RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

30 October 2023

65 Holmes Road
London
NW5 3AU

RICS
Regulated by RICS

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1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Designated Contractors Ltd to undertake a daylight and sunlight assessment of the proposed development at 65 Holmes Road, London NW5 3AU.

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 15, 16 to 30 Azania Mews and 54 to 74, 55 to 57, 61 to 63, 65 to 67, 74a to 74c, 76, 78, 87 and 54 to 74 Holmes 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:

Contemporary Design Solutions

180410 - A(SO)170	Existing Roof Plan	Rev -
200305 - A(SO)P300	Existing Section BB Section AA	Rev -
200305 - A(SO)P400	Existing Holmes Road Elevation	Rev -
200305 - A(SO)P403	Existing Main Courtyard Elevation	Rev -
	X_GA_Seventh_Floor_Plan_Elevation_ Section	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

54 to 74 Holmes Road:

A-PL-103	Proposed Ground Floor Plan	Rev P02
A-PL-104	Proposed First Floor Plan	Rev P02
A-PL-105	Proposed Second Floor Plan	Rev P02

55 to 57 Holmes Road:

	Lower Basement Floor	Rev -
	Upper Basement Floor	Rev -
	Ground Floor	Rev -
	First Floor	Rev -
	Second Floor	Rev -
	Proposed Third Floor	Rev -
	Proposed Fourth Floor	Rev -
	Proposed Fifth Floor	Rev -
	Proposed Sixth Floor	Rev -

61 to 63 Holmes Road:

1214-PL-120	Plans: Ground Floor Proposed	Rev -
1214-PL-121	Plans: First & Second Floors Proposed	Rev -
1214-PL-122	Plans: Third Floor Proposed	Rev -
1214-PL-123A	Plans: Fourth Floor Proposed	Rev A
1214-PL-124A	Plans: Fifth Floor Proposed	Rev A
1214-PL-125A	Plans: Roof Proposed	Rev A

65 to 67 Holmes Road:		
140715 (CL) P100	Refuse Servicing Plan Ground Floor	Rev B
1980-M-FF-0204	Mechanical Services Ventilation Services First Floor	Rev C04
1980-M-UB-0202	Mechanical Services Ventilation Services Upper Basement	Rev C03
140715 (CL) P085	Refuse Servicing Plan Mezzanine Basement Bin Store	Rev -
74a to 74c Holmes Road:		
5195/301	Indicative Plan Fourth Floor	Rev P4
P-102	Plans As Existing and As Proposed (Test Applied using Proposed)	Rev -
78 Holmes Road:		
274 009 P11	Mezzanine Floor Plan Proposed	Rev B
274 009 P04	Roof Plan Existing	Rev B
274 009 P01	Ground Plan Existing	Rev C
274 009 P12	First Floor Plan Proposed	Rev B
87 Holmes Road:		
4003	Proposed Ground Floor Layout	Rev -
4004	Proposed First Floor Layout	Rev -
4006	Proposed Second Floor Layout	Rev -
4008	Proposed Roof 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 15, 16 to 30 Azania Mews and 54 to 74, 55 to 57, 61 to 63, 65 to 67, 74a to 74c, 76, 78, 87 and 54 to 74 Holmes 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 pass the Vertical Sky Component test.

Daylight Distribution

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

4.3 Sunlight to Windows

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

4.4 Overshadowing to Gardens and Open Spaces

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

4.5 Conclusion

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. The assessment has been undertaken without access to the proposed development site or 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.

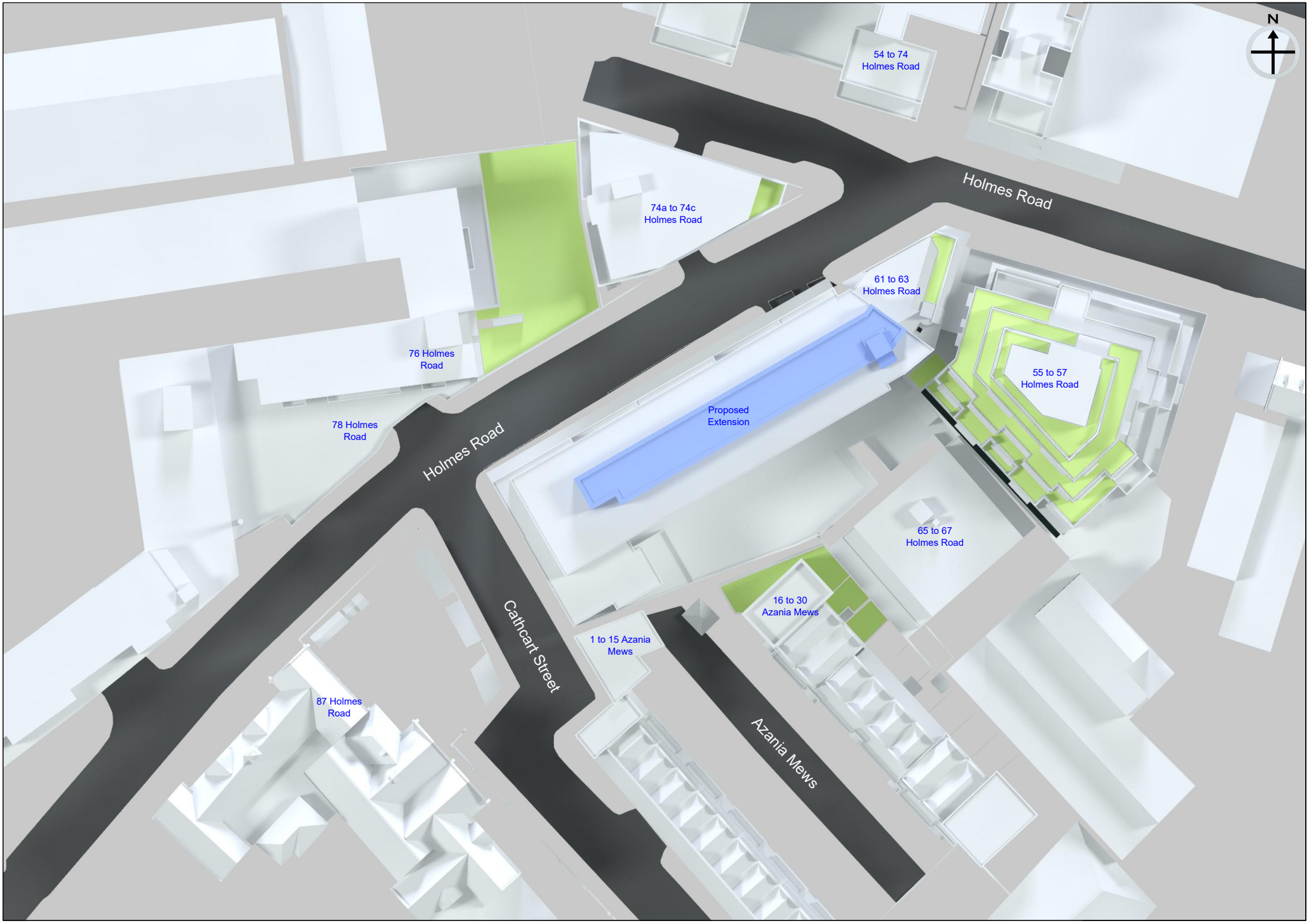
5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, 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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Holmes Road
74a to 74c
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61 to 63
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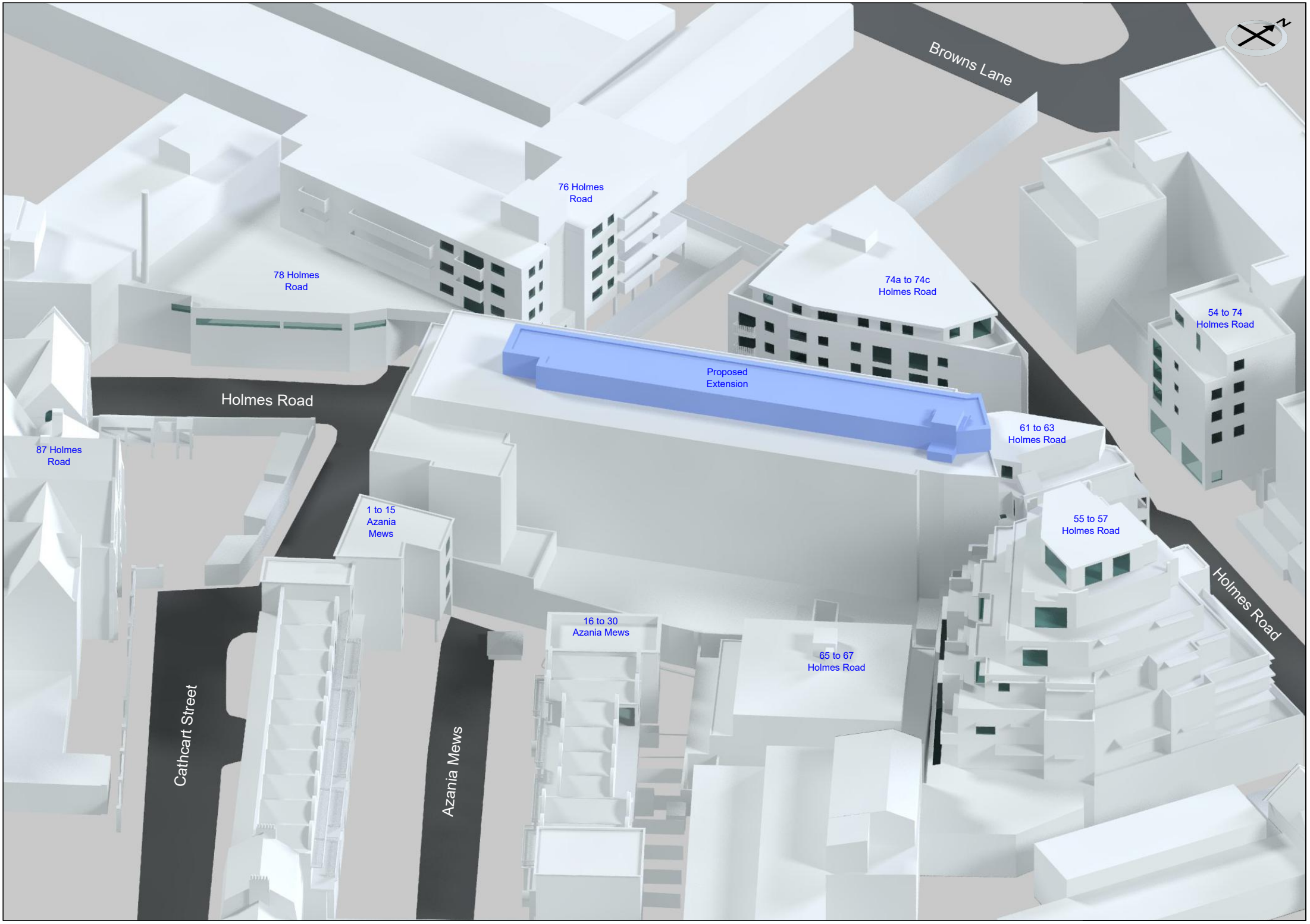
76 Holmes
Road
55 to 57
Holmes Road
78 Holmes
Road
Holmes Road
Proposed
Extension
65 to 67
Holmes Road
16 to 30
Azania Mews
Cathcart Street
1 to 15 Azania
Mews
Azania Mews
87 Holmes
Road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78 Holmes Road
74a to 74c Holmes Road
54 to 74 Holmes Road
Proposed Extension
Holmes Road
87 Holmes Road
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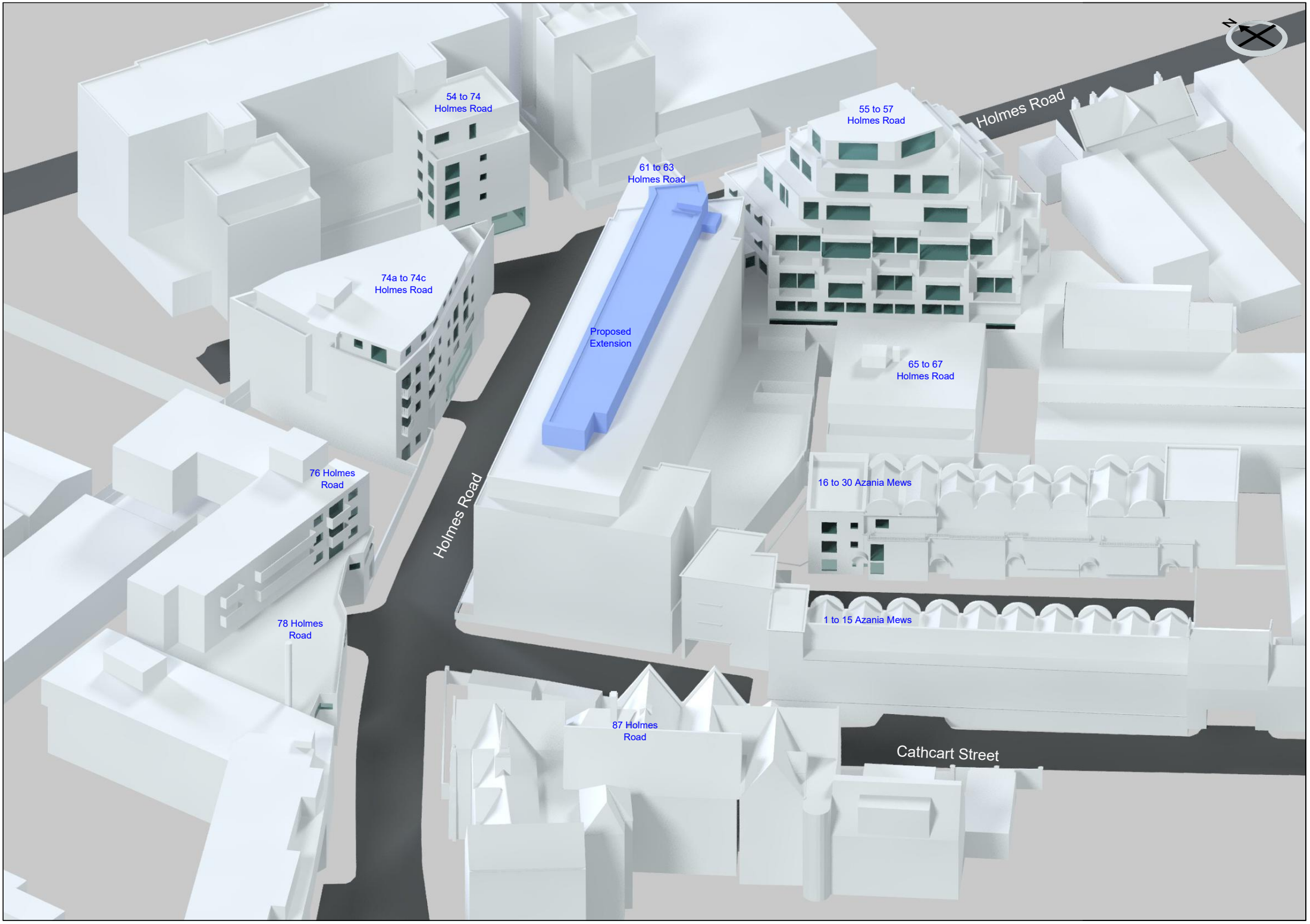
55 to 57 Holmes Road
Holmes Road
16 to 30 Azania Mews
65 to 67 Holmes Road
Cathcart Street
Azania Mews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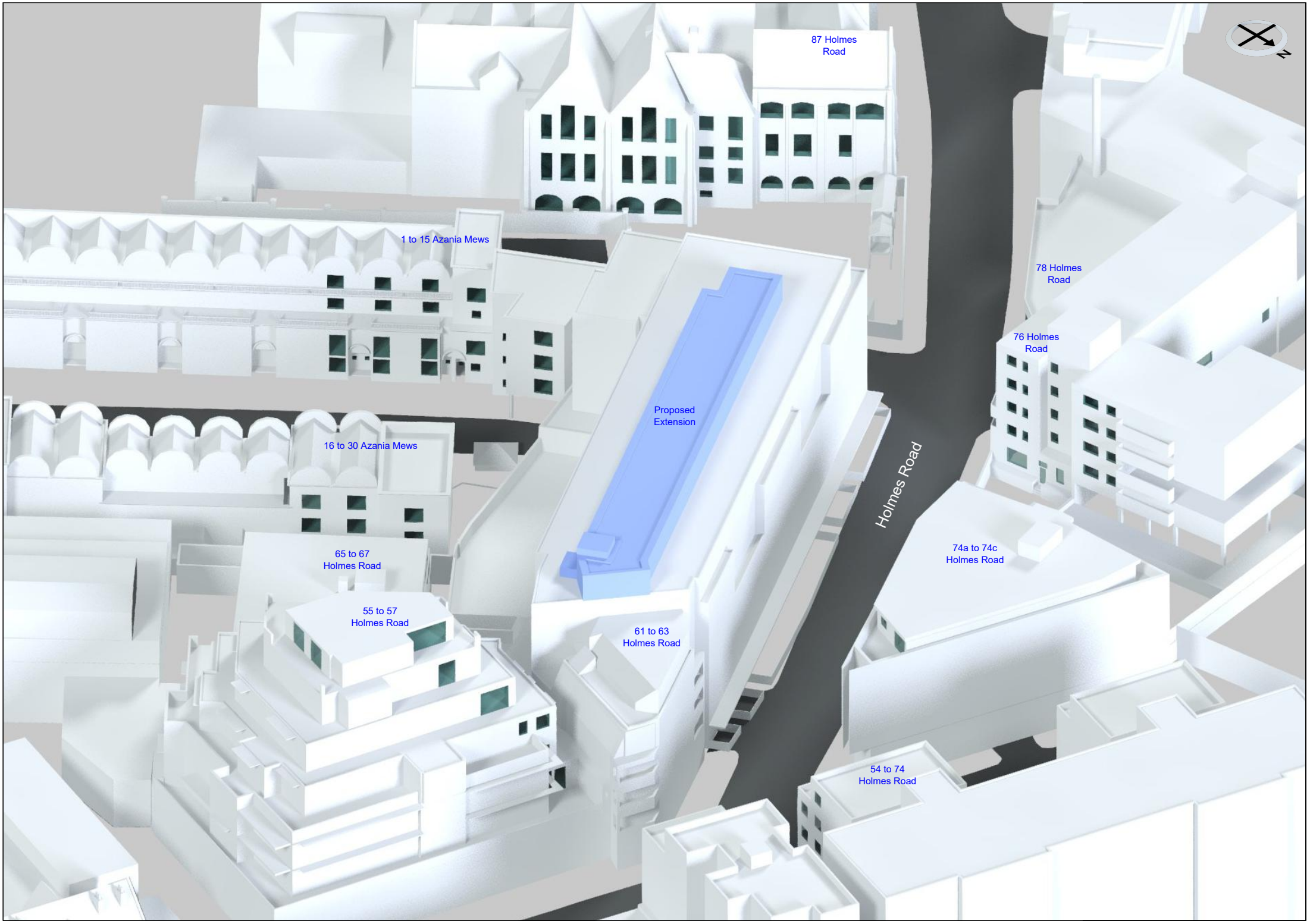
Cathcart Street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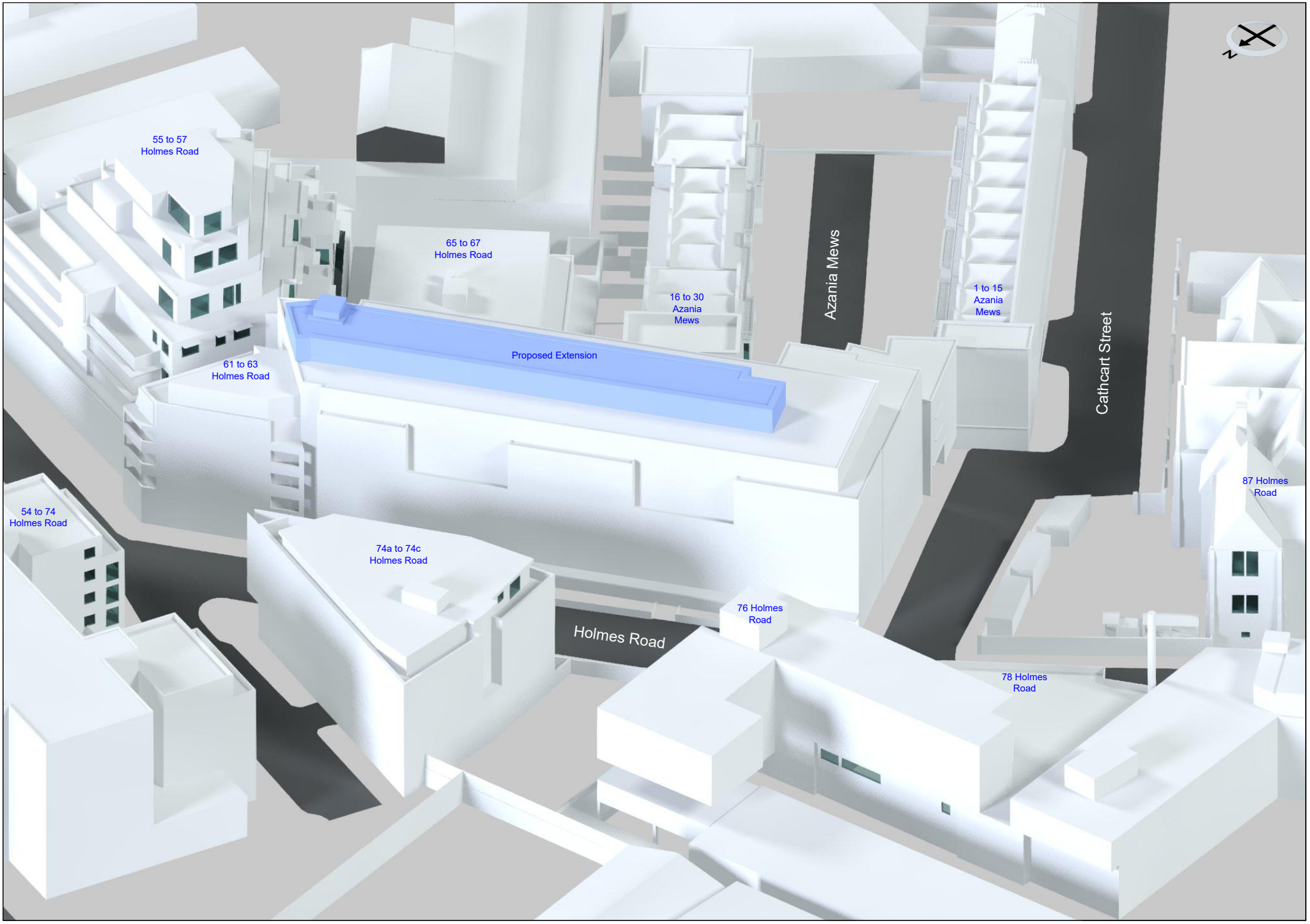
61 to 63 Holmes Road
54 to 74 Holmes Road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65 to 67
Holmes Road
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Azania
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Azania Mews
1 to 15
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Cathcart Street
Proposed Extension
61 to 63
Holmes Road
87 Holmes
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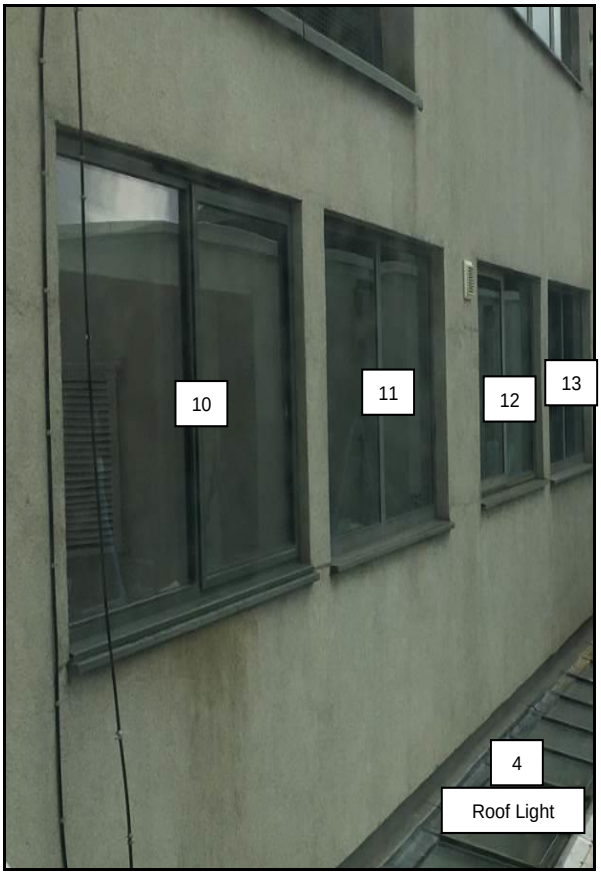
Neighbouring Windows

61 to 63 Holmes Road



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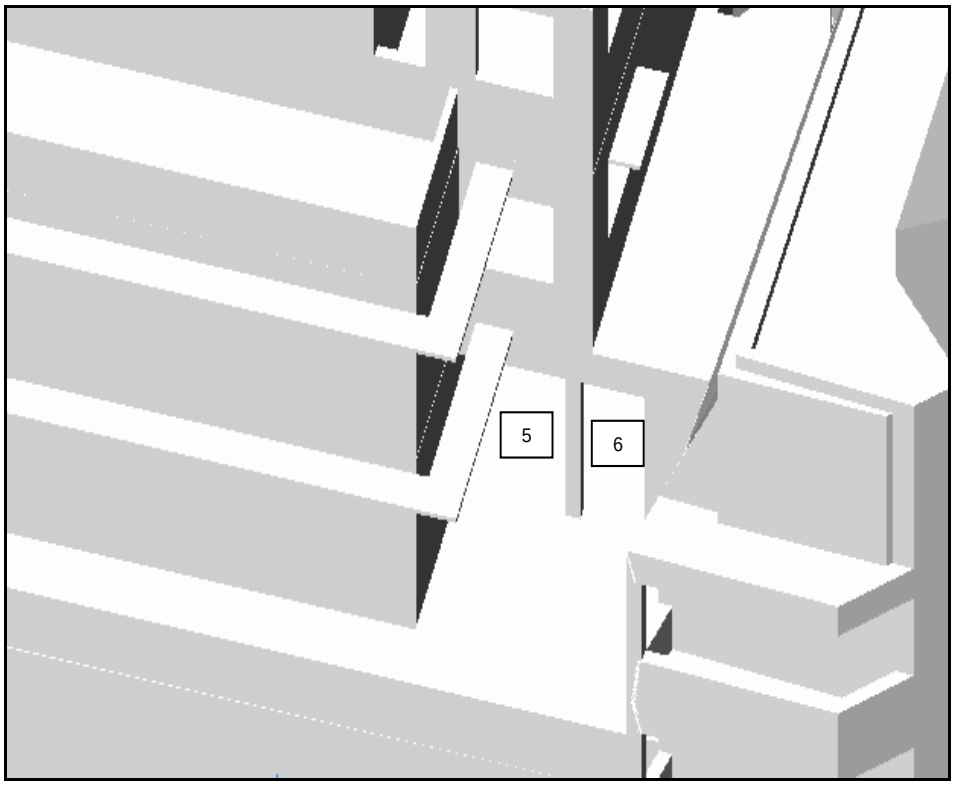

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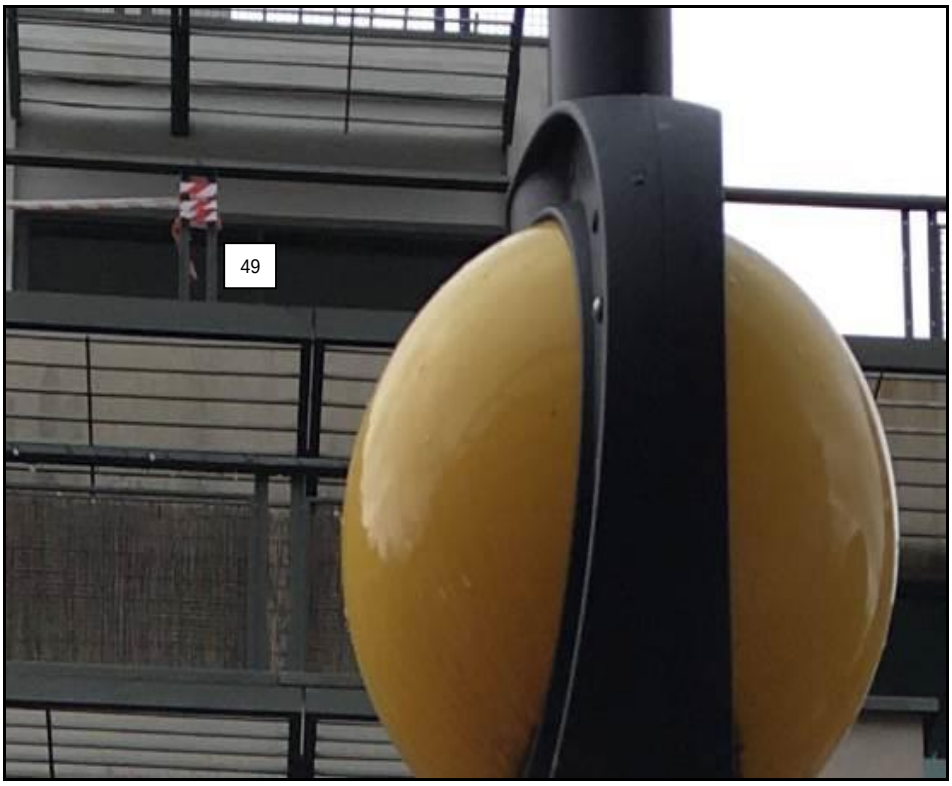

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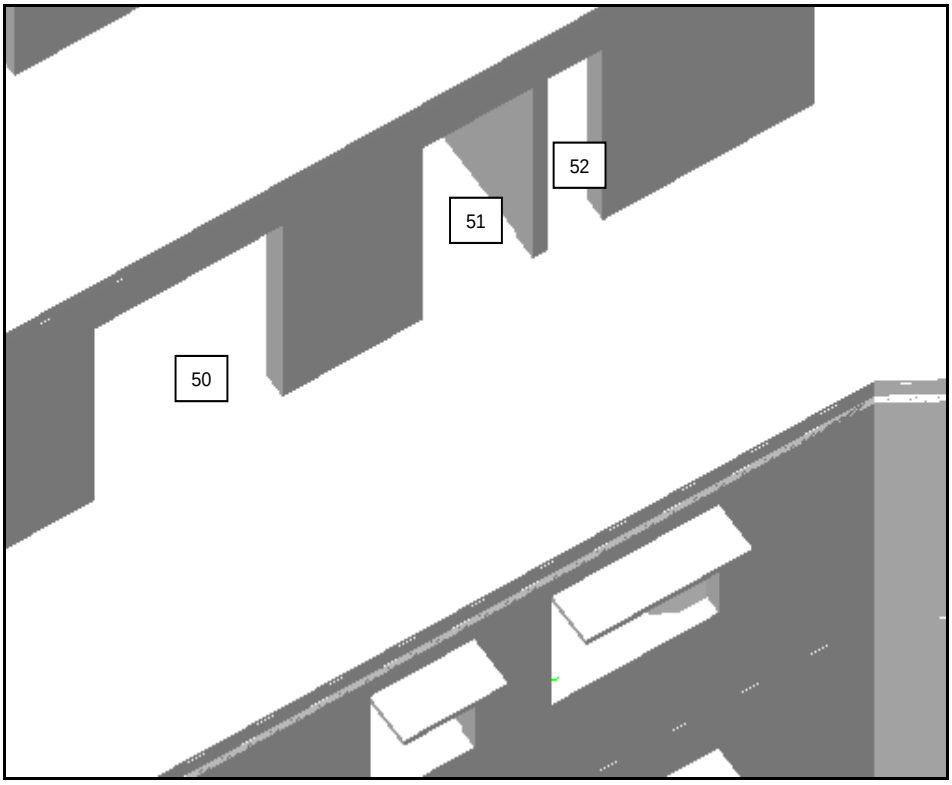

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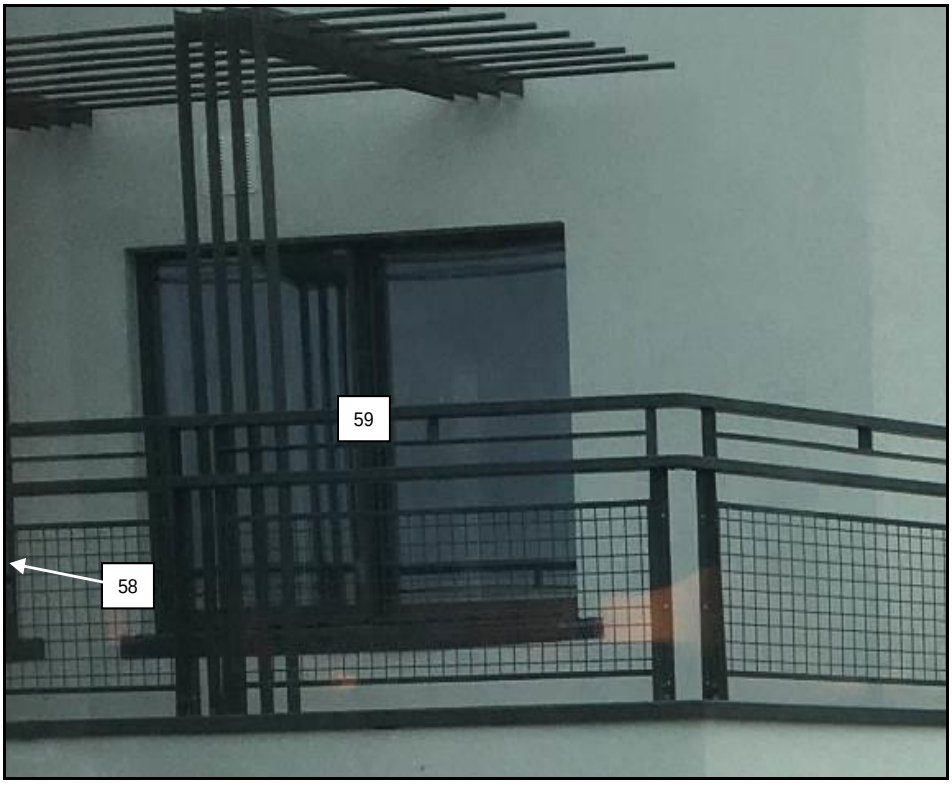

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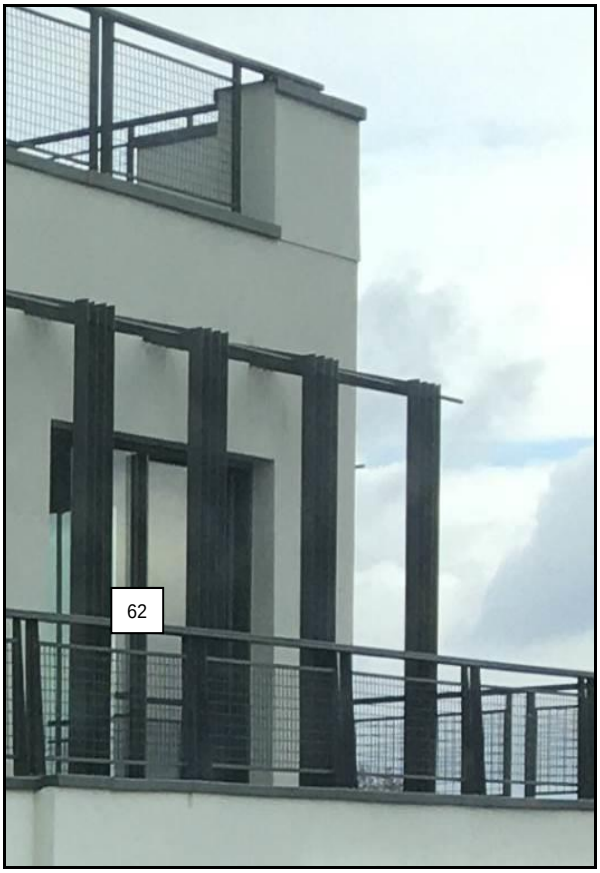

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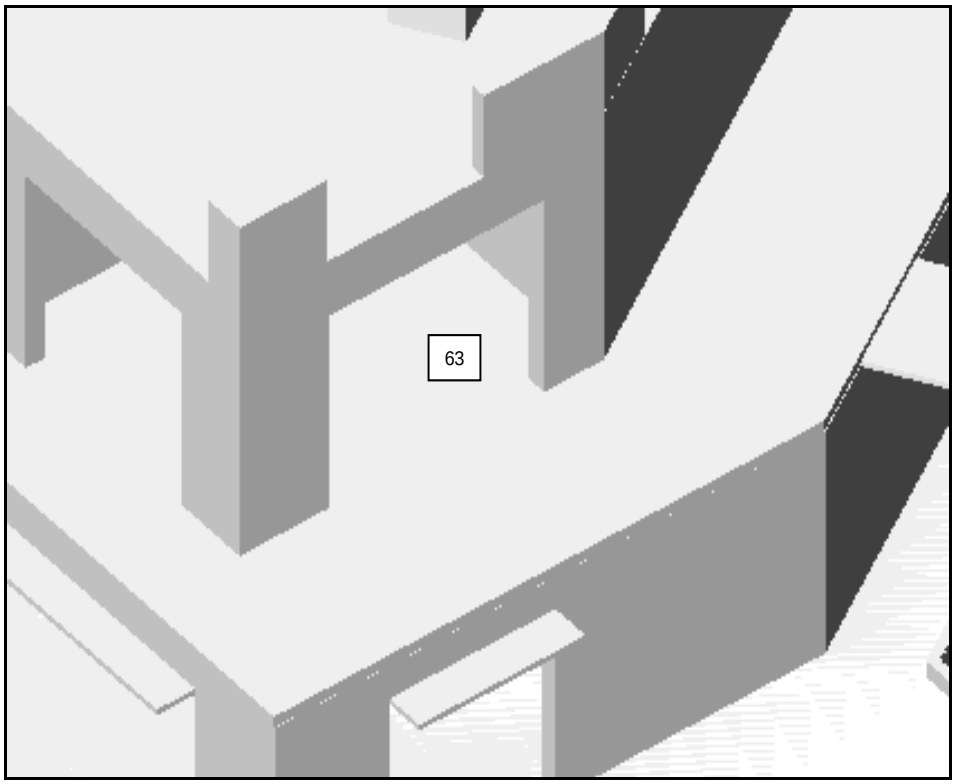

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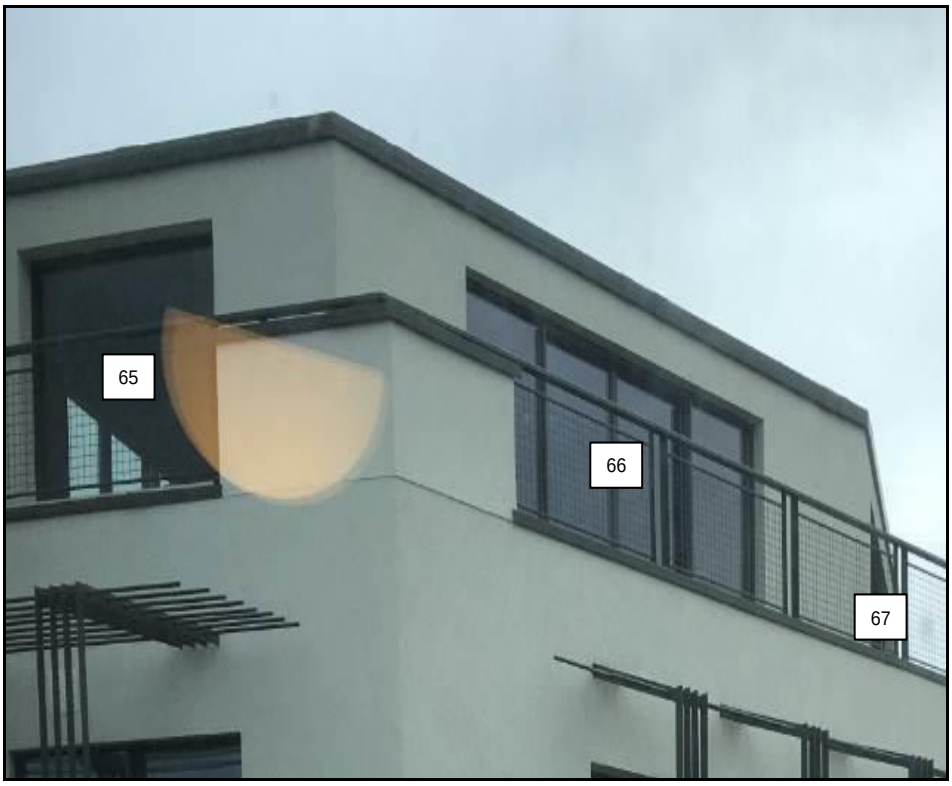

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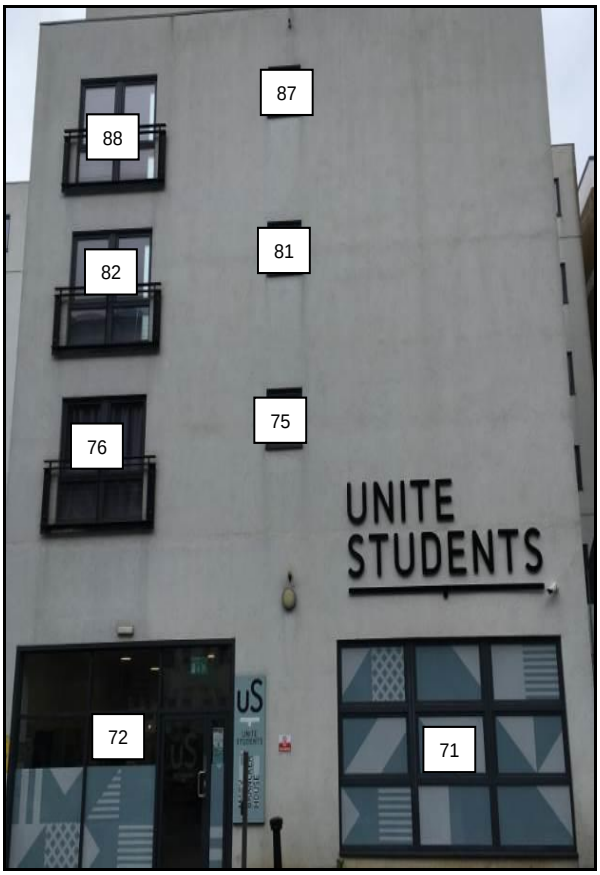

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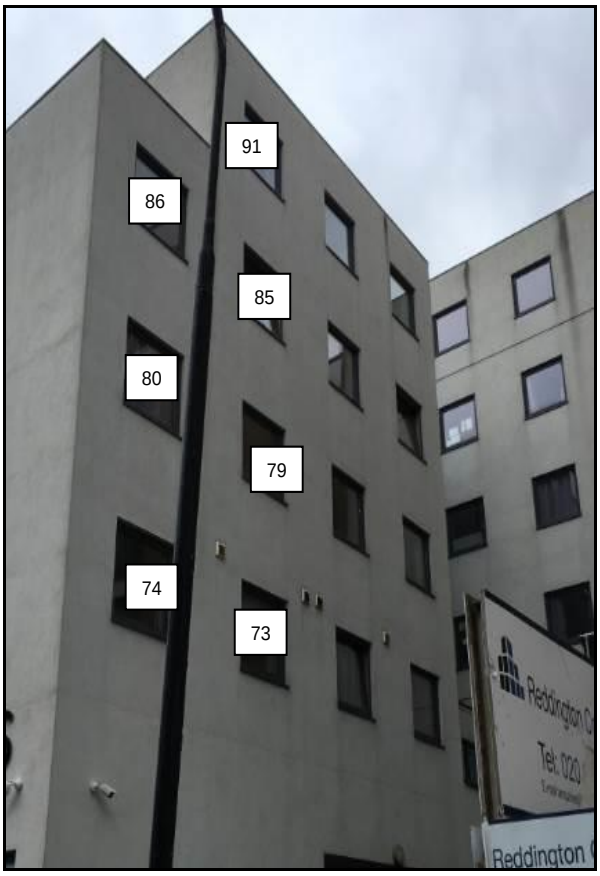

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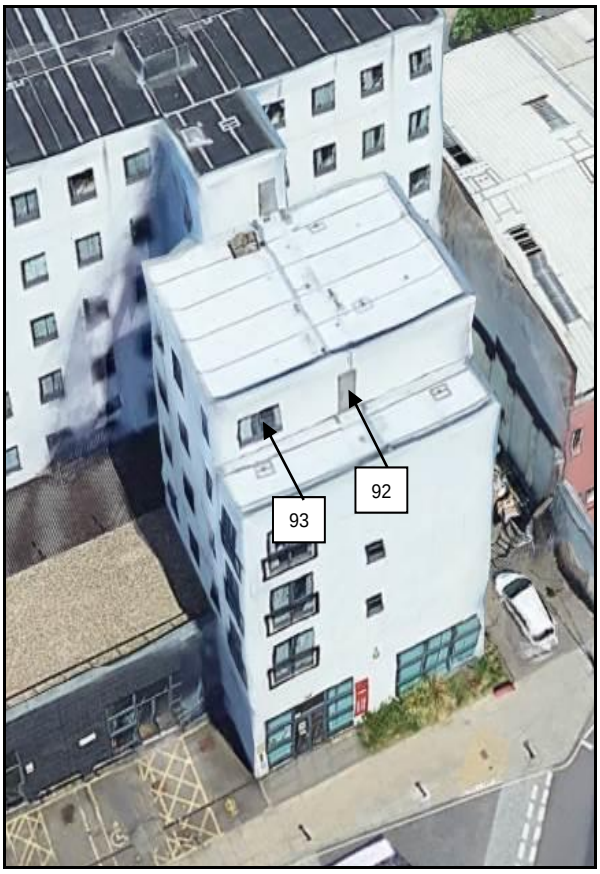

54 to 74 Holmes Road

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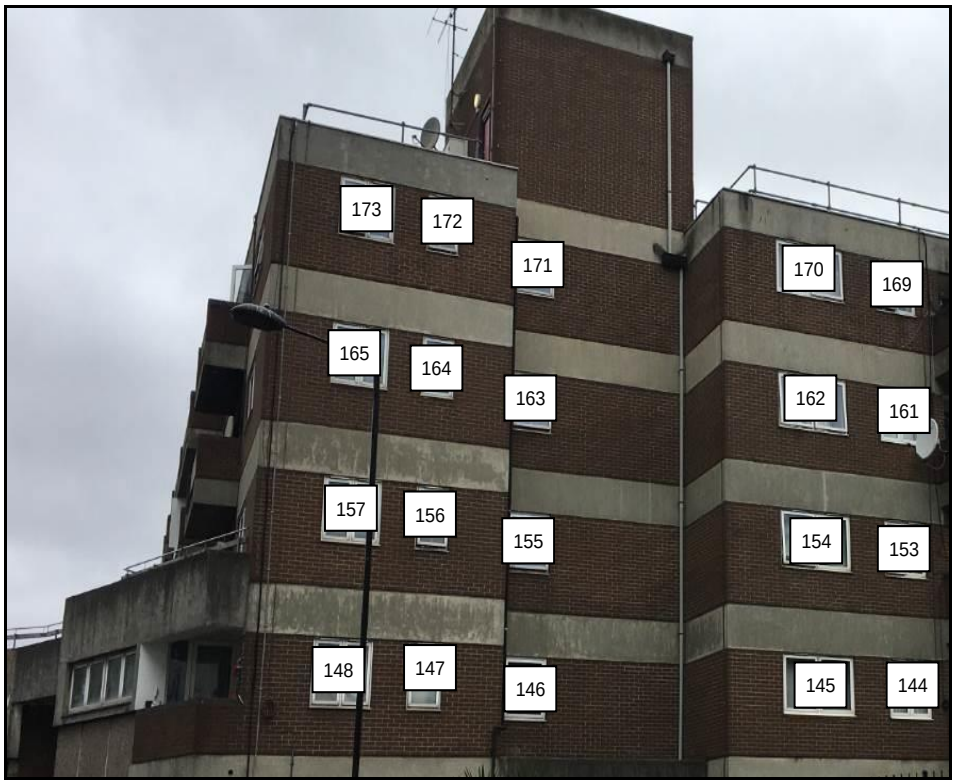

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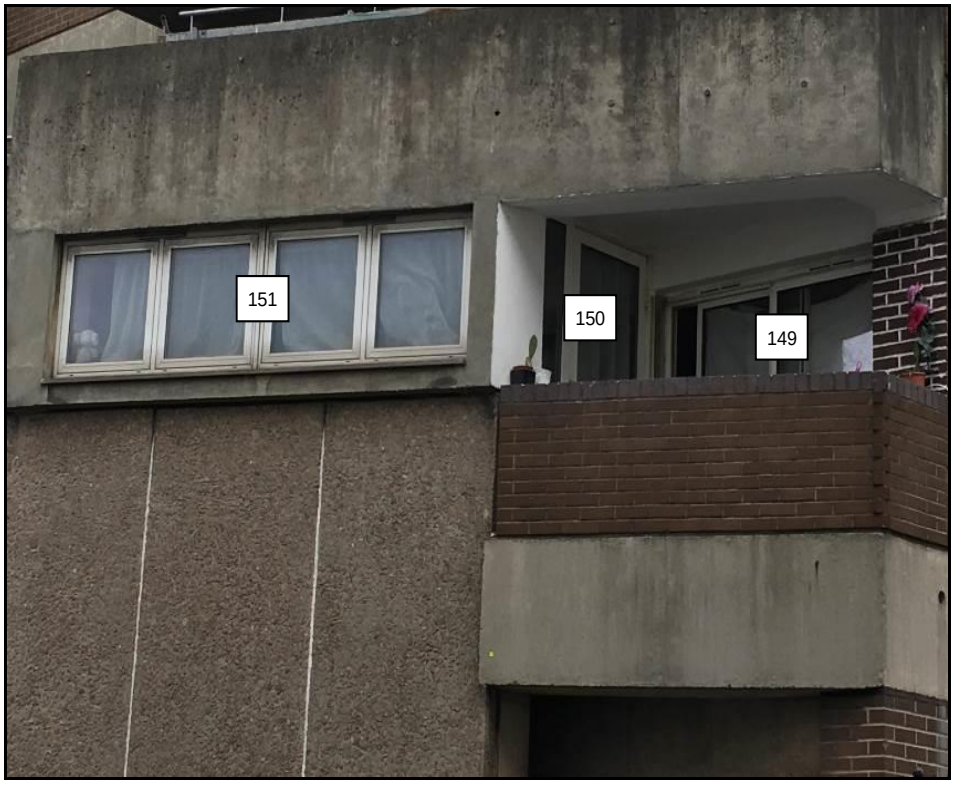

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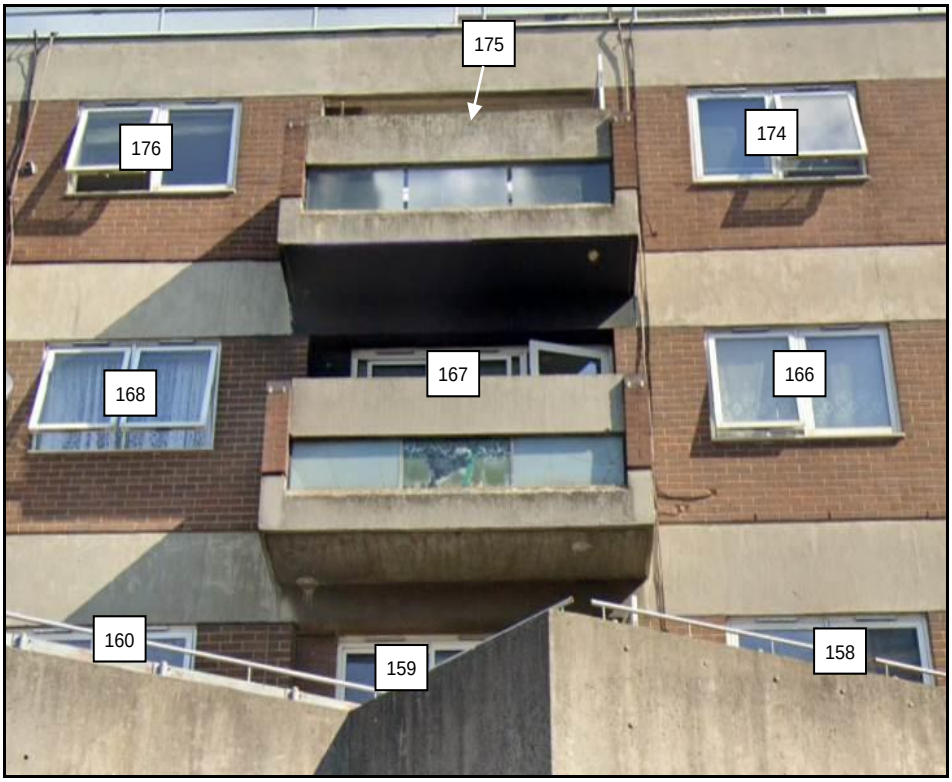

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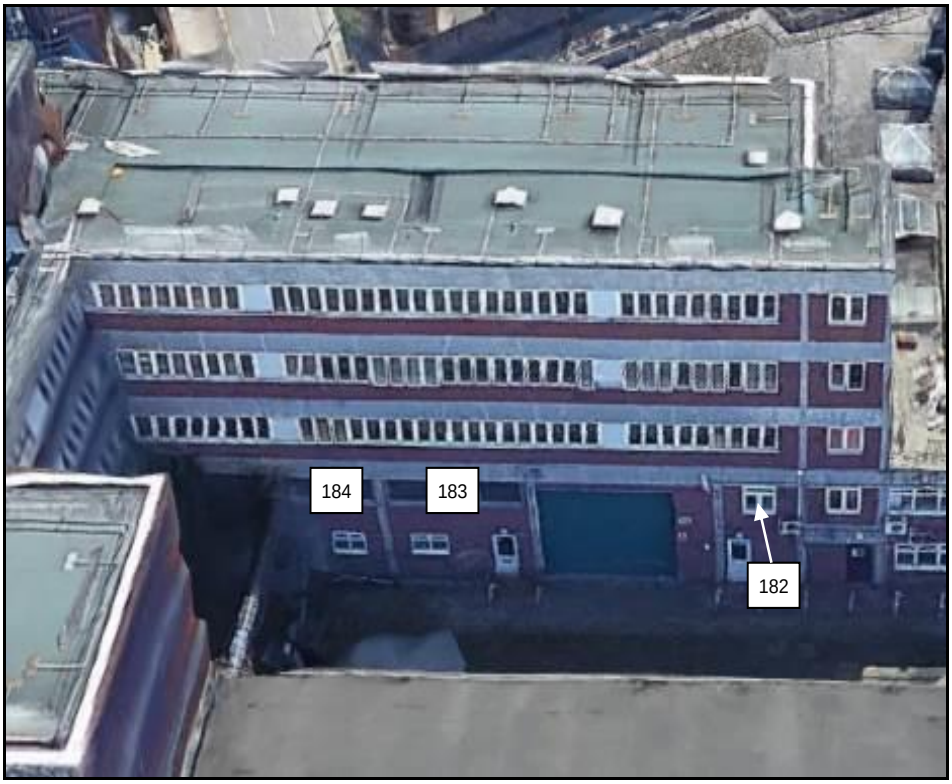

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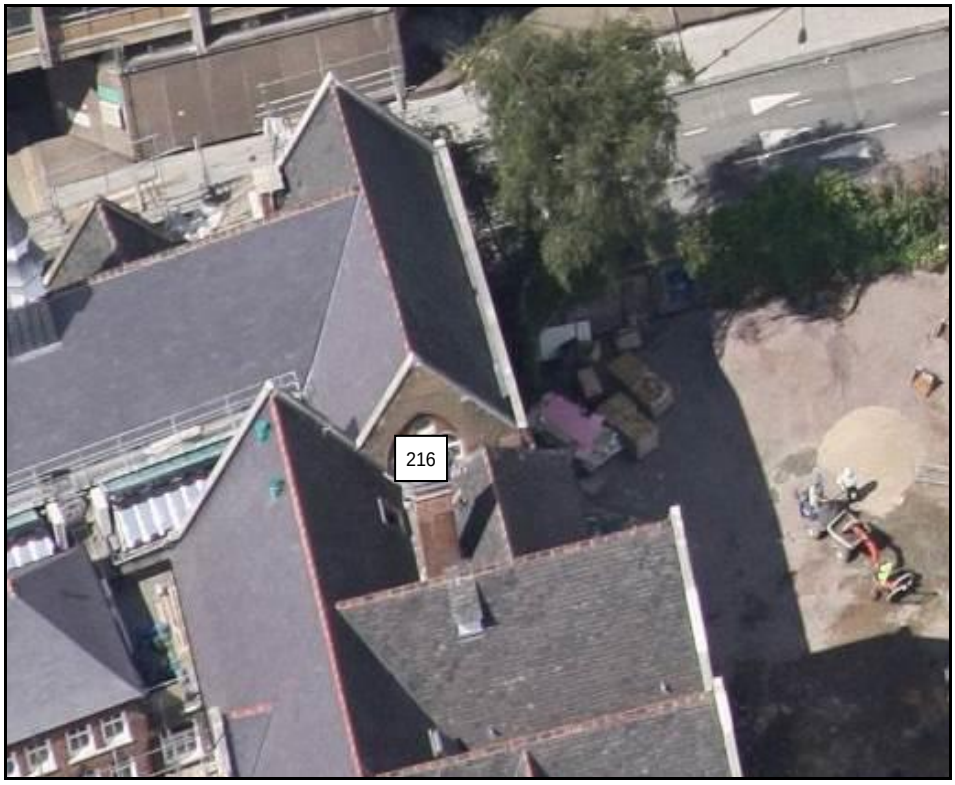

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87 Holmes Road

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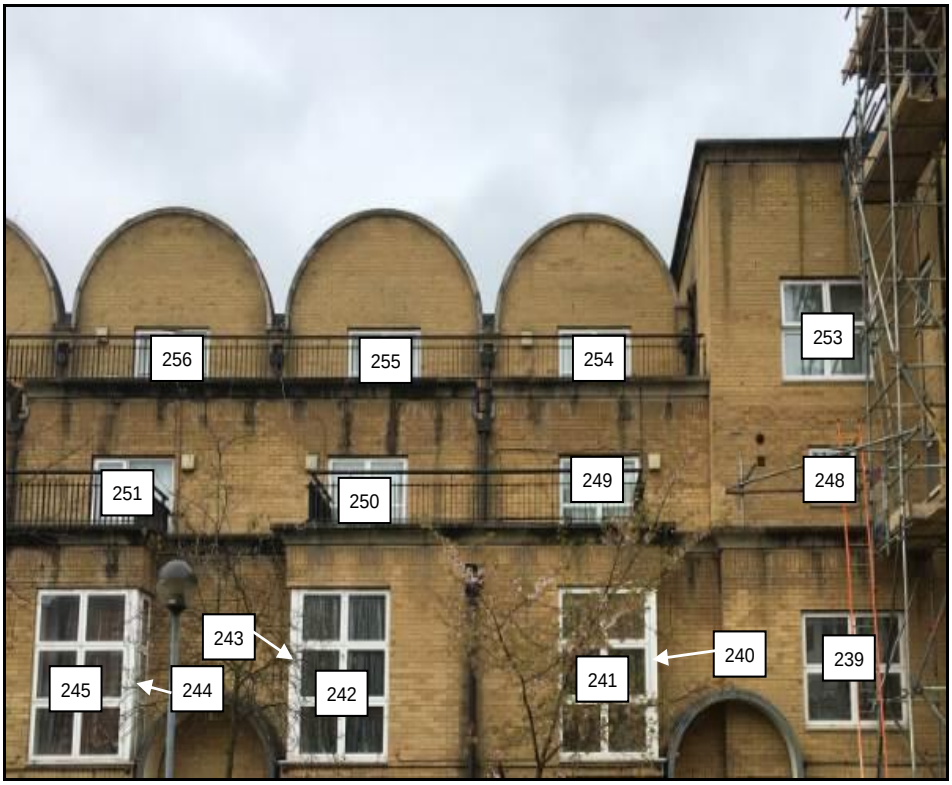

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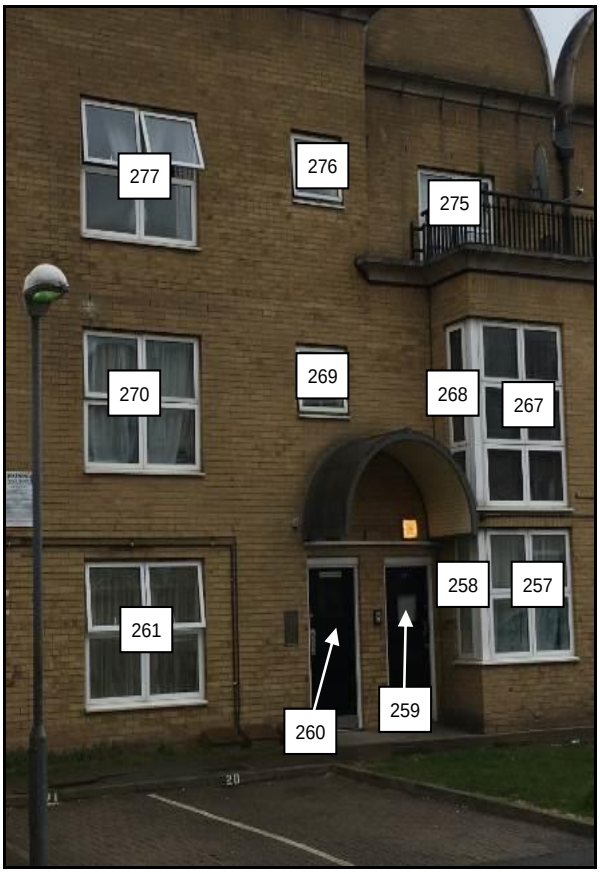

16 to 30 Azania Mews

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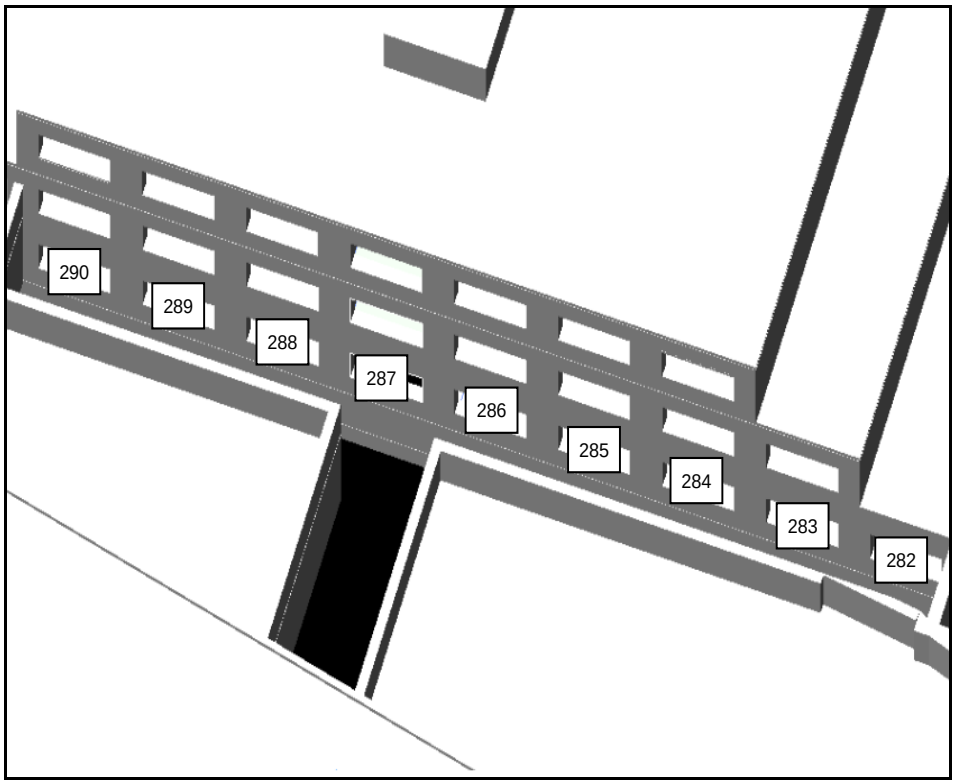

65 to 67 Holmes Road

65 to 67 Holmes Road

65 to 67 Holmes Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
65 Holmes Road, London NW5 3AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
61 to 63 Holmes Road					
Third Floor					
Window 1	Staircase	22.1%	22.0%	0.1%	1.0
Fourth Floor					
Window 2	Staircase	8.3%	8.2%	0.1%	0.99
Fifth Floor					
Window 3	Bedroom	16.5%	16.1%	0.4%	0.98
55 to 57 Holmes Road					
Ground Floor					
Window 4	Office	39.8%	39.8%	0.0%	1.0
First Floor					
Window 5	Office	10.9%	10.9%	0.0%	1.0
Window 6	Office	17.7%	17.7%	0.0%	1.0
Window 7	Office	7.9%	7.9%	0.0%	1.0
Window 8	Office	7.4%	7.3%	0.1%	0.99
Window 9	Office	6.7%	6.7%	0.0%	1.0
Window 10	Office	26.6%	26.6%	0.0%	1.0
Window 11	Office	28.2%	28.2%	0.0%	1.0
Window 12	Office	28.4%	28.4%	0.0%	1.0
Window 13	Office	27.9%	27.9%	0.0%	1.0
Window 14	Office	28.7%	28.7%	0.0%	1.0
Window 15	Office	29.2%	29.2%	0.0%	1.0
Window 16	Office	29.7%	29.7%	0.0%	1.0
Window 17	Office	29.7%	29.7%	0.0%	1.0
Second Floor					
Window 18	Bedroom	14.7%	14.7%	0.0%	1.0
Window 19	Bedroom	3.5%	3.2%	0.3%	0.91
Window 20	Bedroom	4.2%	3.9%	0.3%	0.93
Window 21	Bedroom	21.9%	21.9%	0.0%	1.0
Window 22	Bedroom	20.1%	20.1%	0.0%	1.0
Window 23	Living/Dining/Kitchen	10.6%	10.6%	0.0%	1.0
Window 24	Living/Dining/Kitchen	26.5%	26.5%	0.0%	1.0
Window 25	Bedroom	24.9%	24.9%	0.0%	1.0
Window 26	Bedroom	23.7%	23.7%	0.0%	1.0
Window 27	Living/Dining/Kitchen	17.1%	17.0%	0.1%	0.99
Window 28	Living/Dining/Kitchen	28.3%	28.2%	0.1%	1.0
Window 29	Bedroom	25.4%	25.4%	0.0%	1.0
Window 30	Bedroom	27.3%	27.3%	0.0%	1.0
Window 31	Bedroom	25.6%	25.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component
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Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Third Floor					
Window 32	Bedroom	36.9%	36.9%	0.0%	1.0
Window 33	Bedroom	36.5%	36.5%	0.0%	1.0
Window 34	Bedroom	16.3%	14.8%	1.5%	0.91
Window 35	Study	15.8%	14.4%	1.4%	0.91
Window 36	Bedroom	12.6%	11.6%	1.0%	0.92
Window 37	Bedroom	26.4%	26.4%	0.0%	1.0
Window 38	Bedroom	25.8%	25.8%	0.0%	1.0
Window 39	Living/Dining/Kitchen	10.8%	10.7%	0.1%	0.99
Window 40	Living/Dining/Kitchen	30.9%	30.8%	0.1%	1.0
Window 41	Living/Dining/Kitchen	18.7%	18.7%	0.0%	1.0
Window 42	Living/Dining/Kitchen	28.9%	28.8%	0.1%	1.0
Window 43	Living/Dining/Kitchen	28.8%	28.6%	0.2%	0.99
Window 44	Living/Dining/Kitchen	15.3%	14.7%	0.6%	0.96
Window 45	Living/Dining/Kitchen	32.7%	32.4%	0.3%	0.99
Window 46	Living/Dining/Kitchen	20.9%	20.9%	0.0%	1.0
Window 47	Bedroom	30.2%	30.0%	0.2%	0.99
Window 48	Bedroom	28.0%	28.0%	0.0%	1.0
Fourth Floor					
Window 49	Bedroom	38.7%	38.7%	0.0%	1.0
Window 50	Bedroom	36.0%	34.4%	1.6%	0.96
Window 51	Bedroom	35.1%	33.8%	1.3%	0.96
Window 52	Bedroom	34.8%	33.6%	1.2%	0.97
Window 53	Bedroom	37.1%	36.6%	0.5%	0.99
Window 54	Living/Dining/Kitchen	29.2%	28.6%	0.6%	0.98
Window 55	Living/Dining/Kitchen	30.0%	29.6%	0.4%	0.99
Window 56	Living/Dining/Kitchen	31.1%	31.1%	0.0%	1.0
Fifth Floor					
Window 57	Bedroom	39.5%	39.5%	0.0%	1.0
Window 58	Bedroom	39.6%	38.1%	1.5%	0.96
Window 59	Bathroom/WC	39.6%	37.8%	1.8%	0.95
Window 60	Bedroom	39.6%	38.8%	0.8%	0.98
Window 61	Bedroom	39.6%	39.1%	0.5%	0.99
Window 62	Bedroom	39.6%	39.2%	0.4%	0.99
Window 63	Bedroom	39.6%	39.6%	0.0%	1.0
Sixth Floor					
Window 64	Living/Dining/Kitchen	37.5%	37.5%	0.0%	1.0
Window 65	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 66	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 67	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component
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Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 68	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 69	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
54 to 74 Holmes Road					
Ground Floor					
Window 70	Office	17.4%	17.4%	0.0%	1.0
Window 71	Office	21.2%	21.2%	0.0%	1.0
Window 72	Common Area	19.6%	19.5%	0.1%	0.99
First Floor					
Window 73	Domestic	18.7%	18.7%	0.0%	1.0
Window 74	Studio	21.8%	21.8%	0.0%	1.0
Window 75	Hallway	26.1%	25.9%	0.2%	0.99
Window 76	Studio	25.4%	25.2%	0.2%	0.99
Window 77	Studio	23.7%	23.7%	0.0%	1.0
Window 78	Domestic	21.8%	21.8%	0.0%	1.0
Second Floor					
Window 79	Bedroom	21.9%	21.9%	0.0%	1.0
Window 80	Bedroom	25.0%	25.0%	0.0%	1.0
Window 81	Hallway	29.7%	29.3%	0.4%	0.99
Window 82	Domestic	29.3%	28.9%	0.4%	0.99
Window 83	Domestic	27.8%	27.8%	0.0%	1.0
Window 84	Kitchen	26.0%	26.0%	0.0%	1.0
Third Floor					
Window 85	Domestic	26.1%	26.1%	0.0%	1.0
Window 86	Domestic	28.8%	28.8%	0.0%	1.0
Window 87	Hallway	33.2%	32.5%	0.7%	0.98
Window 88	Domestic	33.2%	32.6%	0.6%	0.98
Window 89	Domestic	32.2%	32.2%	0.0%	1.0
Window 90	Domestic	30.7%	30.6%	0.1%	1.0
Fourth Floor					
Window 91	Domestic	31.3%	31.3%	0.0%	1.0
Window 92	Hallway	36.4%	35.7%	0.7%	0.98
Window 93	Domestic	36.5%	35.8%	0.7%	0.98
Window 94	Domestic	35.1%	35.1%	0.0%	1.0
74a to 74c Holmes Road					
Ground Floor					
Window 95	Domestic	13.6%	13.6%	0.0%	1.0
Window 96	Domestic	13.5%	13.5%	0.0%	1.0
Window 97	Domestic	15.0%	15.0%	0.0%	1.0
Window 98	Domestic	13.5%	13.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component
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Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 99	Domestic	6.0%	6.0%	0.0%	1.0
Window 100	Domestic	14.7%	14.7%	0.0%	1.0
Window 101	Domestic	14.8%	14.8%	0.0%	1.0
First Floor					
Window 102	Domestic	17.9%	17.9%	0.0%	1.0
Window 103	Domestic	17.7%	17.7%	0.0%	1.0
Window 104	Domestic	17.4%	17.4%	0.0%	1.0
Window 105	Domestic	17.4%	17.4%	0.0%	1.0
Window 106	Domestic	17.7%	17.7%	0.0%	1.0
Window 107	Domestic	19.4%	19.4%	0.0%	1.0
Window 108	Domestic	9.0%	9.0%	0.0%	1.0
Second Floor					
Window 109	Domestic	21.5%	21.5%	0.0%	1.0
Window 110	Domestic	21.4%	21.4%	0.0%	1.0
Window 111	Domestic	21.2%	21.2%	0.0%	1.0
Window 112	Domestic	21.1%	21.1%	0.0%	1.0
Window 113	Domestic	21.1%	21.1%	0.0%	1.0
Window 114	Domestic	21.4%	21.4%	0.0%	1.0
Window 115	Domestic	23.1%	23.1%	0.0%	1.0
Window 116	Domestic	18.8%	18.8%	0.0%	1.0
Third Floor					
Window 117	Domestic	25.8%	25.4%	0.4%	0.98
Window 118	Domestic	25.8%	25.3%	0.5%	0.98
Window 119	Domestic	25.6%	25.0%	0.6%	0.98
Window 120	Domestic	25.4%	24.9%	0.5%	0.98
Window 121	Domestic	25.4%	24.9%	0.5%	0.98
Window 122	Domestic	25.6%	25.1%	0.5%	0.98
Window 123	Domestic	27.5%	26.9%	0.6%	0.98
Window 124	Domestic	27.4%	26.9%	0.5%	0.98
Fourth Floor					
Window 125	Domestic	31.0%	30.3%	0.7%	0.98
Window 126	Domestic	30.6%	29.8%	0.8%	0.97
Window 127	Domestic	28.2%	26.7%	1.5%	0.95
Window 128	Domestic	28.1%	26.6%	1.5%	0.95
Window 129	Domestic	28.0%	26.5%	1.5%	0.95
Window 130	Domestic	28.0%	26.5%	1.5%	0.95
Window 131	Domestic	28.5%	27.0%	1.5%	0.95
Window 132	Domestic	29.0%	27.5%	1.5%	0.95
Window 133	Domestic	35.5%	35.5%	0.0%	1.0
Window 134	Domestic	34.0%	33.9%	0.1%	1.0

Appendix 2 - Vertical Sky Component
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Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
76 Holmes Road					
Ground Floor					
Window 135	Domestic	21.4%	21.4%	0.0%	1.0
Window 136	Domestic	22.4%	22.4%	0.0%	1.0
Window 137	Domestic	23.2%	23.2%	0.0%	1.0
Window 138	Domestic	22.3%	22.3%	0.0%	1.0
Window 139	Domestic	9.2%	9.2%	0.0%	1.0
Window 140	Domestic	8.2%	8.2%	0.0%	1.0
Window 141	Domestic	6.1%	6.1%	0.0%	1.0
Window 142	Domestic	4.9%	4.9%	0.0%	1.0
Window 143	Domestic	0.7%	0.7%	0.0%	1.0
First Floor					
Window 144	Domestic	23.6%	23.5%	0.1%	1.0
Window 145	Domestic	25.6%	25.5%	0.1%	1.0
Window 146	Domestic	18.9%	18.9%	0.0%	1.0
Window 147	Domestic	25.6%	25.6%	0.0%	1.0
Window 148	Domestic	25.1%	25.1%	0.0%	1.0
Window 149	Domestic	2.1%	2.1%	0.0%	1.0
Window 150	Domestic	0.5%	0.5%	0.0%	1.0
Window 151	Domestic	24.0%	24.0%	0.0%	1.0
Window 152	Domestic	28.3%	28.3%	0.0%	1.0
Second Floor					
Window 153	Domestic	27.0%	26.7%	0.3%	0.99
Window 154	Domestic	28.9%	28.6%	0.3%	0.99
Window 155	Domestic	21.0%	21.0%	0.0%	1.0
Window 156	Domestic	28.5%	28.5%	0.0%	1.0
Window 157	Domestic	28.1%	28.1%	0.0%	1.0
Window 158	Domestic	28.0%	28.0%	0.0%	1.0
Window 159	Domestic	13.1%	13.1%	0.0%	1.0
Window 160	Domestic	29.7%	29.7%	0.0%	1.0
Third Floor					
Window 161	Domestic	30.5%	30.1%	0.4%	0.99
Window 162	Domestic	32.3%	31.9%	0.4%	0.99
Window 163	Domestic	23.5%	23.3%	0.2%	0.99
Window 164	Domestic	31.6%	31.3%	0.3%	0.99
Window 165	Domestic	31.1%	30.9%	0.2%	0.99
Window 166	Domestic	30.8%	30.8%	0.0%	1.0
Window 167	Domestic	15.0%	14.9%	0.1%	0.99
Window 168	Domestic	32.1%	32.0%	0.1%	1.0

Appendix 2 - Vertical Sky Component
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Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Fourth Floor					
Window 169	Domestic	35.7%	35.2%	0.5%	0.99
Window 170	Domestic	35.6%	35.0%	0.6%	0.98
Window 171	Domestic	28.3%	28.0%	0.3%	0.99
Window 172	Domestic	34.6%	34.0%	0.6%	0.98
Window 173	Domestic	34.3%	33.7%	0.6%	0.98
Window 174	Domestic	35.0%	34.8%	0.2%	0.99
Window 175	Domestic	35.5%	35.3%	0.2%	0.99
Window 176	Domestic	36.9%	36.7%	0.2%	0.99
78 Holmes Road					
First Floor Mezzanine					
Window 177	Non Domestic	28.1%	28.1%	0.0%	1.0
Window 178	Non Domestic	30.7%	30.7%	0.0%	1.0
Window 179	Non Domestic	31.3%	31.3%	0.0%	1.0
Window 180	Non Domestic	21.7%	21.7%	0.0%	1.0
Window 181	Non Domestic	26.8%	26.8%	0.0%	1.0
Window 182	Non Domestic	33.0%	33.0%	0.0%	1.0
Window 183	Non Domestic	27.0%	27.0%	0.0%	1.0
Window 184	Non Domestic	22.7%	22.7%	0.0%	1.0
87 Holmes Road					
Ground Floor					
Window 185(BW)	Classroom	23.7%	23.7%	0.0%	1.0
Window 186	Classroom	19.8%	19.8%	0.0%	1.0
Window 187	Classroom	27.4%	27.4%	0.0%	1.0
Window 188	Classroom	27.3%	27.3%	0.0%	1.0
Window 189	Classroom	25.6%	25.6%	0.0%	1.0
Window 190	Bathroom/WC	16.6%	16.6%	0.0%	1.0
Window 191	Classroom	25.7%	25.7%	0.0%	1.0
Window 192	Classroom	25.2%	25.2%	0.0%	1.0
Window 193	Classroom	25.2%	25.2%	0.0%	1.0
Window 194	Classroom	25.0%	25.0%	0.0%	1.0
Ground Floor Mezzanine					
Window 195	Bathroom/WC	25.9%	25.9%	0.0%	1.0
Window 196	Bathroom/WC	18.4%	18.4%	0.0%	1.0
First Floor					
Window 197	Classroom	29.6%	29.6%	0.0%	1.0
Window 198	Classroom	29.8%	29.8%	0.0%	1.0
Window 199	Classroom	31.6%	31.6%	0.0%	1.0
Window 200	Classroom	31.2%	31.2%	0.0%	1.0
Window 201	Classroom	29.0%	29.0%	0.0%	1.0

Appendix 2 - Vertical Sky Component
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Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 202	Bathroom/WC	28.4%	28.4%	0.0%	1.0
Window 203	Bathroom/WC	20.4%	20.4%	0.0%	1.0
Window 204	Classroom	30.3%	30.3%	0.0%	1.0
Window 205	Classroom	30.5%	30.5%	0.0%	1.0
Window 206	Classroom	30.4%	30.4%	0.0%	1.0
Window 207	Classroom	30.4%	30.4%	0.0%	1.0
Window 208	Classroom	30.5%	30.5%	0.0%	1.0
Window 209	Classroom	30.4%	30.4%	0.0%	1.0
Second Floor					
Window 210	Classroom	36.9%	36.9%	0.0%	1.0
Window 211	Classroom	36.9%	36.9%	0.0%	1.0
Window 212(BW)	Classroom	35.1%	35.0%	0.1%	1.0
Window 213	Classroom	35.1%	35.1%	0.0%	1.0
Window 214	Classroom	34.9%	34.9%	0.0%	1.0
Window 215	Classroom	33.8%	33.8%	0.0%	1.0
Window 216	Classroom	23.4%	23.4%	0.0%	1.0
Window 217	Bathroom/WC	31.1%	31.1%	0.0%	1.0
Window 218	Bathroom/WC	24.2%	24.2%	0.0%	1.0
Window 219	Classroom	35.1%	35.1%	0.0%	1.0
Window 220	Classroom	35.7%	35.7%	0.0%	1.0
Window 221	Classroom	35.3%	35.3%	0.0%	1.0
Window 222	Classroom	35.6%	35.6%	0.0%	1.0
Window 223	Classroom	36.2%	36.2%	0.0%	1.0
Window 224	Classroom	35.9%	35.8%	0.1%	1.0
1 to 15 Azania Mews					
Ground Floor					
Window 225	Domestic	16.0%	16.0%	0.0%	1.0
Window 226	Domestic	20.3%	20.3%	0.0%	1.0
Window 227	Domestic	8.3%	8.3%	0.0%	1.0
Window 228	Domestic	7.6%	7.6%	0.0%	1.0
Window 229	Domestic	3.1%	3.1%	0.0%	1.0
Window 230	Domestic	23.8%	23.8%	0.0%	1.0
Window 231	Domestic	25.5%	25.5%	0.0%	1.0
Window 232	Domestic	12.8%	12.8%	0.0%	1.0
Window 233	Domestic	10.5%	10.5%	0.0%	1.0
Window 234	Domestic	9.9%	9.9%	0.0%	1.0
Window 235	Domestic	7.9%	7.9%	0.0%	1.0
Window 236	Domestic	26.4%	26.4%	0.0%	1.0
First Floor					
Window 237	Domestic	24.5%	24.5%	0.0%	1.0
Window 238	Domestic	17.8%	17.8%	0.0%	1.0
Window 239	Domestic	21.7%	21.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component
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Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 240	Domestic	4.8%	4.8%	0.0%	1.0
Window 241	Domestic	26.0%	26.0%	0.0%	1.0
Window 242	Domestic	28.0%	28.0%	0.0%	1.0
Window 243	Domestic	11.9%	11.9%	0.0%	1.0
Window 244	Domestic	7.4%	7.4%	0.0%	1.0
Window 245	Domestic	28.9%	28.8%	0.1%	1.0
Second Floor					
Window 246	Domestic	27.1%	27.1%	0.0%	1.0
Window 247	Domestic	19.4%	19.4%	0.0%	1.0
Window 248	Domestic	24.3%	24.3%	0.0%	1.0
Window 249	Domestic	22.9%	22.9%	0.0%	1.0
Window 250	Domestic	24.4%	24.3%	0.1%	1.0
Window 251	Domestic	25.0%	24.8%	0.2%	0.99
Third Floor					
Window 252	Domestic	29.0%	29.0%	0.0%	1.0
Window 253	Domestic	26.1%	26.1%	0.0%	1.0
Window 254	Domestic	31.9%	31.8%	0.1%	1.0
Window 255	Domestic	34.1%	34.0%	0.1%	1.0
Window 256	Domestic	34.8%	34.6%	0.2%	0.99
16 to 30 Azania Mews					
Ground Floor					
Window 257	Domestic	23.5%	23.5%	0.0%	1.0
Window 258	Domestic	6.3%	6.3%	0.0%	1.0
Window 259	Domestic	10.6%	10.6%	0.0%	1.0
Window 260	Domestic	15.2%	15.2%	0.0%	1.0
Window 261	Domestic	20.6%	20.6%	0.0%	1.0
Window 262	Domestic	10.7%	10.7%	0.0%	1.0
Window 263	Domestic	13.0%	13.0%	0.0%	1.0
Window 264	Domestic	10.9%	10.9%	0.0%	1.0
Window 265	Domestic	14.6%	14.6%	0.0%	1.0
Window 266	Domestic	17.0%	17.0%	0.0%	1.0
First Floor					
Window 267	Domestic	26.8%	26.8%	0.0%	1.0
Window 268	Domestic	11.1%	11.1%	0.0%	1.0
Window 269	Domestic	24.6%	24.6%	0.0%	1.0
Window 270	Domestic	24.5%	24.5%	0.0%	1.0
Window 271	Domestic	13.4%	13.4%	0.0%	1.0
Window 272	Domestic	18.9%	18.9%	0.0%	1.0
Window 273	Domestic	20.1%	20.1%	0.0%	1.0
Window 274	Domestic	22.3%	22.3%	0.0%	1.0

Appendix 2 - Vertical Sky Component
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Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Second Floor					
Window 275	Domestic	25.7%	25.7%	0.0%	1.0
Window 276	Domestic	30.2%	30.2%	0.0%	1.0
Window 277	Domestic	28.5%	28.5%	0.0%	1.0
Window 278	Domestic	16.5%	16.5%	0.0%	1.0
Window 279	Domestic	24.6%	24.6%	0.0%	1.0
Window 280	Domestic	25.5%	25.5%	0.0%	1.0
Window 281	Domestic	27.4%	27.4%	0.0%	1.0
65 to 67 Holmes Road					
Ground Floor					
Window 282	Private Study Rooms	7.4%	7.4%	0.0%	1.0
Window 283	Private Study Rooms	8.8%	8.8%	0.0%	1.0
Window 284	Private Study Rooms	8.8%	8.8%	0.0%	1.0
Window 285	Private Study Rooms	8.7%	8.7%	0.0%	1.0
Window 286	Private Study Rooms	8.6%	8.6%	0.0%	1.0
Window 287	Staircase	9.1%	9.1%	0.0%	1.0
Window 288	Private Study Rooms	8.7%	8.7%	0.0%	1.0
Window 289	Private Study Rooms	8.0%	8.0%	0.0%	1.0
Window 290	Private Study Rooms	6.4%	6.4%	0.0%	1.0
First Floor					
Window 291	Accommodation Rooms	14.8%	14.8%	0.0%	1.0
Window 292	Accommodation Rooms	14.4%	14.4%	0.0%	1.0
Window 293	Accommodation Rooms	14.0%	14.0%	0.0%	1.0
Window 294	Accommodation Rooms	13.5%	13.5%	0.0%	1.0
Window 295	Staircase	13.0%	13.0%	0.0%	1.0
Window 296	Accommodation Rooms	12.5%	12.5%	0.0%	1.0
Window 297	Accommodation Rooms	11.8%	11.8%	0.0%	1.0
Window 298	Accommodation Rooms	10.9%	10.9%	0.0%	1.0
Window 299	Accommodation Rooms	8.6%	8.6%	0.0%	1.0
Second Floor					
Window 300	Accommodation Rooms	17.8%	17.8%	0.0%	1.0
Window 301	Accommodation Rooms	17.4%	17.4%	0.0%	1.0
Window 302	Accommodation Rooms	16.9%	16.9%	0.0%	1.0
Window 303	Landing	16.4%	16.4%	0.0%	1.0
Window 304	Accommodation Rooms	15.9%	15.9%	0.0%	1.0
Window 305	Accommodation Rooms	15.2%	15.2%	0.0%	1.0
Window 306	Accommodation Rooms	14.4%	14.4%	0.0%	1.0

Appendix 2 - Daylight Distribution
65 Holmes Road, London NW5 3AU

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
61 to 63 Holmes Road					
Third Floor					
Window 1	Staircase	47%	47%	0%	1.0
Fourth Floor					
Window 2	Staircase	21%	21%	0%	1.0
Fifth Floor					
Window 3	Bedroom	37%	37%	0%	1.0
55 to 57 Holmes Road					
Ground Floor					
Window 4	Office	92%	92%	0%	1.0
First Floor					
Windows 5 to 17	Office	99%	99%	0%	1.0
Second Floor					
Windows 18 & 19	Bedroom	89%	89%	0%	1.0
Window 20	Bedroom	33%	33%	0%	1.0
Window 21	Bedroom	94%	94%	0%	1.0
Window 22	Bedroom	93%	93%	0%	1.0
Windows 23 & 24	Living/Dining/Kitchen	99%	99%	0%	1.0
Window 25	Bedroom	99%	99%	0%	1.0
Window 26	Bedroom	98%	98%	0%	1.0
Windows 27 & 28	Living/Dining/Kitchen	98%	98%	0%	1.0
Window 29	Bedroom	99%	99%	0%	1.0
Windows 30 & 31	Bedroom	99%	99%	0%	1.0
Third Floor					
Windows 32 to 34	Bedroom	94%	94%	0%	1.0
Window 35	Study	89%	86%	3%	0.97
Window 36	Bedroom	96%	92%	4%	0.96
Window 37	Bedroom	99%	99%	0%	1.0
Window 38	Bedroom	97%	97%	0%	1.0
Windows 39 to 42	Living/Dining/Kitchen	99%	99%	0%	1.0
Windows 43 to 46	Living/Dining/Kitchen	99%	99%	0%	1.0
Windows 47 & 48	Bedroom	99%	99%	0%	1.0
Fourth Floor					
Windows 49 to 51	Bedroom	100%	100%	0%	1.0
Windows 52 & 53	Bedroom	99%	99%	0%	1.0
Window 54	Living/Dining/Kitchen	98%	97%	1%	0.99
Windows 55 & 56	Living/Dining/Kitchen	100%	100%	0%	1.0

Appendix 2 - Daylight Distribution
65 Holmes Road, London NW5 3AU

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Fifth Floor					
Windows 57 & 58	Bedroom	99%	99%	0%	1.0
Window 59	Bathroom/WC	98%	98%	0%	1.0
Window 60	Bedroom	99%	99%	0%	1.0
Window 61	Bedroom	99%	99%	0%	1.0
Windows 62 & 63	Bedroom	100%	100%	0%	1.0
Sixth Floor					
Windows 64 to 69	Living/Dining/Kitchen	100%	100%	0%	1.0
54 to 74 Holmes Road					
Ground Floor					
Windows 70 & 71	Office	98%	98%	0%	1.0
Window 72	Common Area	39%	39%	0%	1.0
First Floor					
Window 73	Domestic	78%	78%	0%	1.0
Window 74	Studio	91%	91%	0%	1.0
Window 75	Hallway	30%	30%	0%	1.0
Windows 76 & 77	Studio	97%	96%	1%	0.99
Window 78	Domestic	63%	63%	0%	1.0
Second Floor					
Window 79	Bedroom	72%	72%	0%	1.0
Window 80	Bedroom	95%	95%	0%	1.0
Window 81	Hallway	39%	37%	2%	0.95
Windows 82 & 83	Domestic	98%	98%	0%	1.0
Window 84	Kitchen	79%	79%	0%	1.0
78 Holmes Road					
First Floor Mezzanine					
Windows 177 to 1to 184	Non Domestic	99%	99%	0%	1.0
87 Holmes Road					
Ground Floor					
Windows 185(BW) to 189	Classroom	95%	95%	0%	1.0
Window 190	Bathroom/WC	73%	73%	0%	1.0
Windows 191 & 192	Classroom	71%	71%	0%	1.0
Windows 193 & 194	Classroom	62%	62%	0%	1.0
Ground Floor Mezzanine					
Window 195	Bathroom/WC	95%	95%	0%	1.0
Window 196	Bathroom/WC	91%	91%	0%	1.0

Appendix 2 - Daylight Distribution
65 Holmes Road, London NW5 3AU

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
First Floor					
Windows 197 to 201	Classroom	98%	98%	0%	1.0
Window 202	Bathroom/WC	95%	95%	0%	1.0
Window 203	Bathroom/WC	91%	91%	0%	1.0
Windows 204 to 206	Classroom	95%	95%	0%	1.0
Windows 207 to 209	Classroom	98%	98%	0%	1.0
Second Floor					
Windows 210 to 216	Classroom	100%	100%	0%	1.0
Window 217	Bathroom/WC	96%	96%	0%	1.0
Window 218	Bathroom/WC	88%	88%	0%	1.0
Windows 219 to 221	Classroom	96%	96%	0%	1.0
Windows 222 to 224	Classroom	98%	98%	0%	1.0
65 to 67 Holmes Road					
Ground Floor					
Windows 282 to 284	Private Study Rooms	11%	11%	0%	1.0
Windows 285 & 286	Private Study Rooms	9%	9%	0%	1.0
Window 288	Private Study Rooms	11%	11%	0%	1.0
Window 289	Private Study Rooms	7%	7%	0%	1.0
Window 290	Private Study Rooms	11%	11%	0%	1.0
First Floor					
Window 291	Accommodation Rooms	15%	15%	0%	1.0
Window 292	Accommodation Rooms	15%	15%	0%	1.0
Window 293	Accommodation Rooms	14%	14%	0%	1.0
Window 294	Accommodation Rooms	14%	14%	0%	1.0
Window 296	Accommodation Rooms	14%	14%	0%	1.0
Window 297	Accommodation Rooms	13%	13%	0%	1.0
Window 298	Accommodation Rooms	12%	12%	0%	1.0
Window 299	Accommodation Rooms	11%	11%	0%	1.0
Second Floor					
Window 300	Accommodation Rooms	19%	19%	0%	1.0
Window 301	Accommodation Rooms	19%	19%	0%	1.0
Window 302	Accommodation Rooms	18%	18%	0%	1.0
Window 303	Landing	0.0%	0.0%	0%	1.0
Window 304	Accommodation Rooms	17%	17%	0%	1.0
Window 305	Accommodation Rooms	18%	18%	0%	1.0
Window 306	Accommodation Rooms	18%	18%	0%	1.0

Appendix 2 - Sunlight to Windows
65 Holmes Road, London NW5 3AU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
61 to 63 Holmes Road									
Third Floor									
Window 1	Staircase	8%	8%	0%	1.0	0%	0%	0%	1.0
Fourth Floor									
Window 2	Staircase	18%	18%	0%	1.0	4%	4%	0%	1.0
Fifth Floor									
Window 3	Bedroom	30%	30%	0%	1.0	3%	3%	0%	1.0
55 to 57 Holmes Road									
Ground Floor									
Window 4	Office	32%	32%	0%	1.0	6%	6%	0%	1.0
First Floor									
Window 7	Office	13%	13%	0%	1.0	3%	3%	0%	1.0
Window 10	Office	57%	57%	0%	1.0	23%	23%	0%	1.0
Window 11	Office	55%	55%	0%	1.0	23%	23%	0%	1.0
Window 12	Office	59%	59%	0%	1.0	23%	23%	0%	1.0
Window 13	Office	58%	58%	0%	1.0	20%	20%	0%	1.0
Window 14	Office	59%	59%	0%	1.0	20%	20%	0%	1.0
Window 15	Office	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 16	Office	56%	56%	0%	1.0	18%	18%	0%	1.0
Window 17	Office	59%	59%	0%	1.0	18%	18%	0%	1.0
Second Floor									
Window 21	Bedroom	39%	39%	0%	1.0	18%	18%	0%	1.0
Window 22	Bedroom	35%	35%	0%	1.0	13%	13%	0%	1.0
Window 24	Living/Dining/Kitchen	48%	48%	0%	1.0	22%	22%	0%	1.0
Window 25	Bedroom	43%	43%	0%	1.0	19%	19%	0%	1.0
Window 26	Bedroom	40%	40%	0%	1.0	14%	14%	0%	1.0
Window 28	Living/Dining/Kitchen	51%	50%	1%	0.98	22%	22%	0%	1.0
Window 29	Bedroom	46%	46%	0%	1.0	20%	20%	0%	1.0
Window 30	Bedroom	53%	52%	1%	0.98	22%	22%	0%	1.0
Window 31	Bedroom	54%	54%	0%	1.0	25%	25%	0%	1.0
Third Floor									
Window 37	Bedroom	43%	43%	0%	1.0	19%	19%	0%	1.0
Window 38	Bedroom	41%	41%	0%	1.0	14%	14%	0%	1.0
Window 40	Living/Dining/Kitchen	52%	52%	0%	1.0	23%	23%	0%	1.0
Window 41	Living/Dining/Kitchen	43%	43%	0%	1.0	20%	20%	0%	1.0
Window 42	Living/Dining/Kitchen	50%	50%	0%	1.0	22%	22%	0%	1.0
Window 43	Living/Dining/Kitchen	47%	47%	0%	1.0	16%	16%	0%	1.0
Window 45	Living/Dining/Kitchen	58%	57%	1%	0.98	24%	24%	0%	1.0

Appendix 2 - Sunlight to Windows
65 Holmes Road, London NW5 3AU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 46	Living/Dining/Kitchen	46%	46%	0%	1.0	23%	23%	0%	1.0
Window 47	Bedroom	55%	55%	0%	1.0	25%	25%	0%	1.0
Window 48	Bedroom	53%	53%	0%	1.0	25%	25%	0%	1.0
Fourth Floor									
Window 53	Bedroom	65%	63%	2%	0.97	24%	23%	1%	0.96
Window 54	Living/Dining/Kitchen	53%	51%	2%	0.96	23%	23%	0%	1.0
Window 55	Living/Dining/Kitchen	54%	53%	1%	0.98	23%	23%	0%	1.0
Window 56	Living/Dining/Kitchen	61%	61%	0%	1.0	26%	26%	0%	1.0
Fifth Floor									
Window 60	Bedroom	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 61	Bedroom	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 62	Bedroom	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 63	Bedroom	75%	75%	0%	1.0	26%	26%	0%	1.0
Sixth Floor									
Window 66	Living/Dining/Kitchen	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 67	Living/Dining/Kitchen	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 68	Living/Dining/Kitchen	60%	60%	0%	1.0	20%	20%	0%	1.0
Window 69	Living/Dining/Kitchen	60%	60%	0%	1.0	20%	20%	0%	1.0
54 to 74 Holmes Road									
Ground Floor									
Window 70	Office	33%	33%	0%	1.0	4%	4%	0%	1.0
Window 71	Office	60%	60%	0%	1.0	8%	8%	0%	1.0
Window 72	Common Area	56%	56%	0%	1.0	7%	7%	0%	1.0
First Floor									
Window 73	Domestic	38%	37%	1%	0.97	14%	13%	1%	0.93
Window 74	Studio	40%	40%	0%	1.0	11%	11%	0%	1.0
Window 75	Hallway	67%	67%	0%	1.0	13%	13%	0%	1.0
Window 76	Studio	67%	67%	0%	1.0	13%	13%	0%	1.0
Second Floor									
Window 79	Bedroom	40%	40%	0%	1.0	14%	14%	0%	1.0
Window 80	Bedroom	44%	43%	1%	0.98	14%	13%	1%	0.93
Window 81	Hallway	76%	74%	2%	0.97	21%	19%	2%	0.9
Window 82	Domestic	74%	73%	1%	0.99	19%	18%	1%	0.95
Third Floor									
Window 85	Domestic	51%	49%	2%	0.96	19%	17%	2%	0.89
Window 86	Domestic	51%	50%	1%	0.98	17%	16%	1%	0.94
Window 87	Hallway	82%	81%	1%	0.99	27%	26%	1%	0.96
Window 88	Domestic	83%	80%	3%	0.96	28%	25%	3%	0.89

Appendix 2 - Sunlight to Windows
65 Holmes Road, London NW5 3AU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Fourth Floor									
Window 91	Domestic	55%	55%	0%	1.0	20%	20%	0%	1.0
Window 92	Hallway	85%	85%	0%	1.0	30%	30%	0%	1.0
Window 93	Domestic	85%	85%	0%	1.0	30%	30%	0%	1.0
74a to 74c Holmes Road									
Ground Floor									
Window 95	Domestic	38%	38%	0%	1.0	4%	4%	0%	1.0
Window 96	Domestic	38%	38%	0%	1.0	5%	5%	0%	1.0
Window 97	Domestic	41%	41%	0%	1.0	4%	4%	0%	1.0
Window 98	Domestic	37%	37%	0%	1.0	5%	5%	0%	1.0
Window 99	Domestic	16%	16%	0%	1.0	1%	1%	0%	1.0
Window 100	Domestic	39%	39%	0%	1.0	5%	5%	0%	1.0
Window 101	Domestic	42%	42%	0%	1.0	5%	5%	0%	1.0
First Floor									
Window 102	Domestic	49%	49%	0%	1.0	6%	6%	0%	1.0
Window 103	Domestic	49%	49%	0%	1.0	6%	6%	0%	1.0
Window 104	Domestic	49%	49%	0%	1.0	7%	7%	0%	1.0
Window 105	Domestic	48%	48%	0%	1.0	7%	7%	0%	1.0
Window 106	Domestic	52%	52%	0%	1.0	7%	7%	0%	1.0
Window 107	Domestic	54%	54%	0%	1.0	8%	8%	0%	1.0
Window 108	Domestic	25%	25%	0%	1.0	8%	8%	0%	1.0
Second Floor									
Window 109	Domestic	56%	56%	0%	1.0	9%	9%	0%	1.0
Window 110	Domestic	56%	56%	0%	1.0	9%	9%	0%	1.0
Window 111	Domestic	56%	56%	0%	1.0	9%	9%	0%	1.0
Window 112	Domestic	56%	56%	0%	1.0	9%	9%	0%	1.0
Window 113	Domestic	55%	55%	0%	1.0	9%	9%	0%	1.0
Window 114	Domestic	59%	59%	0%	1.0	9%	9%	0%	1.0
Window 115	Domestic	60%	60%	0%	1.0	10%	10%	0%	1.0
Window 116	Domestic	58%	58%	0%	1.0	10%	10%	0%	1.0
Third Floor									
Window 117	Domestic	64%	63%	1%	0.98	14%	13%	1%	0.93
Window 118	Domestic	65%	64%	1%	0.98	14%	13%	1%	0.93
Window 119	Domestic	65%	64%	1%	0.98	14%	13%	1%	0.93
Window 120	Domestic	63%	62%	1%	0.98	14%	13%	1%	0.93
Window 121	Domestic	63%	62%	1%	0.98	14%	13%	1%	0.93
Window 122	Domestic	68%	68%	0%	1.0	15%	15%	0%	1.0
Window 123	Domestic	72%	71%	1%	0.99	16%	15%	1%	0.94
Window 124	Domestic	72%	71%	1%	0.99	16%	15%	1%	0.94

Appendix 2 - Sunlight to Windows
65 Holmes Road, London NW5 3AU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Fourth Floor									
Window 125	Domestic	47%	43%	4%	0.91	15%	11%	4%	0.73
Window 126	Domestic	46%	42%	4%	0.91	14%	10%	4%	0.71
Window 127	Domestic	66%	64%	2%	0.97	22%	20%	2%	0.91
Window 128	Domestic	66%	63%	3%	0.95	22%	19%	3%	0.86
Window 129	Domestic	66%	63%	3%	0.95	22%	19%	3%	0.86
Window 130	Domestic	66%	63%	3%	0.95	22%	19%	3%	0.86
Window 131	Domestic	74%	69%	5%	0.93	25%	20%	5%	0.8
Window 132	Domestic	74%	71%	3%	0.96	25%	22%	3%	0.88
Window 133	Domestic	49%	48%	1%	0.98	16%	15%	1%	0.94
Window 134	Domestic	46%	46%	0%	1.0	16%	16%	0%	1.0
76 Holmes Road									
Ground Floor									
Window 139	Domestic	19%	19%	0%	1.0	9%	9%	0%	1.0
Window 140	Domestic	20%	20%	0%	1.0	8%	8%	0%	1.0
Window 141	Domestic	10%	10%	0%	1.0	9%	9%	0%	1.0
Window 142	Domestic	9%	9%	0%	1.0	8%	8%	0%	1.0
Window 143	Domestic	1%	1%	0%	1.0	1%	1%	0%	1.0
First Floor									
Window 149	Domestic	4%	4%	0%	1.0	4%	4%	0%	1.0
Window 151	Domestic	57%	57%	0%	1.0	18%	18%	0%	1.0
Window 152	Domestic	57%	57%	0%	1.0	21%	21%	0%	1.0
Second Floor									
Window 158	Domestic	63%	63%	0%	1.0	21%	21%	0%	1.0
Window 159	Domestic	23%	23%	0%	1.0	22%	22%	0%	1.0
Window 160	Domestic	57%	57%	0%	1.0	22%	22%	0%	1.0
Third Floor									
Window 166	Domestic	68%	67%	1%	0.99	23%	23%	0%	1.0
Window 167	Domestic	25%	25%	0%	1.0	23%	23%	0%	1.0
Window 168	Domestic	60%	60%	0%	1.0	25%	25%	0%	1.0
Fourth Floor									
Window 174	Domestic	83%	83%	0%	1.0	26%	26%	0%	1.0
Window 175	Domestic	81%	80%	1%	0.99	27%	26%	1%	0.96
Window 176	Domestic	84%	83%	1%	0.99	27%	26%	1%	0.96
78 Holmes Road									
First Floor Mezzanine									
Window 177	Non Domestic	53%	53%	0%	1.0	18%	18%	0%	1.0
Window 178	Non Domestic	62%	62%	0%	1.0	21%	21%	0%	1.0

Appendix 2 - Sunlight to Windows
65 Holmes Road, London NW5 3AU

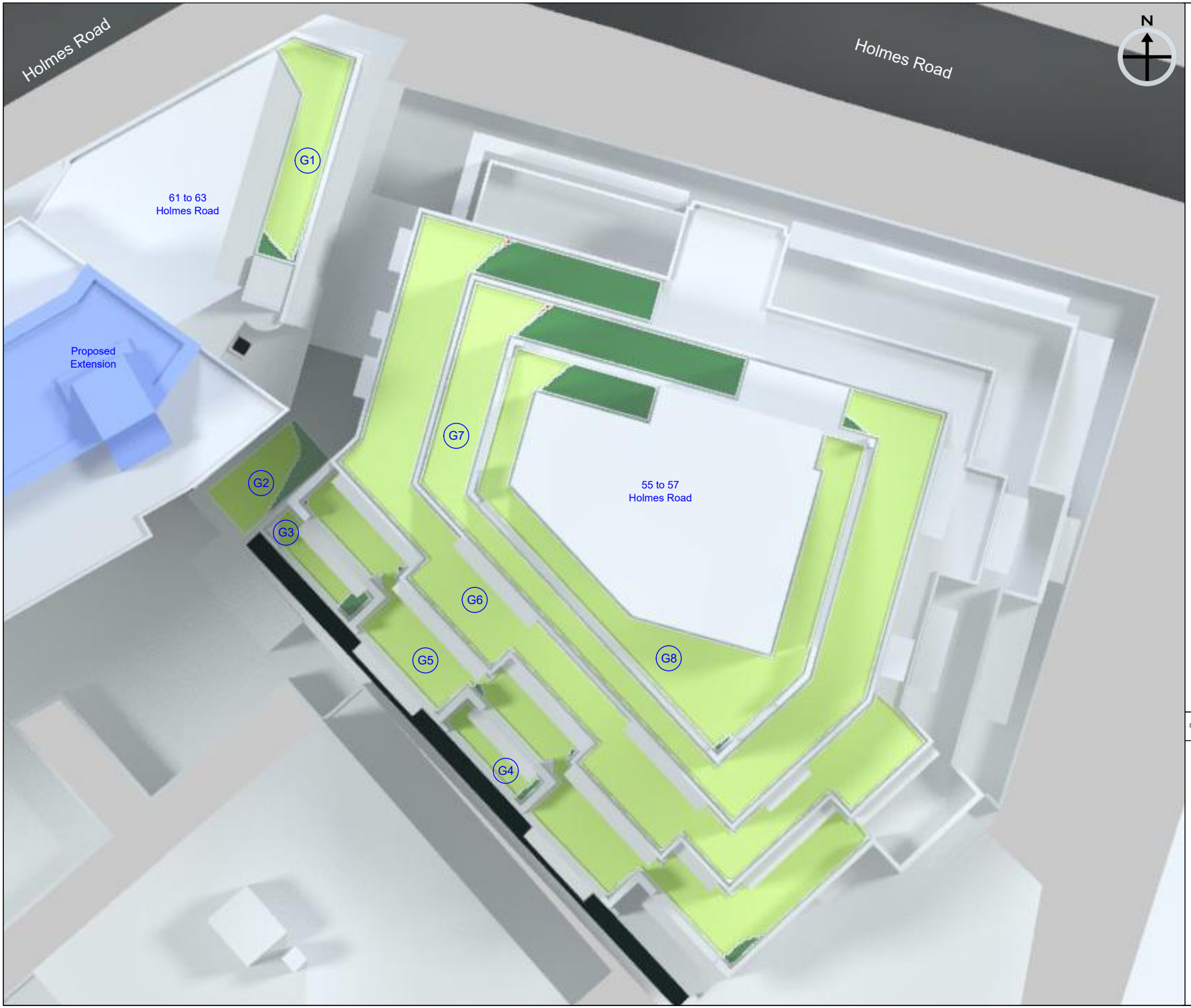
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 179	Non Domestic	62%	62%	0%	1.0	19%	19%	0%	1.0
Window 180	Non Domestic	46%	46%	0%	1.0	14%	14%	0%	1.0
Window 181	Non Domestic	55%	55%	0%	1.0	17%	17%	0%	1.0
87 Holmes Road									
Second Floor									
Window 216	Classroom	46%	46%	0%	1.0	6%	6%	0%	1.0
1 to 15 Azania Mews									
Ground Floor									
Window 232	Domestic	20%	20%	0%	1.0	2%	2%	0%	1.0
First Floor									
Window 243	Domestic	21%	21%	0%	1.0	3%	3%	0%	1.0
16 to 30 Azania Mews									
Ground Floor									
Window 257	Domestic	48%	48%	0%	1.0	15%	15%	0%	1.0
Window 259	Domestic	19%	19%	0%	1.0	4%	4%	0%	1.0
Window 260	Domestic	30%	30%	0%	1.0	9%	9%	0%	1.0
Window 261	Domestic	43%	43%	0%	1.0	12%	12%	0%	1.0
First Floor									
Window 267	Domestic	52%	52%	0%	1.0	17%	17%	0%	1.0
Window 269	Domestic	41%	41%	0%	1.0	11%	11%	0%	1.0
Window 270	Domestic	48%	48%	0%	1.0	16%	16%	0%	1.0
Second Floor									
Window 275	Domestic	48%	48%	0%	1.0	19%	19%	0%	1.0
Window 276	Domestic	57%	57%	0%	1.0	21%	21%	0%	1.0
Window 277	Domestic	57%	57%	0%	1.0	21%	21%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
65 Holmes Road, London NW5 3AU

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March									
		Before			After			Loss			Ratio
55 to 57 Holmes Road											
First Floor											
Garden 2	13.1 m2	9.84	m2	75%	9.84	m2	75%	0.0	m2	0%	1.0
Second Floor											
Garden 3	7.33 m2	5.98	m2	82%	5.98	m2	82%	0.0	m2	0%	1.0
Garden 4	6.43 m2	6.01	m2	94%	6.01	m2	94%	0.0	m2	0%	1.0
Third Floor											
Garden 5	76.92 m2	74.99	m2	97%	74.99	m2	97%	0.0	m2	0%	1.0
Fourth Floor											
Garden 6	122.05 m2	107.53	m2	88%	107.38	m2	88%	0.15	m2	0%	1.0
Fifth Floor											
Garden 7	111.86 m2	93.69	m2	84%	93.52	m2	84%	0.18	m2	0%	1.0
Sixth Floor											
Garden 8	66.74 m2	59.45	m2	89%	59.45	m2	89%	0.0	m2	0%	1.0
74a to 74c Holmes Road											
Fourth Floor											
Garden 9	16.61 m2	10.97	m2	66%	10.97	m2	66%	0.0	m2	0%	1.0
76 Holmes Road											
Ground Floor											
Garden 10	391.93 m2	308.4	m2	79%	308.4	m2	79%	0.0	m2	0%	1.0
16 to 30 Azania Mews											
Ground Floor											
Garden 11	56.43 m2	5.46	m2	10%	5.46	m2	10%	0.0	m2	0%	1.0
Garden 12	18.4 m2	0.42	m2	2%	0.42	m2	2%	0.0	m2	0%	1.0
Garden 13	18.66 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

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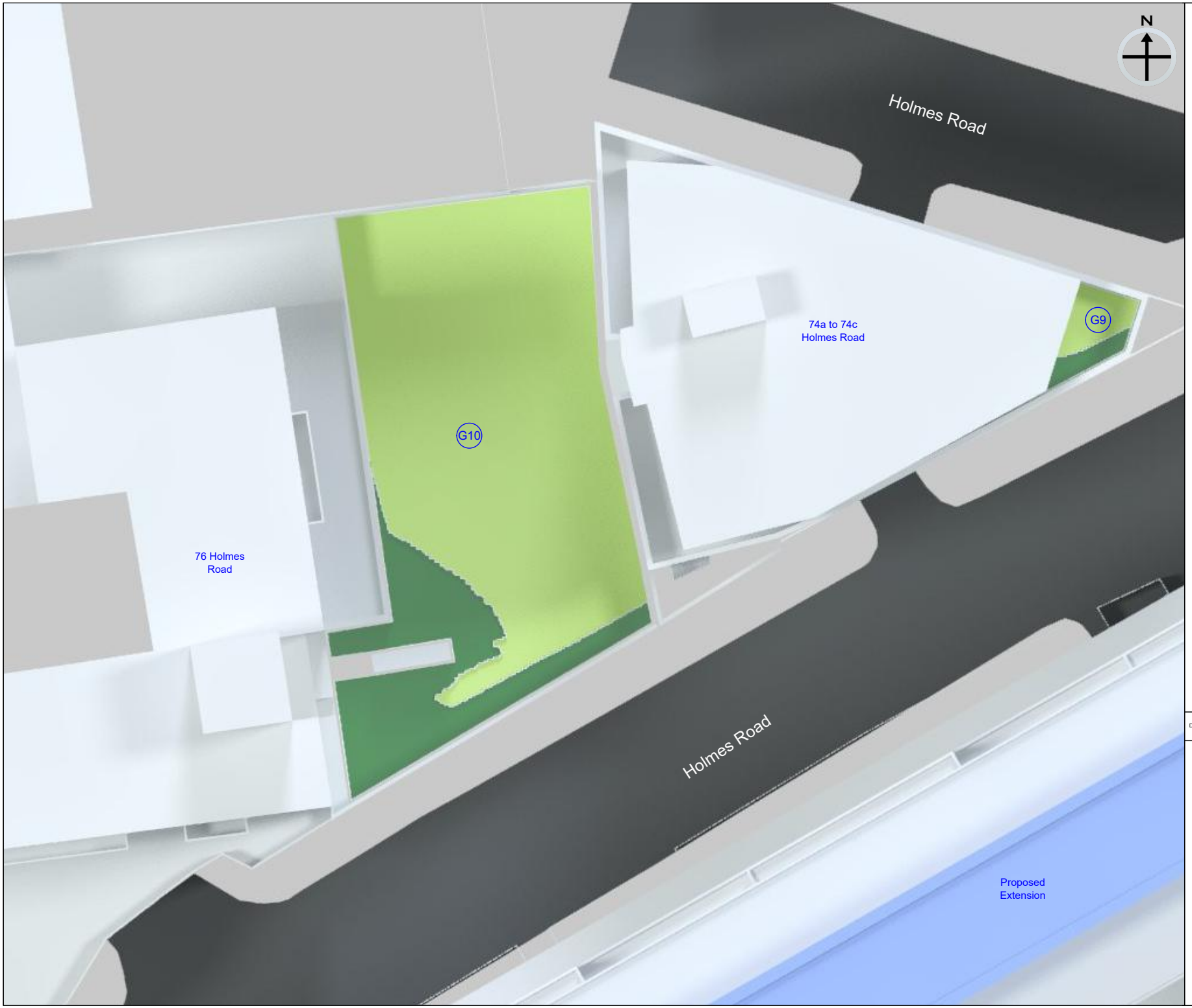

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