RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

17 April 2024

5 Erskine Mews
London
NW3 3AP

Regulated by RICS

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1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Adam Burstein to undertake a daylight and sunlight assessment of the proposed development at 5 Erskine Mews, London NW3 3AP.

1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.

1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at:

- 3, 4, 5, 6 & 7 Ainger Road
- 2 & 3 Erskine Road
- 1, 2, 3 & 4 Erskine Mews

1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.

1.1.5 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:

Malin + Lynn

101/001	Block & Location Plans	Rev -
106/100	Existing Ground Floor Plan	Rev -
106/101	Existing First Floor Plan	Rev -
106/103	Existing Roof Plan	Rev -
106/104	Existing Section A-A	Rev -
106/105	Existing Section B-B	Rev -
106/106	Existing Front Elevation	Rev -
106/107	Existing Side Elevation	Rev -
106/108	Existing Courtyard Elevations	Rev -
106/001	Block & Location Plans	Rev -
106/200	Proposed Ground Floor Plan	Rev -
106/201	Proposed First Floor Plan	Rev -
106/202	Proposed Second Floor Plan	Rev -
106/203	Proposed Roof Plan	Rev -
106/204	Proposed Section A-A	Rev -
106/205	Proposed Section B-B	Rev -
106/206	Proposed Front Elevation	Rev -
106/207	Proposed Side Elevation	Rev -
106/208	Proposed Courtyard Elevations	Rev -

2.2 Daylight Distribution Room Layout Information

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

Online Local Authority planning records

1 Ainger Mews:

PL08	Proposed Ground Plan	Rev A
PL09	Proposed First Floor Plan	Rev A

1 Erskine Mews:

1EM/E/03	Existing Ground Floor Plan	Rev -
1EM/P/04	Proposed First Floor Plan	Rev A
1EM/P/05	Proposed Roof Plan	Rev A

1 Erskine Road:

1346/4	Proposed Third + Fourth Floor Plans	Rev -
1346/6	Proposed Roof Plan+ Section	Rev -

2 Ainger Mews:		
8717/02	Existing First Floor	Rev -
8717/01	Existing Ground Floor/ Location Plan	Rev -
2 Erskine Road:		
P x 03	Third Floor Plan Existing	Rev -
P x 04	Roof Plan Existing	Rev -
3 Ainger Road:		
0613 /W/ 1B	Proposed Plans Elevations & Section	Rev B
3 Erskine Road:		
ERPH (10) 11	General Arrangement Ground Floor Plan	Rev A
17014-02	Proposed Plans	Rev S4
5 Ainger Road:		
A9826PA/007	Existing Third & Fourth Floor Plan Planning	Rev -
5AR/P101	Proposed Ground Floor Flat	Rev -
5AR/P102	Proposed Ground Floor Roof Plan	Rev -
6 Ainger Road:		
P101	Proposed Roof Plan	Rev -
P100	Proposed Ground Floor Plan	Rev -
GS/79/17/A1	Floor Plan	Rev -
7 Ainger Road:		
162/5	Existing Second & Third Floor Plans	Rev -
162/4A	Existing Floor Plans Ground & First	Rev -
	Ground Floor Plan	Rev -
77 Regents Park Road:		
0101-P02	Existing Floor Plans	Rev -
8 Ainger Road:		
02-16-832/ES-301	Existing Flat 1 Ground Floor	Rev -
02-16-832/ES-302	Existing Flat 2 First Floor	Rev -
The Gatehouse Mayfair Mews:		
P-01-D-031	Proposed Upper Floor & Roof Plans	Rev -
P-00-D-030	Proposed Ground Floor Plan	Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:

3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where

they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 National Planning Practice Guidance

3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.8 The distribution of daylight within a room can be calculated by plotting the 'no sky-line'. The no skyline is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

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

3.6 Overshadowing to Gardens and Open Spaces

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

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

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

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

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring residential properties at:

- 3, 4, 5, 6 & 7 Ainger Road
- 2 & 3 Erskine Road
- 1, 2, 3 & 4 Erskine Mews

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

4.2 Daylight to Windows

Vertical Sky Component

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

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms 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 pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

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

4.5 Conclusion

4.5.1 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5 CLARIFICATIONS

5.1 General

5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.

5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.

5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken in July 2020. 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.

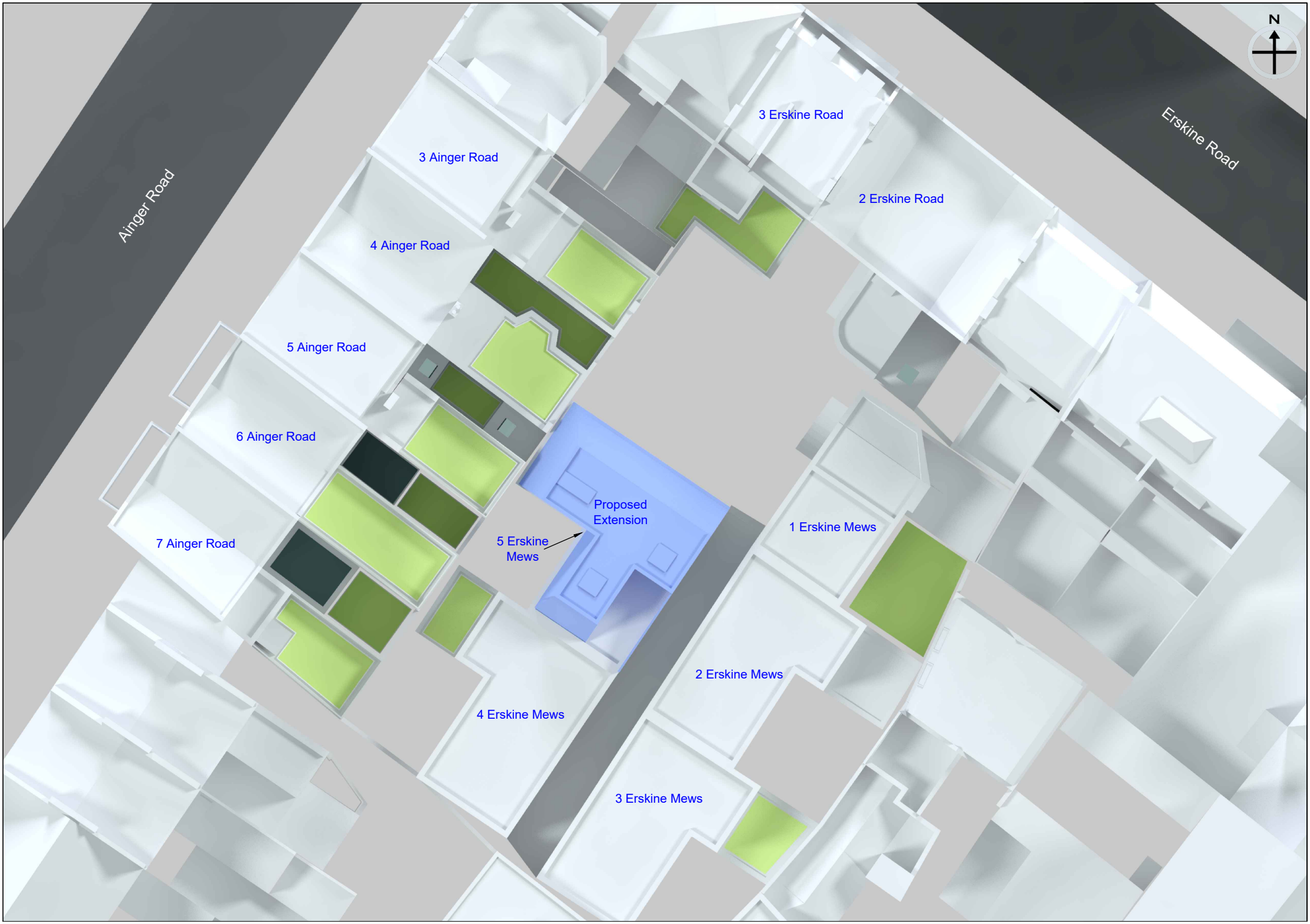
5.1.5 We have undertaken the assessment following the guidelines of the RICS publication “Surveying Safely”. Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, 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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Ainger Road
Erskine Road
3 Ainger Road
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7 Ainger Road
3 Erskine Road
2 Erskine Road
Proposed Extension
5 Erskine Mews
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4 Erskine Mews
3 Erskine Mews


3 Ainger Road
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Extension
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3 Erskine Road
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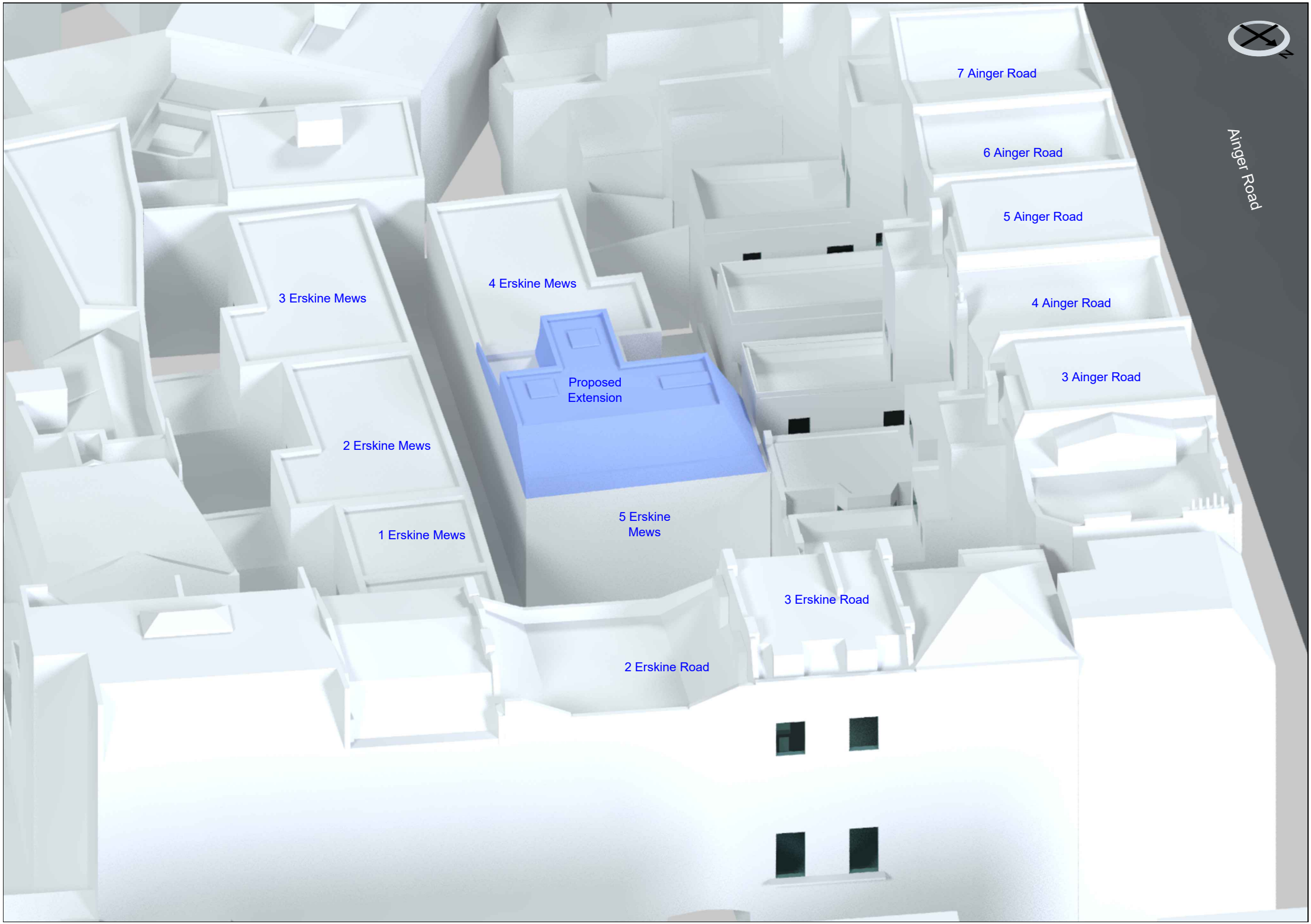
7 Ainger Road
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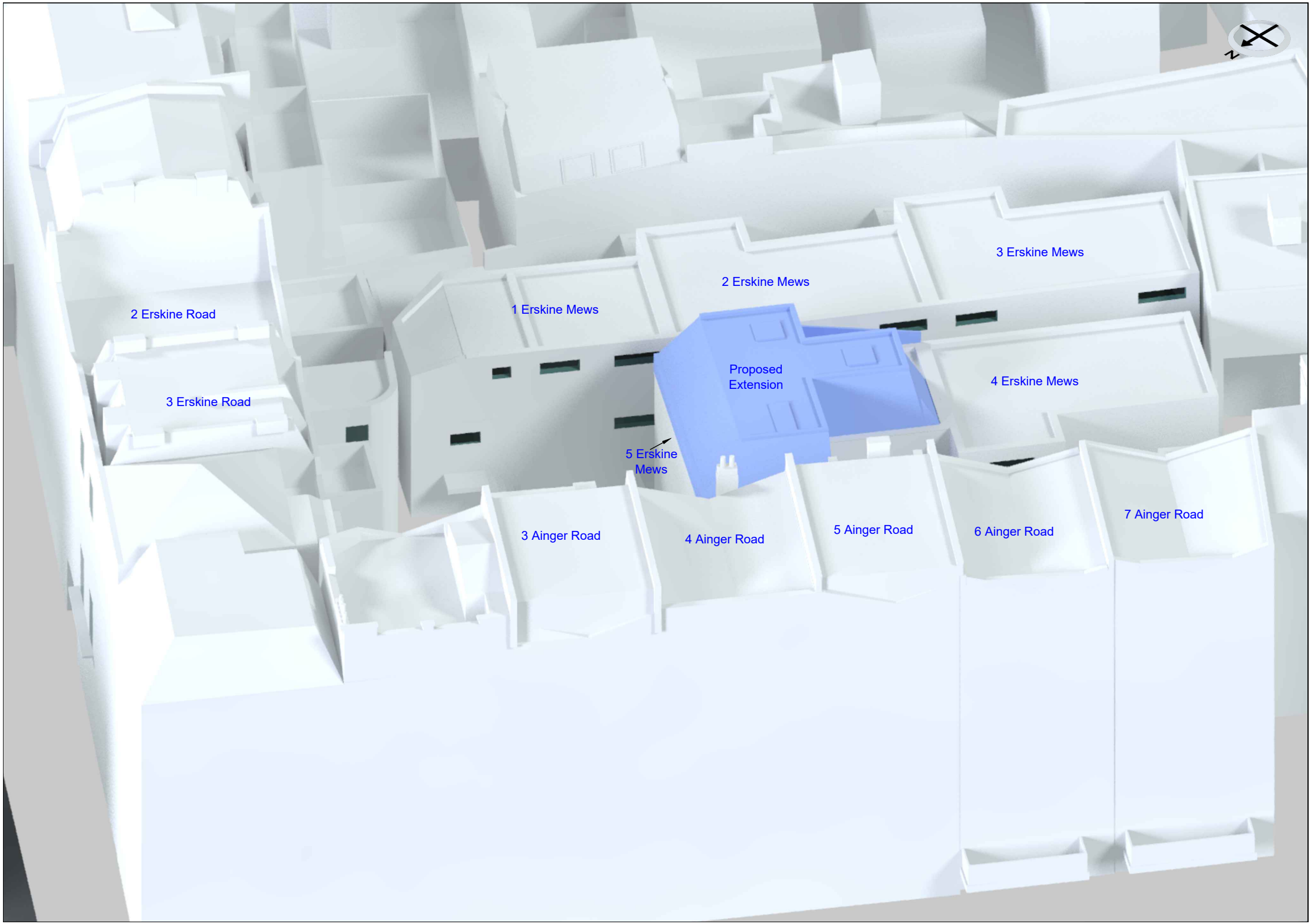
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3 Ainger Road
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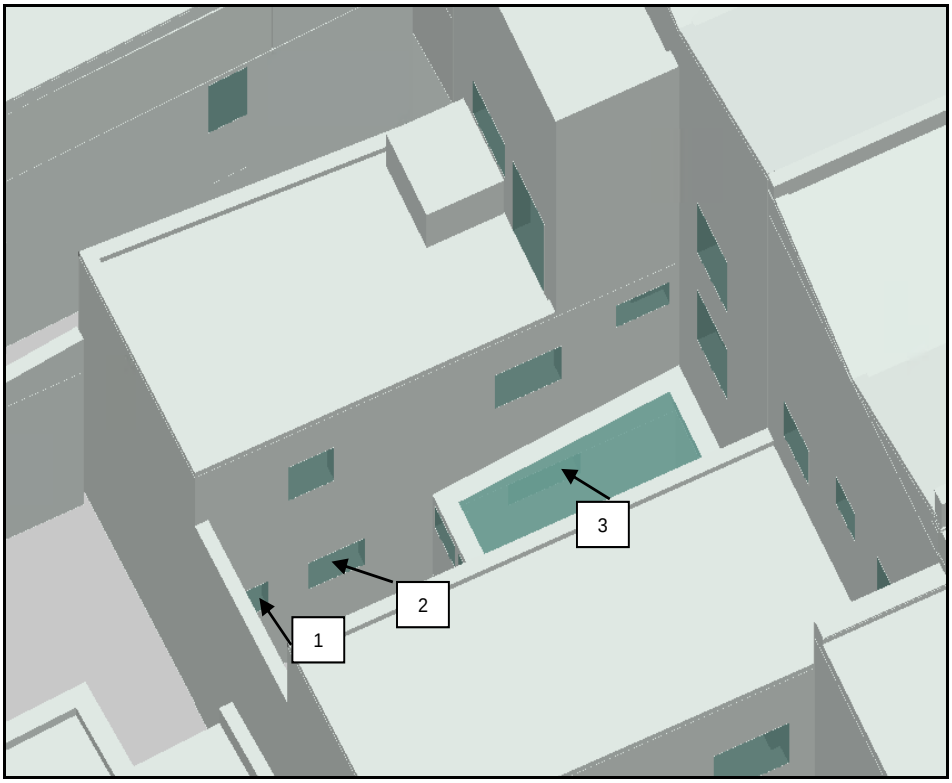
6 Ainger Road
7 Ainger Road

Neighbouring Windows



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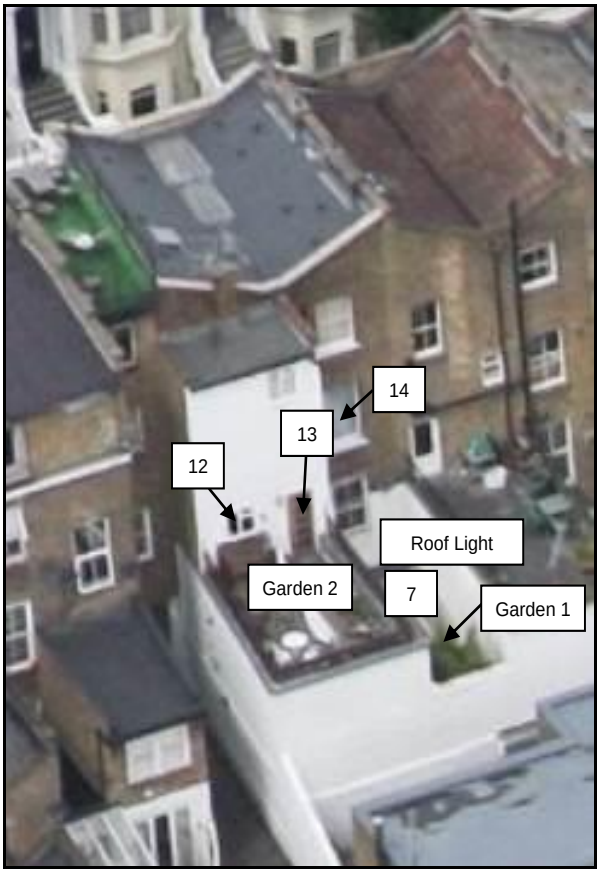

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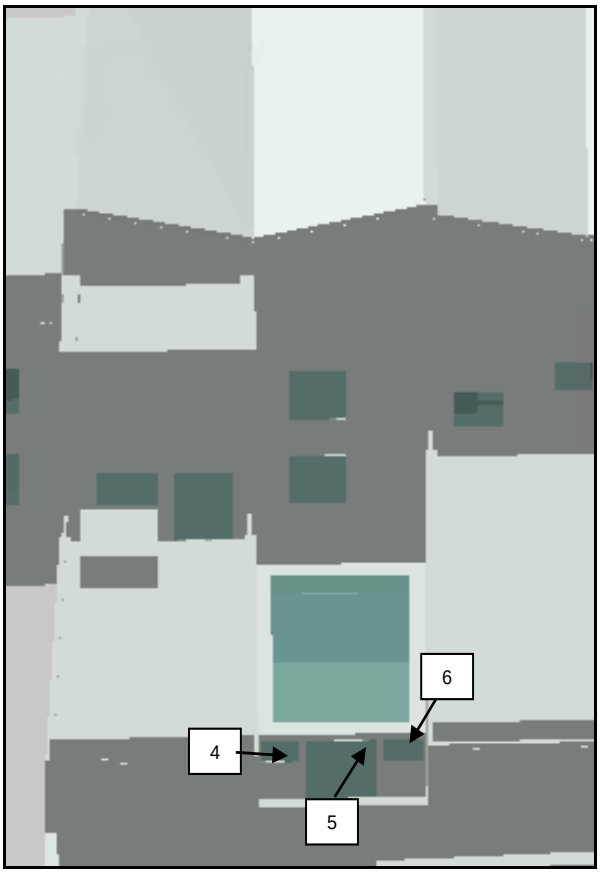

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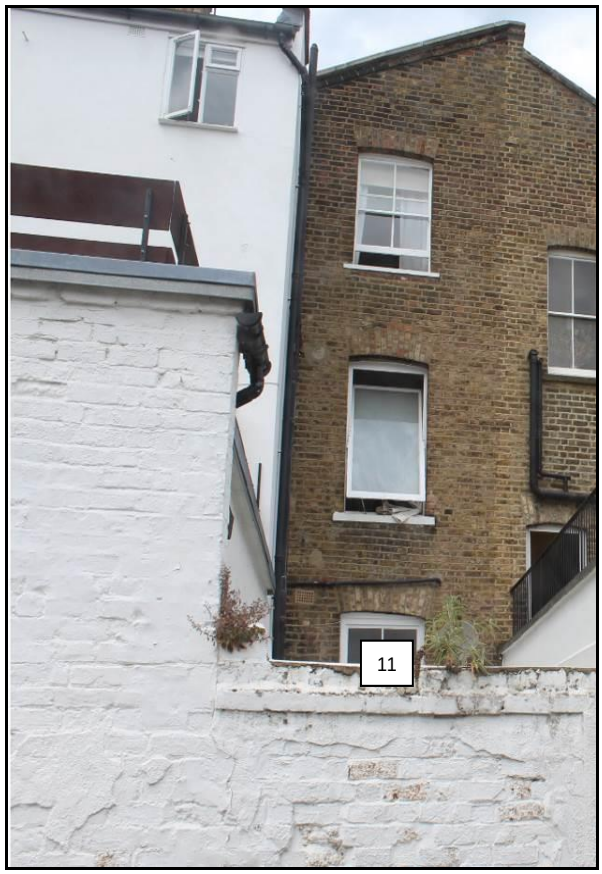

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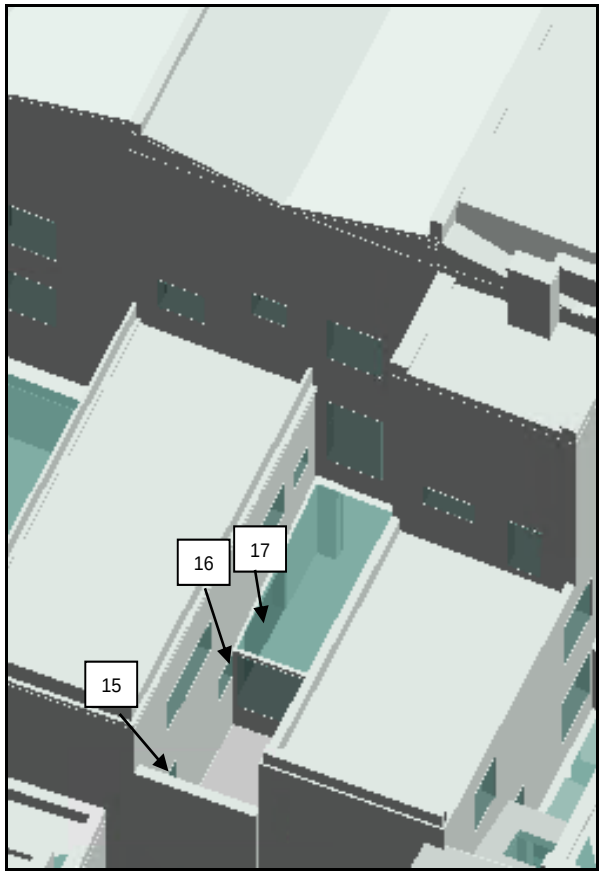

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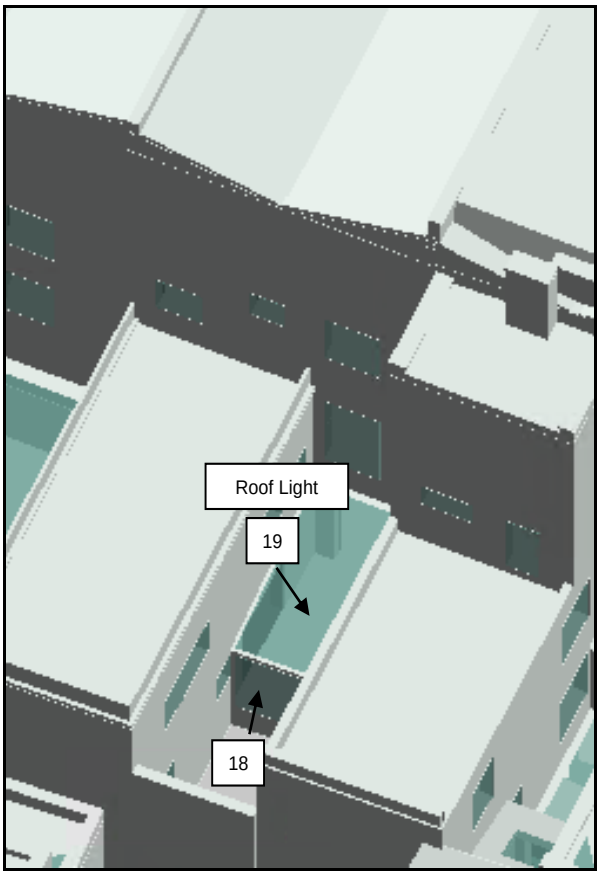

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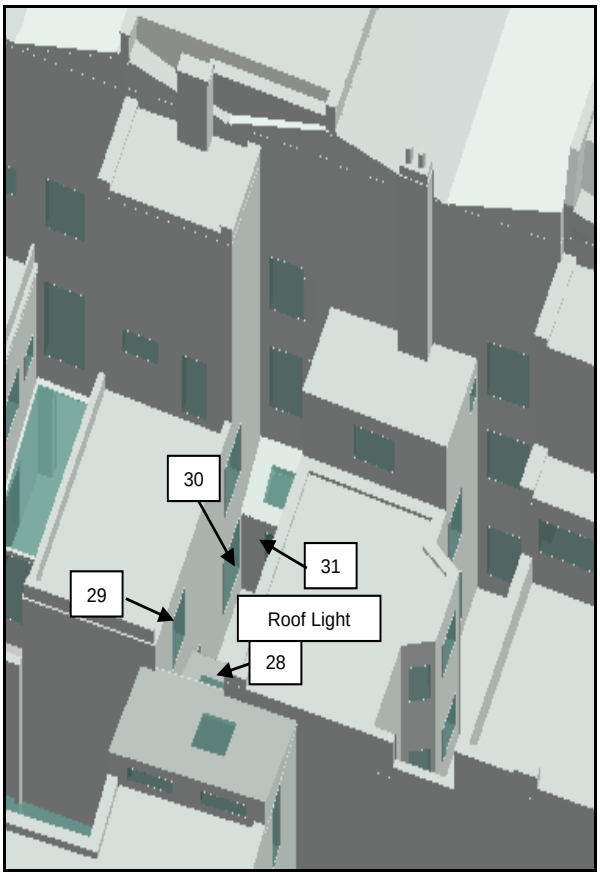

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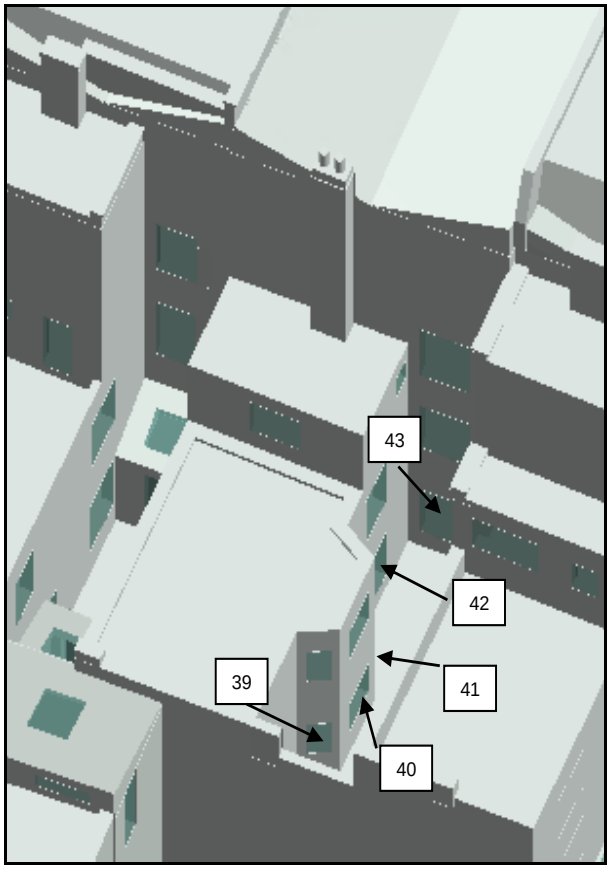
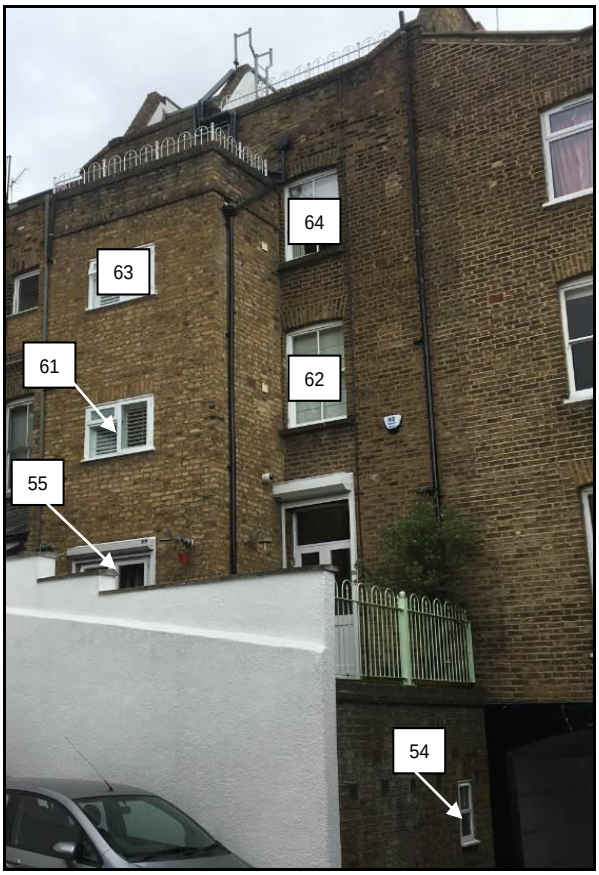


4 Ainger Road

4 Ainger Road

4 Ainger Road

3 Ainger Road



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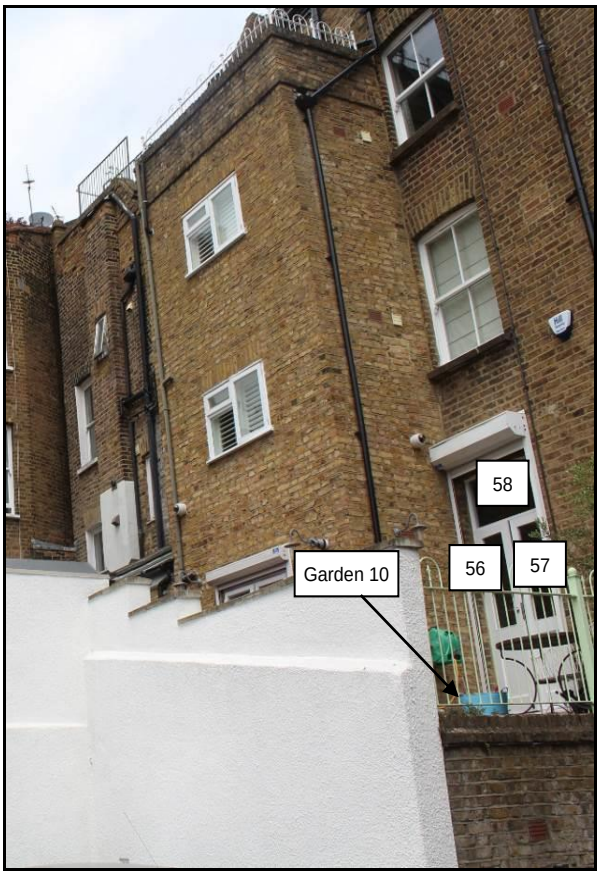

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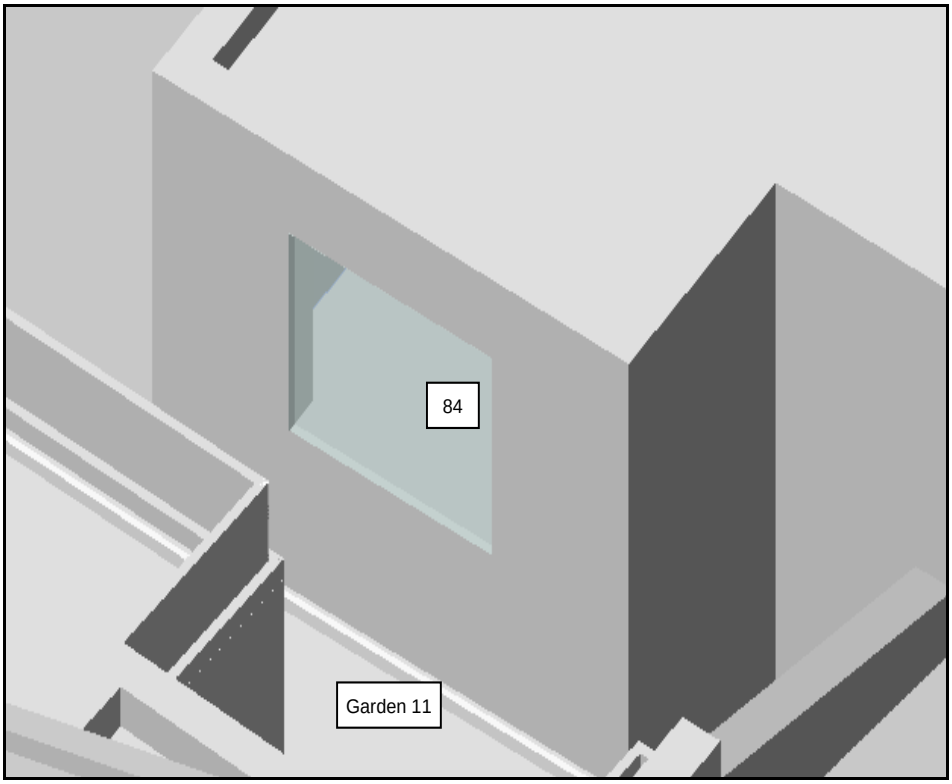

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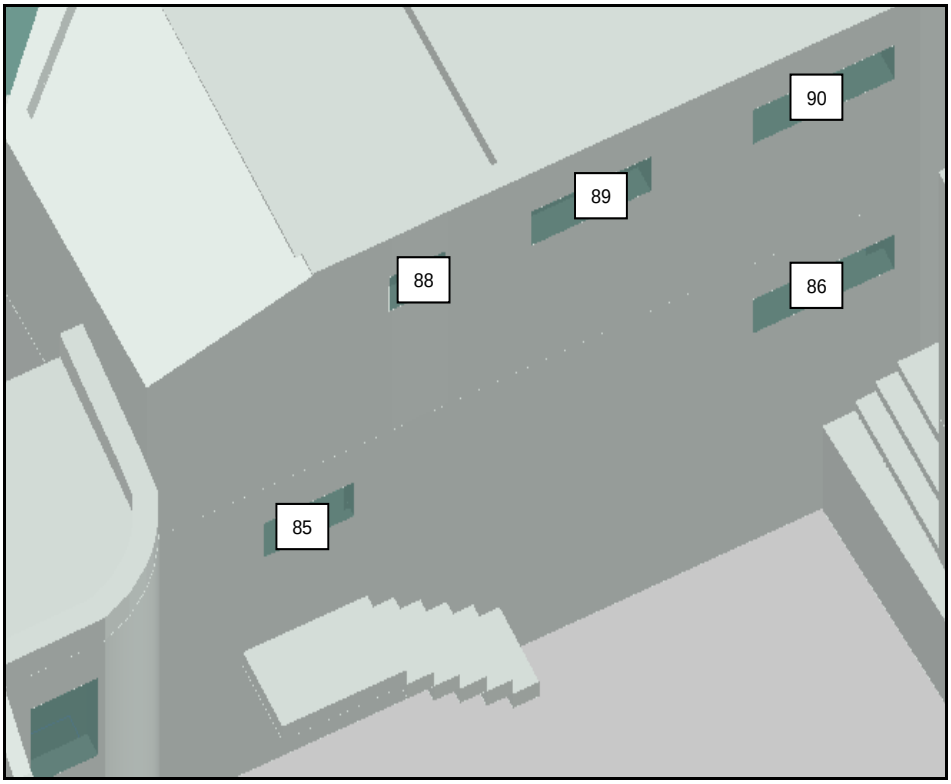

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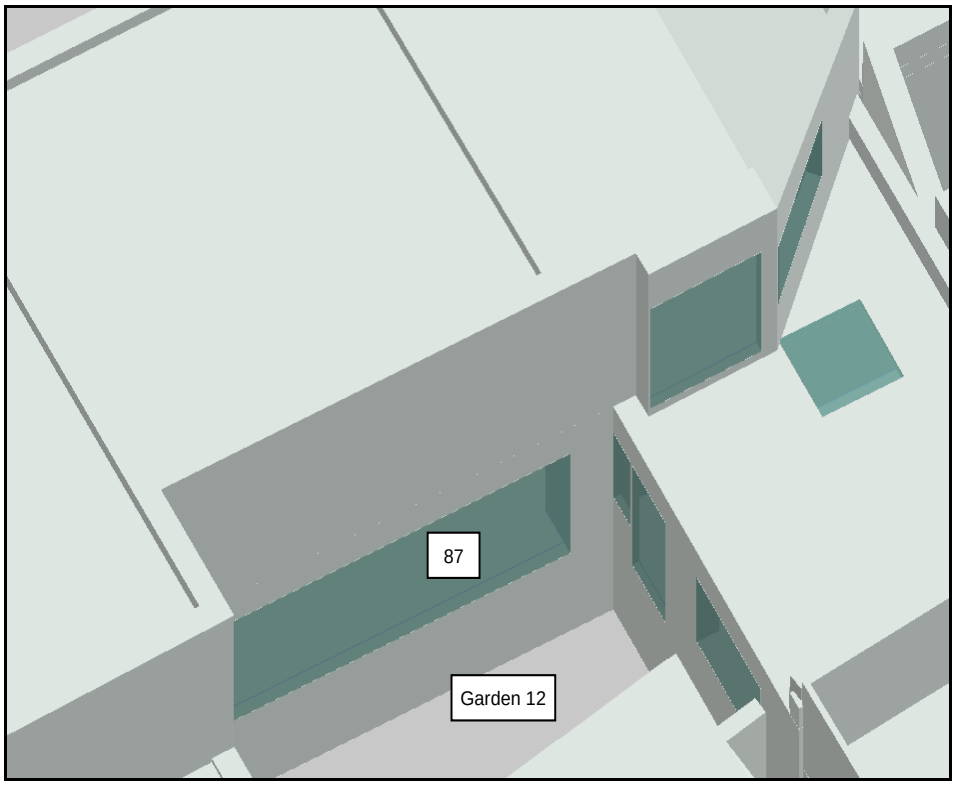
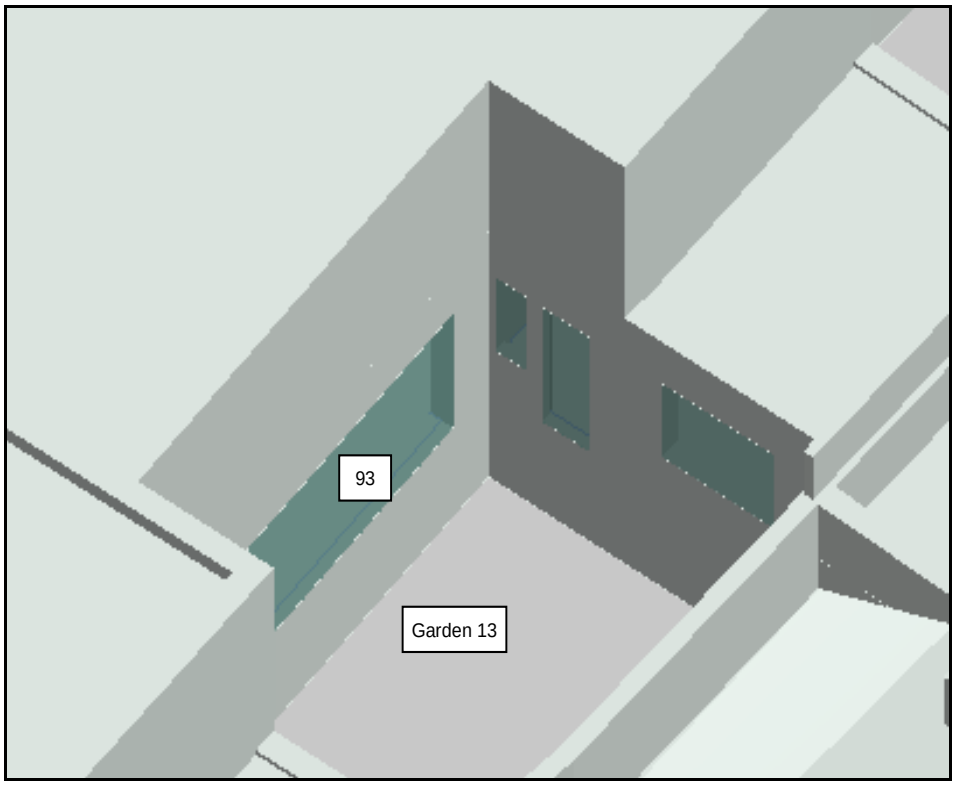


1 Erskine Mews

2 Erskine Mews



2 Erskine Mews

3 Erskine Mews

3 Erskine Mews

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
7 Ainger Road					
Ground Floor					
Window 1	Bedroom	3.4%	3.4%	0.0%	1.0
Window 2	Bedroom	5.1%	5.1%	0.0%	1.0
Window 3	Bedroom	2.9%	2.9%	0.0%	1.0
Window 4	Conservatory	7.1%	7.1%	0.0%	1.0
Window 5	Conservatory	6.8%	6.8%	0.0%	1.0
Window 6	Conservatory	7.1%	7.1%	0.0%	1.0
Window 7	Conservatory	23.9%	23.9%	0.0%	1.0
First Floor					
Window 8	Domestic	17.9%	17.4%	0.5%	0.97
Window 9	Domestic	13.0%	13.0%	0.0%	1.0
Window 10	Domestic	12.7%	12.7%	0.0%	1.0
Window 11	Domestic	21.5%	21.5%	0.0%	1.0
Second Floor					
Window 12	Bathroom/WC	34.8%	34.8%	0.0%	1.0
Window 13	Bathroom/WC	35.8%	35.8%	0.0%	1.0
Window 14	Kitchen	28.4%	28.4%	0.0%	1.0
6 Ainger Road					
Ground Floor					
Window 15	Bathroom/WC	2.1%	2.1%	0.0%	1.0
Window 16	Bathroom/WC	2.9%	2.9%	0.0%	1.0
Window 17	Bedroom	2.5%	2.4%	0.1%	0.96
Window 18	Domestic	5.6%	5.6%	0.0%	1.0
Window 19	Domestic	17.0%	16.7%	0.3%	0.98
First Floor					
Window 20	Living Room	10.9%	9.4%	1.5%	0.86
Window 21	Living Room	6.5%	6.2%	0.3%	0.95
Window 22	Domestic	4.3%	4.2%	0.1%	0.98
Window 23	Kitchen	13.6%	13.1%	0.5%	0.96
Second Floor					
Window 24	Staircase	34.8%	34.7%	0.1%	1.0
Window 25	Bedroom	35.1%	35.1%	0.0%	1.0
Window 26	Bedroom	31.0%	31.0%	0.0%	1.0
5 Ainger Road					
Ground Floor					
Window 27	Wardrobe	1.0%	1.0%	0.0%	1.0
Window 28	Wardrobe	19.4%	19.4%	0.0%	1.0
Window 29	Bedroom	1.6%	1.6%	0.0%	1.0
Window 30	Bedroom	2.6%	2.5%	0.1%	0.96

Appendix 2 - Vertical Sky Component

Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 31	Boiler	5.3%	4.5%	0.8%	0.85
Window 32	Boiler	12.9%	12.4%	0.5%	0.96
First Floor					
Window 33	Domestic	16.2%	14.8%	1.4%	0.91
Window 34	Domestic	11.5%	11.2%	0.3%	0.97
Window 35	Domestic	13.3%	12.1%	1.2%	0.91
Second Floor					
Window 36	Domestic	36.9%	36.6%	0.3%	0.99
Window 37	Domestic	36.8%	36.6%	0.2%	0.99
Window 38	Domestic	24.2%	24.1%	0.1%	1.0
4 Ainger Road					
Ground Floor					
Window 39	Domestic	3.5%	3.5%	0.0%	1.0
Window 40	Domestic	1.8%	1.8%	0.0%	1.0
Window 41	Domestic	0.7%	0.7%	0.0%	1.0
Window 42	Domestic	1.9%	1.9%	0.0%	1.0
Window 43	Domestic	5.5%	5.5%	0.0%	1.0
First Floor					
Window 44	Domestic	18.5%	18.5%	0.0%	1.0
Window 45	Domestic	9.0%	9.0%	0.0%	1.0
Window 46	Domestic	2.6%	2.6%	0.0%	1.0
Window 47	Domestic	6.4%	6.4%	0.0%	1.0
Window 48	Domestic	14.0%	14.0%	0.0%	1.0
Second Floor					
Window 49	Domestic	35.7%	35.1%	0.6%	0.98
Window 50	Domestic	7.6%	7.6%	0.0%	1.0
Window 51	Domestic	28.3%	28.3%	0.0%	1.0
3 Ainger Road					
Second Floor					
Window 52	Domestic	34.4%	34.2%	0.2%	0.99
Window 53	Domestic	33.4%	33.3%	0.1%	1.0
3 Erskine Road					
Ground Floor					
Window 54	Domestic	6.4%	6.3%	0.1%	0.98
First Floor					
Window 55	Domestic	21.8%	20.7%	1.1%	0.95
Window 56	Domestic	18.0%	17.0%	1.0%	0.94
Window 57	Domestic	21.4%	20.3%	1.1%	0.95
Window 58	Domestic	17.1%	16.1%	1.0%	0.94

Appendix 2 - Vertical Sky Component

Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 59	Domestic	29.2%	29.2%	0.0%	1.0
Window 60	Domestic	30.3%	30.3%	0.0%	1.0
Second Floor					
Window 61	Domestic	29.6%	29.0%	0.6%	0.98
Window 62	Domestic	23.2%	22.9%	0.3%	0.99
Third Floor					
Window 63	Domestic	32.8%	32.8%	0.0%	1.0
Window 64	Domestic	30.1%	30.1%	0.0%	1.0
Window 65	Domestic	37.6%	37.6%	0.0%	1.0
Window 66	Domestic	37.9%	37.9%	0.0%	1.0
2 Erskine Road					
Ground Floor					
Window 67	Domestic	30.6%	30.6%	0.0%	1.0
First Floor					
Window 68	Domestic	23.3%	22.4%	0.9%	0.96
Window 69	Domestic	18.0%	17.2%	0.8%	0.96
Window 70	Domestic	11.1%	11.0%	0.1%	0.99
Window 71	Domestic	13.6%	13.3%	0.3%	0.98
Window 72	Domestic	13.1%	13.1%	0.0%	1.0
Window 73	Domestic	15.4%	15.4%	0.0%	1.0
Second Floor					
Window 74	Domestic	33.3%	33.0%	0.3%	0.99
Window 75	Domestic	33.5%	33.2%	0.3%	0.99
Window 76	Domestic	14.4%	14.3%	0.1%	0.99
Window 77	Domestic	18.3%	18.2%	0.1%	0.99
Window 78	Domestic	22.0%	22.0%	0.0%	1.0
Window 79	Domestic	34.6%	34.5%	0.1%	1.0
Third Floor					
Window 80	Bedroom	36.2%	36.2%	0.0%	1.0
Window 81	Bathroom/WC	36.5%	36.5%	0.0%	1.0
Window 82	Staircase	35.9%	35.9%	0.0%	1.0
Window 83	Dining/Kitchen	37.0%	37.0%	0.0%	1.0
4 Erskine Mews					
First Floor					
Window 84	Domestic	17.5%	17.4%	0.1%	0.99
1 Erskine Mews					
Ground Floor					
Window 85	Domestic	19.4%	18.7%	0.7%	0.96
Window 86	Domestic	14.8%	13.2%	1.6%	0.89

Appendix 2 - Vertical Sky Component

Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 87	Domestic	16.2%	16.2%	0.0%	1.0
First Floor					
Window 88	Domestic	26.0%	25.4%	0.6%	0.98
Window 89	Landing	26.7%	25.2%	1.5%	0.94
Window 90	Bathroom/WC	27.2%	20.3%	6.9%	0.75
2 Erskine Mews					
Ground Floor					
Window 91 (Secondary)	Non Habitable	6.7%	4.3%	2.4%	0.64
Window 92 (Secondary)	Non Habitable	7.5%	6.1%	1.4%	0.81
Window 93	Non Habitable	15.9%	15.9%	0.0%	1.0
First Floor					
Window 94	Bathroom/WC	27.5%	10.9%	16.6%	0.4
Window 95	Non Habitable	27.9%	23.3%	4.6%	0.84
3 Erskine Mews					
Ground Floor					
Window 96 (Secondary)	Non Habitable	7.1%	6.7%	0.4%	0.94
Window 97 (Secondary)	Non Habitable	7.8%	7.7%	0.1%	0.99
Window 98	Non Habitable	13.3%	13.3%	0.0%	1.0
First Floor					
Window 99	Non Habitable	27.9%	26.6%	1.3%	0.95
Window 100	Bathroom/WC	24.1%	24.0%	0.1%	1.0

Appendix 2 - Daylight Distribution

Erskine Mews, London NW3 3AP

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
7 Ainger Road					
Ground Floor					
Windows 1 & 2	Bedroom	14%	14%	0.0%	1.0
Window 3	Bedroom	10%	10%	0.0%	1.0
Windows 4 to 7	Conservatory	99%	99%	0.0%	1.0
First Floor					
Window 8	Domestic	45%	45%	0.0%	1.0
Windows 9 & 10	Domestic	41%	41%	0.0%	1.0
Window 11	Domestic	89%	89%	0.0%	1.0
Second Floor					
Windows 12 & 13	Bathroom/WC	97%	97%	0.0%	1.0
Window 14	Kitchen	90%	90%	0.0%	1.0
5 Ainger Road					
Ground Floor					
Windows 27 & 28	Wardrobe	98%	98%	0.0%	1.0
Window 29	Bedroom	2%	2%	0.0%	1.0
Window 30	Bedroom	11%	11%	0.0%	1.0
Windows 31 & 32	Boiler	89%	89%	0.0%	1.0
First Floor					
Window 33	Domestic	89%	86%	3.0%	0.97
Window 34	Domestic	69%	69%	0.0%	1.0
Window 35	Domestic	93%	93%	0.0%	1.0
Second Floor					
Windows 36 & 37	Domestic	94%	94%	0.0%	1.0
Window 38	Domestic	95%	95%	0.0%	1.0
3 Erskine Road					
Ground Floor					
Window 54	Domestic	1%	1%	0.0%	1.0
First Floor					
Window 55	Domestic	84%	84%	0.0%	1.0
Windows 56 to 60	Domestic	98%	98%	0.0%	1.0
Second Floor					
Window 61	Domestic	92%	92%	0.0%	1.0
Window 62	Domestic	87%	87%	0.0%	1.0

Appendix 2 - Daylight Distribution

Erskine Mews, London NW3 3AP

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Third Floor					
Window 63	Domestic	95%	95%	0.0%	1.0
Windows 64 to 66	Domestic	99%	99%	0.0%	1.0
2 Erskine Road					
Third Floor					
Window 80	Bedroom	92%	92%	0.0%	1.0
Window 81	Bathroom/WC	94%	94%	0.0%	1.0
Window 83	Dining/Kitchen	94%	94%	0.0%	1.0
4 Erskine Mews					
First Floor					
Window 84	Domestic	48%	48%	0.0%	1.0
1 Erskine Mews					
Ground Floor					
Window 85	Domestic	72%	72%	0.0%	1.0
Windows 86 & 87	Domestic	83%	83%	0.0%	1.0
Window 89	Staircase	0.0%	0.0%	0.0%	1.0
First Floor					
Window 88	Domestic	49%	49%	0.0%	1.0
Window 89	Landing	0.0%	0.0%	0.0%	1.0
Window 90	Bathroom/WC	60%	60%	0.0%	1.0
2 Erskine Mews					
Ground Floor					
Windows 91 to 93	Non Habitable	32%	30%	2.0%	0.94
First Floor					
Window 94	Bathroom/WC	75%	39%	36.0%	0.52
Window 95	Non Habitable	71%	71%	0.0%	1.0
3 Erskine Mews					
Ground Floor					
Windows 96 to 98	Non Habitable	30%	30%	0.0%	1.0
First Floor					
Window 99	Non Habitable	75%	75%	0.0%	1.0
Window 100	Bathroom/WC	70%	70%	0.0%	1.0

Appendix 2 - Sunlight to Windows

Erskine Mews, London NW3 3AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
7 Ainger Road									
Ground Floor									
Window 4	Conservatory	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 5	Conservatory	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 6	Conservatory	15%	15%	0%	1.0	0%	0%	0%	1.0
Window 7	Conservatory	17%	17%	0%	1.0	2%	2%	0%	1.0
First Floor									
Window 11	Domestic	32%	32%	0%	1.0	8%	8%	0%	1.0
Second Floor									
Window 12	Bathroom/WC	53%	53%	0%	1.0	16%	16%	0%	1.0
Window 13	Bathroom/WC	61%	61%	0%	1.0	19%	19%	0%	1.0
Window 14	Kitchen	37%	37%	0%	1.0	9%	9%	0%	1.0
6 Ainger Road									
Ground Floor									
Window 18	Domestic	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 19	Domestic	12%	12%	0%	1.0	1%	1%	0%	1.0
First Floor									
Window 23	Kitchen	20%	20%	0%	1.0	1%	1%	0%	1.0
Second Floor									
Window 24	Staircase	60%	60%	0%	1.0	18%	18%	0%	1.0
Window 25	Bedroom	65%	65%	0%	1.0	21%	21%	0%	1.0
Window 26	Bedroom	62%	62%	0%	1.0	22%	22%	0%	1.0
5 Ainger Road									
Ground Floor									
Window 31	Boiler	6%	6%	0%	1.0	0%	0%	0%	1.0
Window 32	Boiler	12%	10%	2%	0.83	1%	0%	1%	0.0
First Floor									
Window 35	Domestic	21%	21%	0%	1.0	2%	2%	0%	1.0
Second Floor									
Window 36	Domestic	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 37	Domestic	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 38	Domestic	32%	32%	0%	1.0	6%	6%	0%	1.0
4 Ainger Road									
Ground Floor									
Window 39	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 43	Domestic	8%	8%	0%	1.0	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows

Erskine Mews, London NW3 3AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
First Floor									
Window 44	Domestic	24%	24%	0%	1.0	1%	1%	0%	1.0
Window 48	Domestic	21%	21%	0%	1.0	5%	5%	0%	1.0
Second Floor									
Window 49	Domestic	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 51	Domestic	55%	55%	0%	1.0	20%	20%	0%	1.0
3 Ainger Road									
Second Floor									
Window 52	Domestic	64%	64%	0%	1.0	23%	23%	0%	1.0
Window 53	Domestic	62%	62%	0%	1.0	22%	22%	0%	1.0
3 Erskine Road									
Ground Floor									
Window 54	Domestic	23%	23%	0%	1.0	7%	7%	0%	1.0
First Floor									
Window 55	Domestic	52%	49%	3%	0.94	20%	17%	3%	0.85
Window 56	Domestic	43%	42%	1%	0.98	17%	16%	1%	0.94
Window 57	Domestic	52%	51%	1%	0.98	19%	18%	1%	0.95
Window 58	Domestic	38%	37%	1%	0.97	23%	22%	1%	0.96
Second Floor									
Window 61	Domestic	61%	61%	0%	1.0	23%	23%	0%	1.0
Window 62	Domestic	54%	54%	0%	1.0	24%	24%	0%	1.0
Third Floor									
Window 63	Domestic	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 64	Domestic	61%	61%	0%	1.0	24%	24%	0%	1.0
2 Erskine Road									
Ground Floor									
Window 67	Domestic	20%	20%	0%	1.0	2%	2%	0%	1.0
First Floor									
Window 68	Domestic	40%	39%	1%	0.98	11%	10%	1%	0.91
Window 69	Domestic	28%	26%	2%	0.93	6%	4%	2%	0.67
Window 72	Domestic	33%	33%	0%	1.0	7%	7%	0%	1.0
Window 73	Domestic	41%	41%	0%	1.0	14%	14%	0%	1.0
Second Floor									
Window 74	Domestic	67%	67%	0%	1.0	24%	24%	0%	1.0
Window 75	Domestic	64%	64%	0%	1.0	21%	21%	0%	1.0
Window 78	Domestic	48%	48%	0%	1.0	20%	20%	0%	1.0
Window 79	Domestic	70%	70%	0%	1.0	25%	25%	0%	1.0

Appendix 2 - Sunlight to Windows

Erskine Mews, London NW3 3AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Third Floor									
Window 80	Bedroom	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 81	Bathroom/WC	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 82	Staircase	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 83	Dining/Kitchen	73%	73%	0%	1.0	26%	26%	0%	1.0
1 Erskine Mews									
Ground Floor									
Window 87	Domestic	26%	26%	0%	1.0	2%	2%	0%	1.0
2 Erskine Mews									
Ground Floor									
Window 93	Non Habitable	23%	23%	0%	1.0	2%	2%	0%	1.0
3 Erskine Mews									
Ground Floor									
Window 98	Non Habitable	18%	18%	0%	1.0	0%	0%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
Erskine Mews, London NW3 3AP

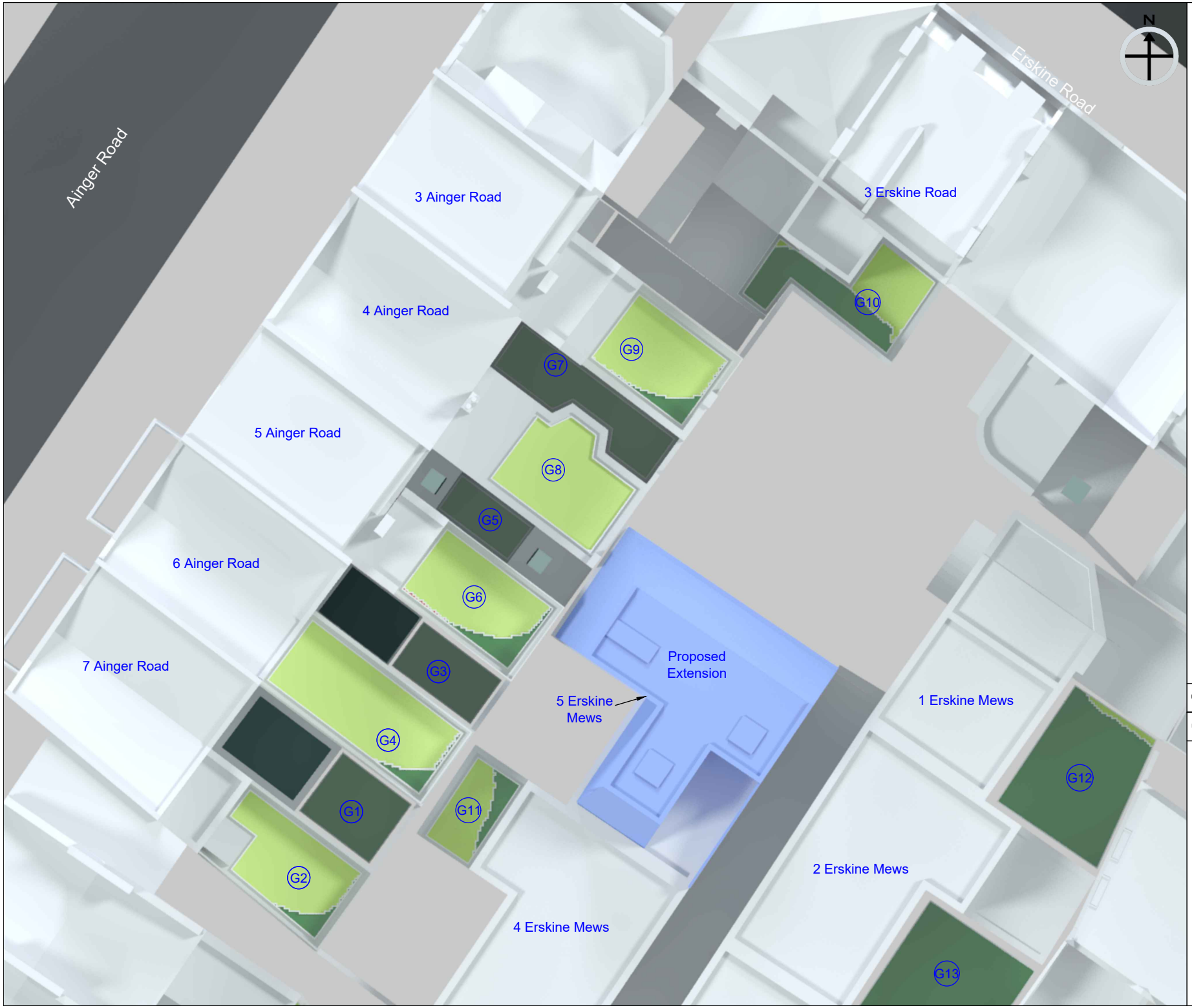
Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
7 Ainger Road												
Ground Floor Garden 1	9.73	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0
Second Floor Garden 2	14.71	m2	13.46	m2	92%	13.46	m2	92%	0.0	m2	0%	1.0
6 Ainger Road												
Ground Floor Garden 3	8.01	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0
Second Floor Garden 4	21.92	m2	20.68	m2	94%	20.68	m2	94%	0.0	m2	0%	1.0
5 Ainger Road												
Ground Floor Garden 5	5.3	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0
Second Floor Garden 6	15.53	m2	13.3	m2	86%	13.12	m2	85%	0.18	m2	1%	0.99
4 Ainger Road												
Ground Floor Garden 7	12.68	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0
Second Floor Garden 8	16.18	m2	16.17	m2	100%	16.17	m2	100%	0.0	m2	0%	1.0
3 Ainger Road												
Second Floor Garden 9	13.81	m2	12.18	m2	88%	12.18	m2	88%	0.0	m2	0%	1.0
3 Erskine Road												
First Floor Garden 10	14.33	m2	6.43	m2	45%	6.43	m2	45%	0.0	m2	0%	1.0
4 Erskine Mews												
First Floor Garden 11	7.39	m2	5.69	m2	77%	5.69	m2	77%	0.0	m2	0%	1.0
1 Erskine Mews												
Ground Floor Garden 12	23.78	m2	0.76	m2	3%	0.76	m2	3%	0.0	m2	0%	1.0
2 Erskine Mews												
Ground Floor Garden 13	25.86	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
Erskine Mews, London NW3 3AP

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
3 Erskine Mews												
Ground Floor												
Garden 14	20.25	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

Project Name: 69 Chiltern Street, London W1U 6NL

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

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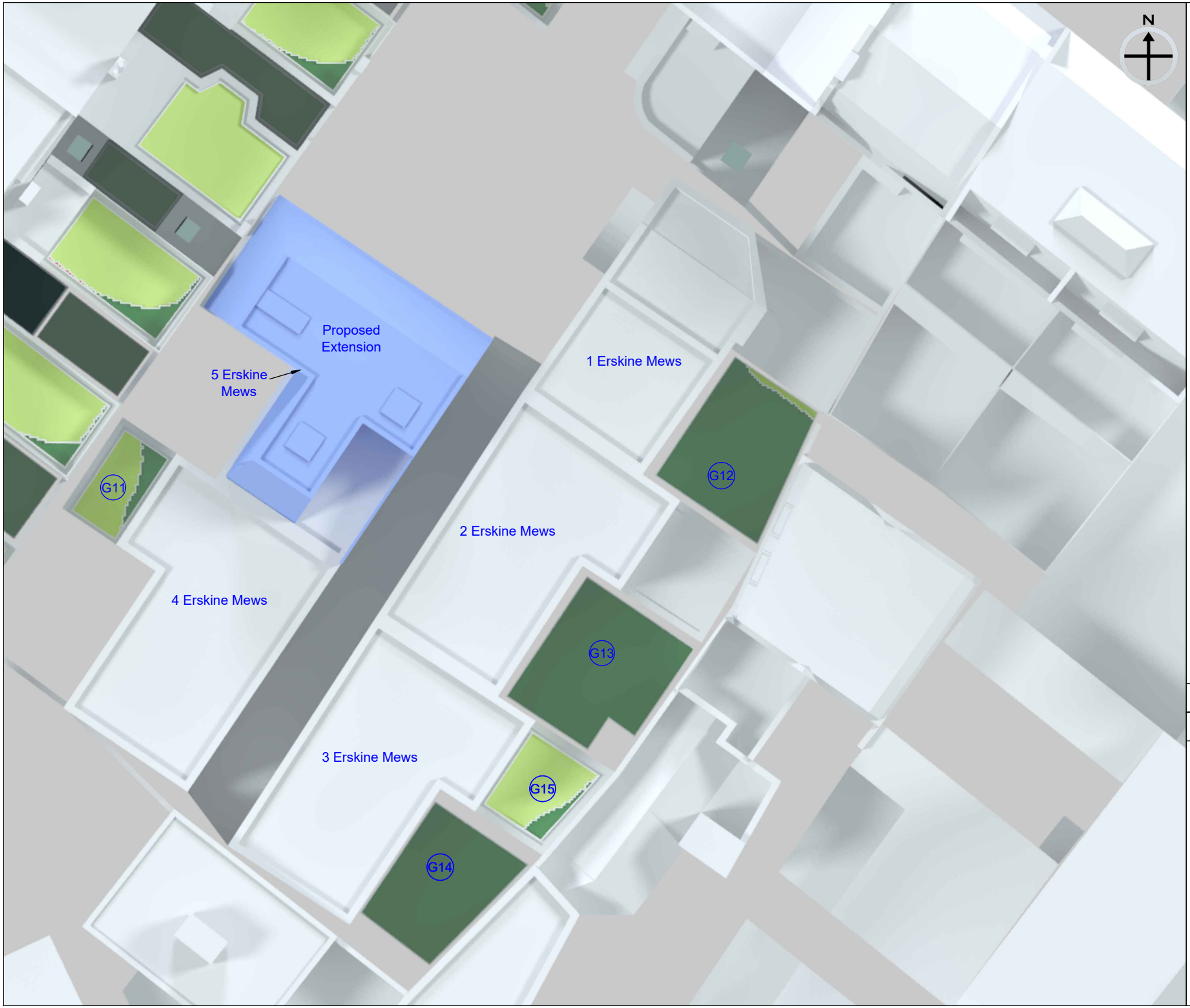

Key

- 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

Project Name: 69 Chiltern Street, London W1U 6NL

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