom | 37.5% | 37.5% | 0.0% | 1.0 |
| <u>64 Burrard Road</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 46 | Office | 32.4% | 32.4% | 0.0% | 1.0 |
| Window 47 | Domestic | 28.0% | 28.0% | 0.0% | 1.0 |
| Window 48 | Domestic | 26.5% | 26.5% | 0.0% | 1.0 |
| Window 49 | Domestic | 29.0% | 29.0% | 0.0% | 1.0 |
| Window 50 | Kitchen | 20.7% | 20.6% | 0.1% | 1.0 |
| Window 51 | Kitchen | 68.3% | 68.3% | 0.0% | 1.0 |
| Window 52 | Hall | 8.7% | 8.7% | 0.0% | 1.0 |
| Window 53 | Hall | 4.8% | 4.7% | 0.1% | 0.98 |
| Window 54 | Hall | 31.8% | 31.8% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Window 55 | Hall | 34.7% | 34.7% | 0.0% | 1.0 |
| Window 56 | Hall | 35.2% | 35.2% | 0.0% | 1.0 |
| Window 57 | Hall | 28.7% | 28.7% | 0.0% | 1.0 |
| Window 58 | Hall | 84.5% | 84.5% | 0.0% | 1.0 |

Appendix 2 - Vertical Sky Component
529 Finchley Road, London NW3 7BG

| Reference | Room Use | Vertical Sky Component | | | |
|---------------------------|---------------|------------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| <u>527A Finchley Road</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 59 | Bedroom | 17.1% | 16.7% | 0.4% | 0.98 |
| Window 60 | Bedroom | 19.9% | 19.8% | 0.1% | 0.99 |
| Window 61 | Bedroom | 22.4% | 22.3% | 0.1% | 1.0 |
| Window 62 | Bedroom | 24.4% | 24.3% | 0.1% | 1.0 |
| Window 63 | Bedroom | 30.3% | 29.9% | 0.4% | 0.99 |
| Window 64 | Bedroom | 28.8% | 27.1% | 1.7% | 0.94 |
| Window 65 | Bedroom | 24.2% | 23.1% | 1.1% | 0.95 |
| Window 66 | Bedroom | 23.5% | 23.5% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Window 67 | Kitchen | 24.1% | 24.0% | 0.1% | 1.0 |
| Window 68 | Kitchen | 27.9% | 27.7% | 0.2% | 0.99 |
| Window 69 | Living/Dining | 29.8% | 29.7% | 0.1% | 1.0 |
| Window 70 | Living/Dining | 30.7% | 30.6% | 0.1% | 1.0 |
| Window 71 | Kitchen | 30.6% | 30.6% | 0.0% | 1.0 |
| Window 72 | Living/Dining | 33.4% | 32.6% | 0.8% | 0.98 |
| Window 73 | Living/Dining | 33.3% | 32.4% | 0.9% | 0.97 |
| Window 74 | Living/Dining | 33.1% | 32.0% | 1.1% | 0.97 |
| Window 75 | Living/Dining | 33.0% | 31.9% | 1.1% | 0.97 |
| Window 76 | Living/Dining | 32.7% | 31.4% | 1.3% | 0.96 |
| Window 77 | Living/Dining | 32.6% | 31.3% | 1.3% | 0.96 |
| Window 78 | Kitchen | 33.0% | 31.5% | 1.5% | 0.95 |
| Window 79 | Kitchen | 30.7% | 29.5% | 1.2% | 0.96 |
| Window 80 | Living/Dining | 30.3% | 29.3% | 1.0% | 0.97 |
| Window 81 | Living/Dining | 29.9% | 28.9% | 1.0% | 0.97 |
| Window 82 | Living/Dining | 28.5% | 27.6% | 0.9% | 0.97 |
| Window 83 | Living/Dining | 29.2% | 27.9% | 1.3% | 0.96 |
| Window 84 | Living/Dining | 29.9% | 28.8% | 1.1% | 0.96 |
| Window 85 | Living/Dining | 30.4% | 29.3% | 1.1% | 0.96 |
| Window 86 | Living/Dining | 30.1% | 29.0% | 1.1% | 0.96 |
| Window 87 | Living/Dining | 30.9% | 29.9% | 1.0% | 0.97 |
| Window 88 | Living/Dining | 31.4% | 30.4% | 1.0% | 0.97 |
| Window 89 | Living/Dining | 34.7% | 34.7% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Window 90 | Bedroom | 28.2% | 28.2% | 0.0% | 1.0 |
| Window 91 | Bedroom | 30.7% | 30.7% | 0.0% | 1.0 |
| Window 92 | Bedroom | 34.8% | 34.8% | 0.0% | 1.0 |
| Window 93 | Bedroom | 35.3% | 35.3% | 0.0% | 1.0 |
| Window 94 | Living/Dining | 35.1% | 35.1% | 0.0% | 1.0 |
| Window 95 | Living/Dining | 35.6% | 35.4% | 0.2% | 0.99 |
| Window 96 | Living/Dining | 35.8% | 35.6% | 0.2% | 0.99 |
| Window 97 | Living/Dining | 35.8% | 35.4% | 0.4% | 0.99 |

Appendix 2 - Vertical Sky Component
529 Finchley Road, London NW3 7BG

| Reference | Room Use | Vertical Sky Component | | | |
|---------------------|---------------|------------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| Window 98 | Bedroom | 35.7% | 35.3% | 0.4% | 0.99 |
| Window 99 | Bedroom | 35.3% | 34.8% | 0.5% | 0.99 |
| Window 100 | Bedroom | 22.8% | 22.7% | 0.1% | 1.0 |
| Window 101 | Bedroom | 34.1% | 33.1% | 1.0% | 0.97 |
| Window 102 | Bedroom | 33.3% | 32.6% | 0.7% | 0.98 |
| Window 103 | Bedroom | 33.3% | 32.7% | 0.6% | 0.98 |
| Window 104 | Bedroom | 33.4% | 32.8% | 0.6% | 0.98 |
| Window 105 | Bedroom | 33.5% | 32.9% | 0.6% | 0.98 |
| Window 106 | Bedroom | 25.0% | 25.0% | 0.0% | 1.0 |
| Window 107 | Bedroom | 44.4% | 44.2% | 0.2% | 1.0 |
| Window 108 | Bedroom | 46.8% | 46.8% | 0.0% | 1.0 |
| Window 109 | Hallway | 18.0% | 18.0% | 0.0% | 1.0 |
| Window 110 | Living/Dining | 28.5% | 28.3% | 0.2% | 0.99 |
| Window 111 | Living/Dining | 36.7% | 36.7% | 0.0% | 1.0 |
| Window 112 | Living/Dining | 37.3% | 37.3% | 0.0% | 1.0 |
| <u>Third Floor</u> | | | | | |
| Window 113 | Bedroom | 29.7% | 29.7% | 0.0% | 1.0 |
| Window 114 | Bedroom | 32.7% | 32.7% | 0.0% | 1.0 |
| Window 115 | Bedroom | 36.4% | 36.4% | 0.0% | 1.0 |
| Window 116 | Bedroom | 36.9% | 36.9% | 0.0% | 1.0 |
| Window 117 | Living/Dining | 36.5% | 36.5% | 0.0% | 1.0 |
| Window 118 | Living/Dining | 37.0% | 37.0% | 0.0% | 1.0 |
| Window 119 | Living/Dining | 37.3% | 37.3% | 0.0% | 1.0 |
| Window 120 | Living/Dining | 37.2% | 37.2% | 0.0% | 1.0 |
| Window 121 | Bedroom | 37.2% | 37.2% | 0.0% | 1.0 |
| Window 122 | Bedroom | 36.9% | 36.8% | 0.1% | 1.0 |
| Window 123 | Bathroom/WC | 33.8% | 33.8% | 0.0% | 1.0 |
| Window 124 | Bedroom | 33.2% | 33.1% | 0.1% | 1.0 |
| Window 125 | Living/Dining | 37.5% | 37.5% | 0.0% | 1.0 |
| Window 126 | Living/Dining | 38.1% | 38.1% | 0.0% | 1.0 |
| <u>Fourth Floor</u> | | | | | |
| Window 127 | Bedroom | 30.2% | 30.2% | 0.0% | 1.0 |
| Window 128 | Hallway | 18.0% | 18.0% | 0.0% | 1.0 |
| Window 129 | Bedroom | 37.8% | 37.8% | 0.0% | 1.0 |
| Window 130 | Bedroom | 37.9% | 37.9% | 0.0% | 1.0 |
| Window 131 | Bedroom | 36.8% | 36.8% | 0.0% | 1.0 |
| Window 132 | Bedroom | 37.8% | 37.8% | 0.0% | 1.0 |
| Window 133 | Bedroom | 37.7% | 37.7% | 0.0% | 1.0 |
| Window 134 | Bedroom | 29.0% | 29.0% | 0.0% | 1.0 |
| Window 135 | Bedroom | 35.8% | 35.8% | 0.0% | 1.0 |
| Window 136 | Bedroom | 37.9% | 37.9% | 0.0% | 1.0 |
| Window 137 | Bedroom | 38.7% | 38.7% | 0.0% | 1.0 |

Appendix 2 - Daylight Distribution
529 Finchley Road, London NW3 7BG

| Reference | Room Use | Daylight Distribution | | | |
|---------------------------|-----------------------|-----------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| <u>529a Finchley Road</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 1 | Bathroom/WC | 36% | 36% | 0.0% | 1.0 |
| Window 2 | Bathroom/WC | 45% | 45% | 0.0% | 1.0 |
| Window 3 | Non Domestic | 93% | 93% | 0.0% | 1.0 |
| <u>529b Finchley Road</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Windows 14 & 15 | Non Domestic | 72% | 67% | 5.0% | 0.93 |
| Window 16 | Bathroom/WC | 37% | 37% | 0.0% | 1.0 |
| <u>2 Ingham Road</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Windows 20 to 22 | Study | 100% | 100% | 0.0% | 1.0 |
| Windows 23 to 25 | Living/Dining/Kitchen | 100% | 100% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Window 26 | Domestic | 97% | 97% | 0.0% | 1.0 |
| Window 27 | Domestic | 88% | 88% | 0.0% | 1.0 |
| Windows 28 to 31 | Living/Dining/Kitchen | 100% | 100% | 0.0% | 1.0 |
| <u>57 Burrard Road</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Windows 33 & 34 | Bathroom/WC | 97% | 97% | 0.0% | 1.0 |
| Windows 35 & 36 | Bedroom | 95% | 95% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Window 42 | Bathroom/WC | 94% | 94% | 0.0% | 1.0 |
| Window 43 | Bathroom/WC | 95% | 95% | 0.0% | 1.0 |
| Windows 44 & 45 | Bedroom | 99% | 99% | 0.0% | 1.0 |
| <u>64 Burrard Road</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 46 | Office | 79% | 79% | 0.0% | 1.0 |
| Windows 47 to 49 | Domestic | 99% | 99% | 0.0% | 1.0 |
| Windows 50 & 51 | Kitchen | 93% | 93% | 0.0% | 1.0 |
| Windows 52 to 54 | Hall | 93% | 93% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Windows 55 to 58 | Hall | 100% | 100% | 0.0% | 1.0 |

Appendix 2 - Daylight Distribution
529 Finchley Road, London NW3 7BG

| Reference | Room Use | Daylight Distribution | | | |
|---------------------------|---------------|-----------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| <u>527A Finchley Road</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 59 | Bedroom | 56% | 56% | 0.0% | 1.0 |
| Windows 60 & 61 | Bedroom | 88% | 88% | 0.0% | 1.0 |
| Window 62 | Bedroom | 65% | 65% | 0.0% | 1.0 |
| Window 63 | Bedroom | 56% | 47% | 9.0% | 0.84 |
| Window 64 | Bedroom | 83% | 74% | 9.0% | 0.89 |
| Window 65 | Bedroom | 67% | 66% | 1.0% | 0.99 |
| Window 66 | Bedroom | 70% | 68% | 2.0% | 0.97 |
| <u>First Floor</u> | | | | | |
| Windows 67 & 68 | Kitchen | 95% | 95% | 0.0% | 1.0 |
| Windows 69 & 70 | Living/Dining | 81% | 81% | 0.0% | 1.0 |
| Window 71 | Kitchen | 88% | 88% | 0.0% | 1.0 |
| Windows 72 to 75 | Living/Dining | 96% | 96% | 0.0% | 1.0 |
| Windows 76 & 77 | Living/Dining | 89% | 89% | 0.0% | 1.0 |
| Windows 78 & 79 | Kitchen | 96% | 96% | 0.0% | 1.0 |
| Windows 80 to 89 | Living/Dining | 99% | 99% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Windows 90 & 91 | Bedroom | 96% | 96% | 0.0% | 1.0 |
| Windows 92 & 93 | Bedroom | 89% | 89% | 0.0% | 1.0 |
| Windows 94 to 97 | Living/Dining | 96% | 96% | 0.0% | 1.0 |
| Windows 98 to 100 | Bedroom | 100% | 100% | 0.0% | 1.0 |
| Windows 101 to 108 | Bedroom | 99% | 99% | 0.0% | 1.0 |
| Window 109 | Hallway | 17% | 17% | 0.0% | 1.0 |
| Windows 110 to 112 | Living/Dining | 95% | 95% | 0.0% | 1.0 |
| <u>Third Floor</u> | | | | | |
| Windows 113 & 114 | Bedroom | 97% | 97% | 0.0% | 1.0 |
| Windows 115 & 116 | Bedroom | 86% | 86% | 0.0% | 1.0 |
| Windows 117 to 120 | Living/Dining | 98% | 98% | 0.0% | 1.0 |
| Windows 121 & 122 | Bedroom | 96% | 96% | 0.0% | 1.0 |
| Window 123 | Bathroom/WC | 97% | 97% | 0.0% | 1.0 |
| Window 124 | Bedroom | 91% | 91% | 0.0% | 1.0 |
| Windows 125 & 126 | Living/Dining | 93% | 93% | 0.0% | 1.0 |
| <u>Fourth Floor</u> | | | | | |
| Window 127 | Bedroom | 81% | 81% | 0.0% | 1.0 |
| Window 128 | Hallway | 83% | 83% | 0.0% | 1.0 |
| Window 129 | Bedroom | 0.0% | 0.0% | 0.0% | 1.0 |
| Windows 130 & 131 | Bedroom | 98% | 98% | 0.0% | 1.0 |
| Windows 132 to 134 | Bedroom | 80% | 80% | 0.0% | 1.0 |
| Windows 135 to 137 | Bedroom | 98% | 98% | 0.0% | 1.0 |

Appendix 2 - Sunlight to Windows
529 Finchley Road, London NW3 7BG

| Reference | Room Use | Sunlight to Windows | | | | | | | |
|---------------------------|-----------------------|----------------------|-------|------|-------|-----------------------|-------|------|-------|
| | | Total Sunlight Hours | | | | Winter Sunlight Hours | | | |
| | | Before | After | Loss | Ratio | Before | After | Loss | Ratio |
| <u>529a Finchley Road</u> | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | |
| Window 3 | Non Domestic | 55% | 36% | 19% | 0.65 | 15% | 5% | 10% | 0.33 |
| <u>First Floor</u> | | | | | | | | | |
| Window 4 | Domestic | 12% | 10% | 2% | 0.83 | 5% | 3% | 2% | 0.6 |
| Window 5 | Non Domestic | 27% | 23% | 4% | 0.85 | 8% | 4% | 4% | 0.5 |
| Window 6 | Domestic | 37% | 25% | 12% | 0.68 | 16% | 5% | 11% | 0.31 |
| Window 7 | Domestic | 67% | 53% | 14% | 0.79 | 21% | 10% | 11% | 0.48 |
| Window 8 | Domestic | 68% | 61% | 7% | 0.9 | 22% | 15% | 7% | 0.68 |
| <u>Second Floor</u> | | | | | | | | | |
| Window 9 | Domestic | 48% | 47% | 1% | 0.98 | 15% | 14% | 1% | 0.93 |
| Window 10 | Domestic | 58% | 58% | 0% | 1.0 | 17% | 17% | 0% | 1.0 |
| Window 11 | Domestic | 64% | 62% | 2% | 0.97 | 18% | 16% | 2% | 0.89 |
| Window 12 | Domestic | 72% | 70% | 2% | 0.97 | 25% | 23% | 2% | 0.92 |
| Window 13 | Domestic | 71% | 71% | 0% | 1.0 | 24% | 24% | 0% | 1.0 |
| <u>529b Finchley Road</u> | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | |
| Window 14 | Non Domestic | 59% | 47% | 12% | 0.8 | 16% | 7% | 9% | 0.44 |
| Window 15 | Non Domestic | 51% | 43% | 8% | 0.84 | 17% | 10% | 7% | 0.59 |
| Window 16 | Bathroom/WC | 49% | 42% | 7% | 0.86 | 18% | 12% | 6% | 0.67 |
| <u>First Floor</u> | | | | | | | | | |
| Window 17 | Domestic | 60% | 58% | 2% | 0.97 | 18% | 16% | 2% | 0.89 |
| <u>Second Floor</u> | | | | | | | | | |
| Window 18 | Domestic | 42% | 42% | 0% | 1.0 | 13% | 13% | 0% | 1.0 |
| Window 19 | Domestic | 61% | 61% | 0% | 1.0 | 21% | 21% | 0% | 1.0 |
| <u>2 Ingham Road</u> | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | |
| Window 23 | Living/Dining/Kitchen | 64% | 61% | 3% | 0.95 | 19% | 19% | 0% | 1.0 |
| Window 24 | Living/Dining/Kitchen | 79% | 79% | 0% | 1.0 | 23% | 23% | 0% | 1.0 |
| Window 25 | Living/Dining/Kitchen | 62% | 62% | 0% | 1.0 | 23% | 23% | 0% | 1.0 |
| <u>First Floor</u> | | | | | | | | | |
| Window 29 | Living/Dining/Kitchen | 67% | 67% | 0% | 1.0 | 21% | 21% | 0% | 1.0 |
| Window 30 | Living/Dining/Kitchen | 82% | 82% | 0% | 1.0 | 25% | 25% | 0% | 1.0 |
| Window 31 | Living/Dining/Kitchen | 64% | 64% | 0% | 1.0 | 25% | 25% | 0% | 1.0 |

Appendix 2 - Sunlight to Windows
529 Finchley Road, London NW3 7BG

| Reference | Room Use | Sunlight to Windows | | | | | | | |
|---------------------------|---------------|----------------------|-------|------|-------|-----------------------|-------|------|-------|
| | | Total Sunlight Hours | | | | Winter Sunlight Hours | | | |
| | | Before | After | Loss | Ratio | Before | After | Loss | Ratio |
| <u>57 Burrard Road</u> | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | |
| Window 34 | Bathroom/WC | 3% | 3% | 0% | 1.0 | 0% | 0% | 0% | 1.0 |
| <u>First Floor</u> | | | | | | | | | |
| Window 41 | Domestic | 65% | 65% | 0% | 1.0 | 22% | 22% | 0% | 1.0 |
| <u>Second Floor</u> | | | | | | | | | |
| Window 45 | Bedroom | 69% | 69% | 0% | 1.0 | 24% | 24% | 0% | 1.0 |
| <u>64 Burrard Road</u> | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | |
| Window 51 | Kitchen | 16% | 16% | 0% | 1.0 | 0% | 0% | 0% | 1.0 |
| <u>First Floor</u> | | | | | | | | | |
| Window 58 | Hall | 71% | 71% | 0% | 1.0 | 14% | 14% | 0% | 1.0 |
| <u>527A Finchley Road</u> | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | |
| Window 60 | Bedroom | 18% | 18% | 0% | 1.0 | 1% | 1% | 0% | 1.0 |
| Window 61 | Bedroom | 20% | 20% | 0% | 1.0 | 1% | 1% | 0% | 1.0 |
| Window 62 | Bedroom | 32% | 32% | 0% | 1.0 | 4% | 4% | 0% | 1.0 |
| <u>First Floor</u> | | | | | | | | | |
| Window 69 | Living/Dining | 33% | 33% | 0% | 1.0 | 4% | 4% | 0% | 1.0 |
| Window 70 | Living/Dining | 35% | 35% | 0% | 1.0 | 6% | 6% | 0% | 1.0 |
| Window 71 | Kitchen | 41% | 41% | 0% | 1.0 | 9% | 9% | 0% | 1.0 |
| <u>Second Floor</u> | | | | | | | | | |
| Window 92 | Bedroom | 40% | 40% | 0% | 1.0 | 10% | 10% | 0% | 1.0 |
| Window 93 | Bedroom | 43% | 43% | 0% | 1.0 | 12% | 12% | 0% | 1.0 |
| Window 94 | Living/Dining | 47% | 47% | 0% | 1.0 | 12% | 12% | 0% | 1.0 |
| Window 107 | Bedroom | 7% | 7% | 0% | 1.0 | 0% | 0% | 0% | 1.0 |
| <u>Third Floor</u> | | | | | | | | | |
| Window 115 | Bedroom | 40% | 40% | 0% | 1.0 | 10% | 10% | 0% | 1.0 |
| Window 116 | Bedroom | 46% | 46% | 0% | 1.0 | 12% | 12% | 0% | 1.0 |
| Window 117 | Living/Dining | 48% | 48% | 0% | 1.0 | 12% | 12% | 0% | 1.0 |

Appendix 2 - Overshadowing to Gardens and Open Spaces
529 Finchley Road, London NW3 7BG

| Reference | Total Area | | Area receiving at least two hours of sunlight on 21st March | | | | | | | | | |
|---------------------------|------------|----|---|----|-------|-------|------|-----|-------|----|----|-----|
| | | | Before | | After | | Loss | | Ratio | | | |
| <u>57 Burrard Road</u> | | | | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | | | | |
| Garden 1 | 106.7 | m2 | 23.64 | m2 | 22% | 23.64 | m2 | 22% | 0.0 | m2 | 0% | 1.0 |
| <u>64 Burrard Road</u> | | | | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | | | | |
| Garden 2 | 3.99 | m2 | 0.06 | m2 | 2% | 0.06 | m2 | 2% | 0.0 | m2 | 0% | 1.0 |
| Garden 3 | 8.64 | m2 | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 1.0 |
| <u>527A Finchley Road</u> | | | | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | | | | |
| Garden 4 | 5.94 | m2 | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 1.0 |
| Garden 5 | 4.21 | m2 | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 1.0 |
| Garden 6 | 7.34 | m2 | 3.76 | m2 | 51% | 3.76 | m2 | 51% | 0.0 | m2 | 0% | 1.0 |
| Garden 7 | 2.04 | m2 | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 1.0 |
| Garden 8 | 2.03 | m2 | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 1.0 |
| <u>Second Floor</u> | | | | | | | | | | | | |
| Garden 9 | 1.69 | m2 | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 1.0 |
| Garden 10 | 10.45 | m2 | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 1.0 |
| <u>Fourth Floor</u> | | | | | | | | | | | | |
| Garden 11 | 3.69 | m2 | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 1.0 |
| Garden 12 | 3.39 | m2 | 0.0 | m2 | 0% | 0.0 | m2 | 0% | 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.
 - G1 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