Daylight and Sunlight Report

58 Hawtrey Road,

London

NW3 3SS

21st August, 2024

CHP Surveyors Limited
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Contents

Appendices

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1.0 Executive Summary

1.1 CHP Surveyors Limited have been instructed by Sandeep Dhingra and Bharathi Kuthethur to consider the impact the proposed scheme will have on the neighbouring residential properties' enjoyment of daylight and sunlight.

1.2 This report accompanies a planning application submitted by Sandeep Dhingra and Bharathi Kuthethur for the proposed scheme.

1.3 From our online research including information on the local authority's planning portal, review of the Valuation Office Agency (VOA), we have identified the neighbouring properties that have windows overlooking the site and therefore need to be considered as part of this assessment, are:

- 5 Hawtrey Road
- 7 Hawtrey Road
- 66 Hawtrey Road
- 68 Hawtrey Road
- 70 Hawtrey Road
- 56 Hawtrey Road

1.4 To ensure that this assessment has correctly considered the daylight and sunlight enjoyed by the neighbouring residential properties, it has been undertaken in accordance with the Building Research Establishment's 2022 publication "*Site layout planning for daylight and sunlight. A guide to good practice.*" (BRE guidelines). Consideration has also been given to national, regional, and local planning policies and guidance.

1.5 The technical analysis has been undertaken using the standards and tests recommended within the BRE guidelines. A summary of the recommendations made by the BRE are set out in the Principles of Daylight and Sunlight, attached at Appendix A of this report.

1.6 As part of the daylight assessment, a Vertical Sky Component (VSC) analysis has been undertaken. The VSC assessment has considered 24 windows that serve 15 habitable rooms within the neighbouring properties. The results of the analysis show that 24 (100%) of the windows assessed will comply with the BRE criteria and the neighbouring properties will retain a good level of daylight.

1.7 A daylight distribution analysis has also been undertaken of the 15 habitable rooms within the neighbouiring properties. The results of the analysis demonstrate that all rooms will achieve the recommended targets within the BRE guidelines.

1.8 The sunlight assessment has considered 10 rooms within the neighbouring properties. The results demonstrate that 10 (100%) of the rooms analysed will meet the recommendations within the BRE guidelines and will continue to enjoy good levels of sunlight.

1.9 The analysis has also considered the implications the proposals will have on the direct sunlight the rear garden of 56 Hawtrey Road will enjoy and demonstrates that it will achieve the numerical target in the BRE guidelines

1.10 The analysis demonstrates that in all instances the numerical targets in the BRE guidelines are achieved and the proposed scheme will therefore not affect the level of daylight and sunlight enjoyed by the neighbouring properties.

2.0 Policies and Guidance

2.1 When reviewing the results of the analysis, to ensure that the proposed scheme is appropriate from a daylight and sunlight perspective, the following documents have been considered.

- National Planning Policy Framework (NPPF) – September 2023
- The Mayor of London's Housing Supplementary Planning Guidance (SPG) – March 2016
- London Borough of Camden – Camden Planning Guidance – Design (January 2021) and Amenity (January 2021)

2.2 National Planning Policy Framework –September 2023

2.2.1 Set out within the National Planning Policy Framework (September 2023), under paragraph 129 (c) it states with regard to daylight and sunlight, that consideration should be given as to whether efficient use of the land is being made:

"...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 adequate living standards."

2.3 Mayor of London – Housing Supplementary Planning Guidance (SPG) – March 2016

2.3.1 The Mayor of London's Housing SPG acknowledges that the BRE guidelines should be applied sensitively and makes reference to the use of alternative targets, as set out in the BRE guidelines. It states under paragraph 1.3.46:

The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognize that fully optimising housing potential on larger sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

Paragraph 2.3.47 of the Housing SPG relates to the necessity for more living and working space and thus greater density. It states:

BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognizing the London Plan's strategic approach to optimize housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for high density development (Policy 3.3). Quantitative standards on daylight and sunlight should not

be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.

2.4 London Borough of Camden

2.4.1 The London Borough of Camden has produced the policy Camden Planning Guidance – Design (January 2021), which provides advice regarding daylight and sunlight. It states:

5.12 Proposals should assess the impacts of the scheme from a design perspective and the contribution it makes to townscape character including:

- *the effects of the proposal on the amenity of adjacent residential properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy or the working conditions of occupants of adjacent non-residential buildings;*

The London Borough of Camden Planning Guidance-Amenity (January 2021) states:

3.1 The Council aims to protect the quality of life of occupiers and neighbours through Local plan policy A1 Managing the Impact of Development, which seeks to ensure that development does not cause unacceptable harm to amenity, including in terms of daylight and sunlight.

It also states that:

The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should be submitted which should follow the guidance in the BRE's Site layout planning for daylight and sunlight: A guide to good practice.

2.5 Building Research Establishment (BRE guidelines)

2.5.1 The analysis undertaken by this Practice makes reference to guidelines published by the Building Research Establishment (BRE). The BRE guidelines are considered as a recognised methodology used by local authorities when assessing daylight and sunlight. However, when considering the results of the analysis, the site-specific constraints have been taken into account.

2.5.2 In 2022, the Building Research Establishment published a comprehensive revision to the 2011 edition of their guidance on daylight and sunlight within the built environment, titled "*Site layout planning for daylight and sunlight. A guide to good practice*".

2.5.3 The BRE guidelines acknowledge that their purpose is not to provide strict criteria to which a development must adhere to, but to provide guidance. This is affirmed within the introduction of the BRE guidelines, where it states under paragraph 1.6:

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 interpreted flexibly since natural lighting is only one of many factors in site layout design.

2.5.4 The guidelines contain methodology on how to calculate the impact a proposed development will have on the neighbouring residential properties and also how to assess amenity within the proposed units.

2.5.5 It is suggested within the BRE guidelines that residential properties should have the greatest need for good daylight and sunlight and that key habitable rooms should be considered, with these being bedrooms, living rooms and kitchens. For the purpose of our assessment, it is considered that commercial properties do not have a reasonable expectation to daylight and sunlight as they generally rely on artificial light.

2.5.6 An extended account of the BRE guidelines is attached at Appendix A.

3.0 Information

3.1 During the process of undertaking the analysis and producing this report, reference has been made to the following information:

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Drawing Numbers SD2422(P)01-C, 11-A and 21-B

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Information on the internal configuration of the neighbouring properties has been sourced from a review of the London Borough of Camden's online planning portal and other online sources such as Rightmove and estate agents' websites.

4.0 Site and Proposals

4.1 The site is located within the London Borough of Camden and is surrounded by properties that provide residential accommodation. The existing building on the site comprises of a three-storey residential property, as indicated on drawing numbers 2882-01, 02 and 03 attached at Appendix B of this report.

4.2 The proposals for the site are to construct a new third floor, as indicated on drawing numbers 2882-04, 05 and 06 attached at Appendix B.

5.0 Limitations

5.1 To undertake the detailed daylight and sunlight analysis required to produce this report a three-dimensional computer model has been produced using the information provided and sourced by us, as set out in paragraph 3.1.

5.2 Internal access to the surrounding properties was not sought by us. Research was undertaken by us using planning portals and other sources such as estate agent's websites, to try and establish the internal configuration of the surrounding properties and therefore increasing the accuracy of the analysis. Where information of the surrounding properties was unable to be sourced, reasonable assumptions have been made as to the probable room size, layout and use.

5.3 The daylight and sunlight analysis has been undertaken using a specialist software programme by MBS and from this the resultant data has been produced.

6.0 Methodology

6.1 Using the information provided and online research undertaken by us, a 3D computer model of the properties surrounding the site has been produced. The model includes the window locations and internal configuration (either actual or assumed) to the surrounding properties. We have not had access to the surrounding properties that form part of this study and therefore the internal configuration and establishing which windows serve habitable rooms has been based on either onsite observations or information we have been able to obtain online. A 3D computer model of the existing structures on the site as well as the proposals has been produced.

6.2 Using the specialist computer programme, we have undertaken an analysis in accordance with the criteria recommended within the BRE guidelines. We have run an analysis of the existing situation to establish a baseline figure and then a further analysis with the implementation of the proposals. There is no requirement to consider the implications during the development process as any impact will only be short term.

6.3 As stated in paragraph 1.6 of the BRE guidelines, the intention of the guide is to provide recommendations to assist with site layout design. The criteria should be applied flexibly in line with the context of the site and its environment.

6.4 Therefore, when assessing the results of the daylight and sunlight analysis undertaken, a degree of flexibility has been used that considers the location of the site and its surroundings when applying the BRE criteria.

6.5 The guidelines also advise instances when alternative target values may be used. The BRE guidelines are designed to be applied within a suburban environment, not a dense urban location. Section 2.2.3 of the BRE guidelines state:

...numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints.

6.6 Daylight

6.7 The numerical values contained in the BRE guidelines are used to establish whether the proposals will have a significant effect on the daylight enjoyed by the neighbouring properties and are based initially on a Vertical Sky Component (VSC) analysis. This analysis establishes the amount of available daylight received directly from the sky for each individual window. The reference point for this analysis is the centre point of the window.

6.8 It is recommended in the BRE guidelines that each window should achieve a VSC of 27% or 0.8 times the existing value. These values are intended for use in a suburban location.

6.9 The second method to assess daylight is to run a No Sky Line (NSL) or Daylight Distribution analysis. This assesses the change in position of the No Sky Line between the existing and proposed scenarios. It does not consider the number and size of windows serving a room. The BRE guidelines advise that a significant portion of each habitable room (>80%) or at least 0.8 times the existing area should lie infront of the No Sky Line (NSL).

6.10 Sunlight

6.11 Concerning sunlight, the BRE guidelines advise that all windows within 90° of due south should achieve 25% of the Annual Probable Sunlight Hours (APSH) with at least 5% being achieved during the winter months. Where this is not achieved and the difference between the existing and proposed APSH is more than 4%, the BRE guidelines state that the proposals will not have a noticeable effect on sunlight, provided the total APSH, as well as during the winter months, are within 0.8 times the existing.

6.12 Overshadowing

6.13 When considering the implications proposals will have on the neighbours amenity space, the BRE guidelines recommend that at least 50% of the area or 0.8 times the existing area will enjoy at least 2hrs of direct sunlight on the 21st March.

7.0 Surrounding Properties

7.1 Within the BRE guidelines it is recommended that only residential properties that contain windows serving habitable rooms and therefore have a reasonable expectation of daylight and sunlight, need to be assessed.

7.2 From a review of the site and its surroundings, it has been established that the following neighbouring properties appear to provide residential accommodation and have therefore been considered within our analysis.

A. 5 Hawtrey Road
B. 7 Hawtrey Road
C. 66 Hawtrey Road
D. 68 Hawtrey Road
E. 70 Hawtrey Road

8.0 Assessment of Neighbouring Properties

8.1 Following our interrogation of the neighbouring properties, the context of the site and the application of the criteria within the BRE guidelines, we have identified the following residential properties are required to be assessed within the daylight analysis.

- 5 Hawtrey Road
- 7 Hawtrey Road
- 66 Hawtrey Road
- 68 Hawtrey Road
- 70 Hawtrey Road

8.2 Regarding sunlight, the BRE guidelines state that a sunlight assessment should be undertaken of all surrounding properties to the site that have main rooms with windows facing within 90° of due south. From our review of the site and its surrounding properties, it has been established that the following properties should be assessed for sunlight.

- 5 Hawtrey Road
- 66 Hawtrey Road
- 68 Hawtrey Road
- 70 Hawtrey Road

8.3 **5 Hawtrey Road**

8.3.1 This property is located to the south of the site and consists of residential accommodation over two floors. The internal configuration of this property has been based on plans obtained from the local authority's planning portal.

8.3.2 The results of the VSC analysis are set out in the table attached at Appendix C of this report. They demonstrate that the window assessed will achieve the numerical values within the BRE guidelines.

8.3.3 An assessment has been undertaken to establish the daylight distribution within this property. The analysis has considered the one room within this property with the result set out on the table attached at Appendix C of this report demonstrates that the numerical target in the BRE guidelines is achieved.

8.3.4 A sunlight analysis has been undertaken of the room, with the results set out in the table attached at Appendix D and demonstrates that the numerical targets are achieved.

8.3.5 The results of the analysis demonstrate that the proposals achieve the BRE guidelines and will not have a significant effect on the daylight and sunlight enjoyed by this property

8.4 7 Hawtrey Road

8.4.1 This property is located to the south of the site and consists of residential accommodation over three floors. The internal configuration of this property has been based on plans obtained from the local authority's planning portal.

8.4.2 The results of the VSC analysis are set out in the table attached at Appendix C of this report. They demonstrate that all windows assessed will achieve the numerical values within the BRE guidelines.

8.4.3 An assessment has been undertaken to establish the daylight distribution within this property. The analysis has considered five rooms within this property with the results set out on the table attached at Appendix C of this report. The results demonstrate that in all instances a significant portion of each room will lie in front of the NSL and will achieve the criteria within the BRE guidelines.

8.4.4 When considering the impact on daylight to 7 Hawtrey Road, the results of the analysis demonstrate that the recommendations within the BRE guidelines are achieved, and any reduction is unlikely to be noticeable to the occupants.

8.5 66 Hawtrey Road

8.5.1 This property is located to the east of the site and consists of residential accommodation over three floors. The internal configuration of this property has been based on plans obtained from the local authority's planning portal and reasonable assumptions.

8.5.2 The results of the VSC analysis are set out in the table attached at Appendix C of this report. They demonstrate that all windows assessed will achieve the numerical values within the BRE guidelines.

8.5.3 An assessment has been undertaken to establish the daylight distribution within this property. The analysis has considered three rooms within this property with the results set out on the table attached at Appendix C of this report. The results demonstrate that in all instances a significant portion of each room will lie in front of the NSL and will achieve the criteria within the BRE guidelines.

8.5.4 When considering the impact on daylight to 66 Hawtrey Road, the results of the analysis demonstrate that the recommendations within the BRE guidelines are achieved, and any reduction is unlikely to be noticeable to the occupants.

8.5.5 A sunlight analysis has been undertaken of the three rooms, with the results set out in the table attached at Appendix D and demonstrates that the numerical targets are achieved. The proposals will therefore achieve the BRE guidelines and not have a significant effect on the sunlight enjoyed by 66 Hawtrey Road.

8.6 68 Hawtrey Road

8.6.1 This property is located to the east of the site and consists of residential accommodation over three floors. The internal configuration of this property has been based on plans obtained from the local authority's planning portal and reasonable assumptions.

8.6.2 The results of the VSC analysis are set out in the table attached at Appendix C of this report. They demonstrate that all windows assessed will achieve the numerical values within the BRE guidelines.

8.6.3 An assessment has been undertaken to establish the daylight distribution within this property. The analysis has considered three rooms within this property with the results set out on the table attached at Appendix C of this report. The results demonstrate that in all instances a significant portion of each room will lie in front of the NSL and will achieve the criteria within the BRE guidelines.

8.6.4 When considering the impact on daylight to 68 Hawtrey Road, the results of the analysis demonstrate that the recommendations within the BRE guidelines are achieved, and any reduction is unlikely to be noticeable to the occupants.

8.6.5 A sunlight analysis has been undertaken of the three rooms, with the results set out in the table attached at Appendix D and demonstrates that the numerical targets are achieved. The proposals will therefore achieve the BRE guidelines and not have a significant effect on the sunlight enjoyed by 68 Hawtrey Road.

8.7 70 Hawtrey Road

8.7.1 This property is located to the east of the site and consists of residential accommodation over two floors. The internal configuration of this property has been based on plans obtained from the local authority's planning portal and reasonable assumptions.

8.7.2 The results of the VSC analysis are set out in the table attached at Appendix C of this report. They demonstrate that all windows assessed will achieve the numerical values within the BRE guidelines.

8.7.3 An assessment has been undertaken to establish the daylight distribution within this property. The analysis has considered three rooms within this property with the results set out on the table attached at Appendix C of this report. The results demonstrate that in all instances a significant portion of each room will lie in front of the NSL and will achieve the criteria within the BRE guidelines.

8.7.4 When considering the impact on daylight to 70 Hawtrey Road, the results of the analysis demonstrate that the recommendations within the BRE guidelines are achieved, and any reduction is unlikely to be noticeable to the occupants.

8.7.5 A sunlight analysis has been undertaken of the three rooms, with the results set out in the table attached at Appendix D and demonstrates that the numerical targets are achieved. The proposals will therefore comply with the BRE guidelines and not have a significant effect on the sunlight enjoyed by 70 Hawtrey Road.

9.0 Overshadowing Assessment

9.1 The analysis has considered the implications the proposals will have on 56 Hawtrey Road's rear gardens' access to sunlight, as this is located to the north of the site. The result of the analysis is indicated on drawing number 2882-09 attached at Appendix B of this report and show that significantly more than 0.8 times the existing area will have access to 2hrs of direct sunlight and therefore the BRE guidelines are achieved.

10.0 Conclusion

10.1 An assessment has been undertaken of the proposals for the site to establish whether there will be an impact on the daylight and sunlight enjoyed by the neighbouring properties.

10.2 The results of the analysis have considered with reference to the recommendations set out in the Building Research Establishment's publication "*Site layout planning for daylight and sunlight. A guide to good practice.*" (2022) (BRE guidelines).

10.3 It has been considered that the following properties that surround the site provide residential accommodation and therefore have formed part of our assessment.

- 5 Hawtrey Road
- 7 Hawtrey Road
- 66 Hawrey Road
- 68 Hawtrey Road
- 70 Hawtrey Road
- 56 Hawtrey Road

10.4 A daylight analysis has been undertaken and includes all the properties listed above. The results of the Vertical Sky Component (VSC) analysis demonstrate that all 24 windows serving habitable rooms will achieve the suggested values within the BRE guidelines.

10.5 The Daylight Distribution analysis has assessed 15 rooms within the surrounding properties. The results show that all rooms considered will achieve the criteria within the BRE guidelines.

10.6 It is therefore considered that the surrounding properties will retain an appropriate level of daylight following the implementation of the proposals and any reduction will not be noticeable to the occupants.

10.7 Consideration has been given to the orientation of the neighbouring properties and therefore a sunlight assessment has been undertaken of 10 rooms and demonstrates that all will achieve the numerical targets in the BRE guidelines and therefore will not have a significant effect.

10.8 The analysis also considered 56 Hawtrey Road's rear garden access to sunlight and demonstrates that the proposals will not have a significant effect achieving the BRE guidelines numerical target.

10.9 The results of the analysis undertaken demonstrate that when applying the recommended methodologies set out in the BRE guidelines, the results show that the proposals will not have a significant effect on the daylight and sunlight enjoyed by the neighbouring properties.

Appendix A

Principles of Daylight and Sunlight

In 2022 the Building Research Establishment (BRE) published a revision to their 2011 handbook titled "*Site Layout Planning for Daylight and Sunlight. A guide to good practice.*" The handbook provides advice on how to achieve good daylight and sunlight both within buildings and to open spaces during site layout planning.

The BRE guidelines are used by most local planning authorities when considering the impact on daylight and sunlight. The guidelines are purely advisory and should be applied flexibly to the individual circumstances of each site. The guidelines are more suited to low density suburban development sites where there is greater flexibility for site layout planning. Where sites are located in dense urban locations, there are often constraints from adjacent buildings and in these instances, the guidelines state that the criteria should be applied more flexibly. In paragraph 1.6 of the introduction of the BRE guidelines, it states:

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. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.

Assessing Proposed Accommodation

Daylight

When considering the level of daylight that will be enjoyed by the proposed residential accommodation within a development, the BRE guidelines makes reference to the recommendations within the British Standard BS EN17037 "Daylight in Buildings" National Annex.

BS EN 17037 advises that a room should receive at least 50% of the recommended lux level for at least half of the annual daylight hours. Below are the ideal lux levels, depending on room use.

- Bedroom 100
- Living Room 150
- Kitchen 200

Sunlight

As with the daylight assessment, the BRE guidelines make reference to BS EN17037. It advises that whilst all habitable rooms although for this with windows facing more than 90^0 of due south access will be restricted and the guidelines difficult to achieve. The criteria advises that at least one habitable room per property should enjoy at least 1.5 hours of sunlight on the 21st March.

Appendix B

A3 SHEET

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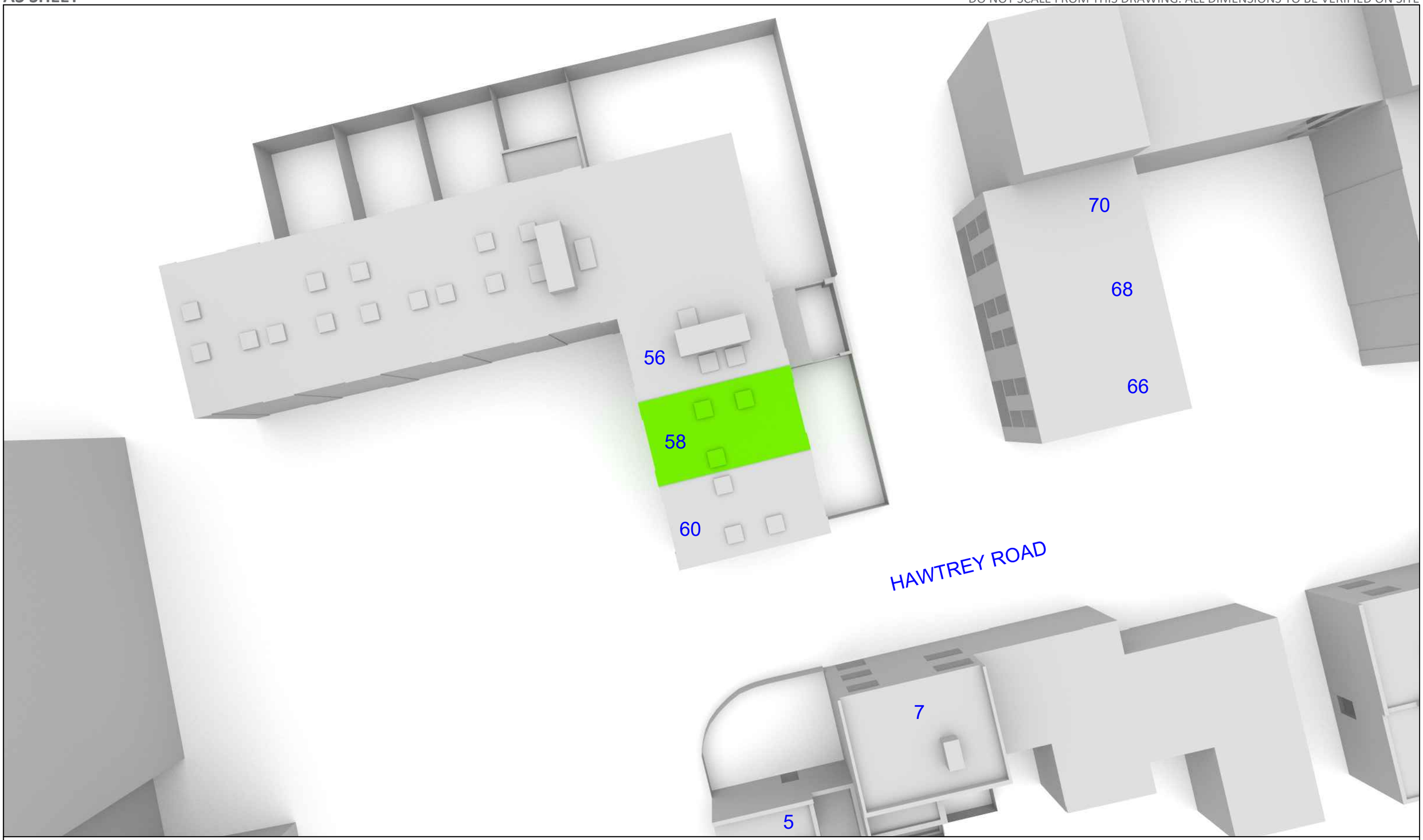

CAD SOURCES

Shah Design Ltd
Existing and proposed scheme drawings, dated 16th July 2024.

REV	DESCRIPTION	DATE	INIT	CHKD

N

Legend

Project
58 Hawtrey Road
Title
Site Plan - Existing

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
NTS	Aug 2024	GF	JC	2882 -	01	Rev

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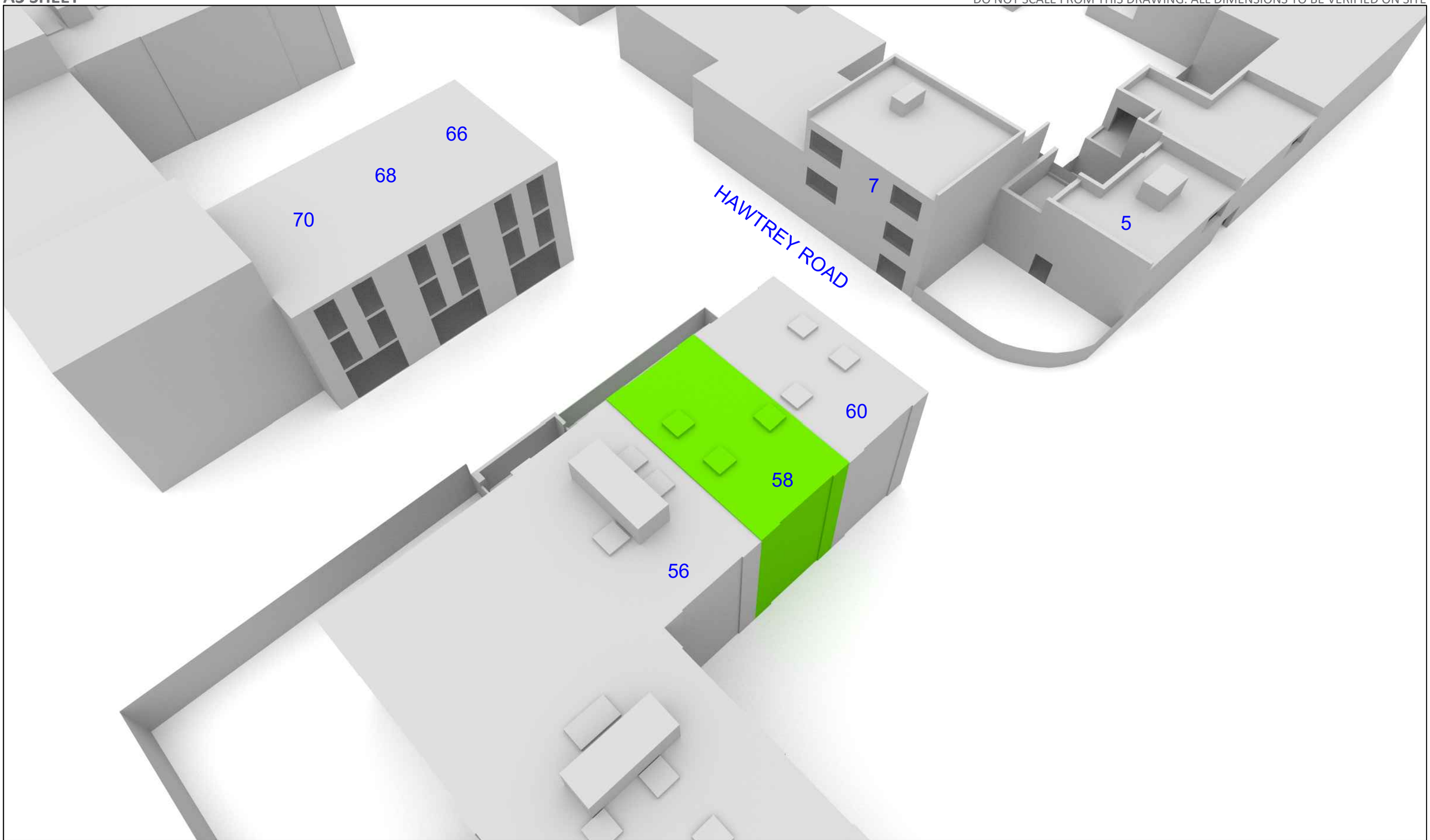

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Project

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3D View - Existing

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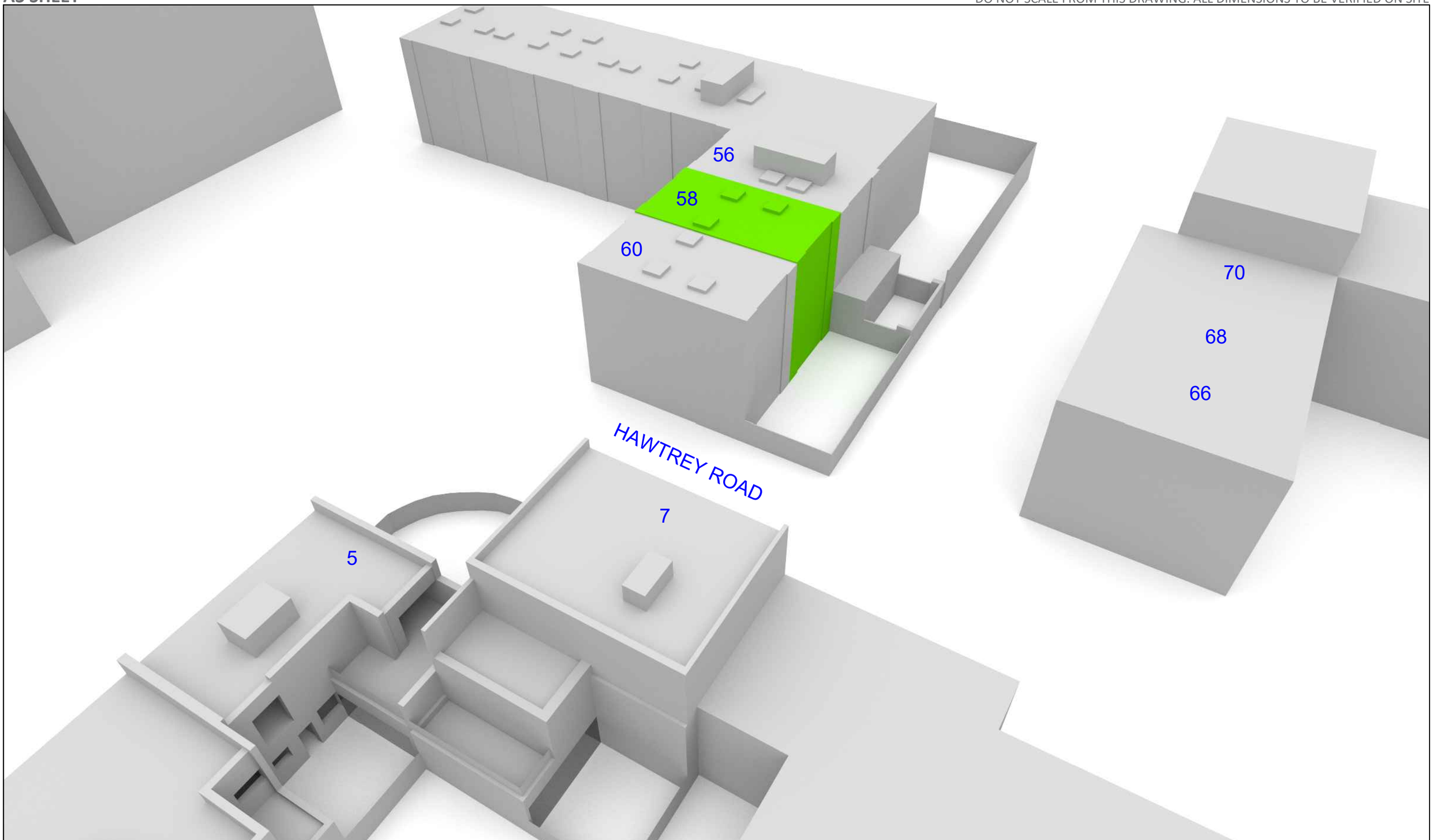

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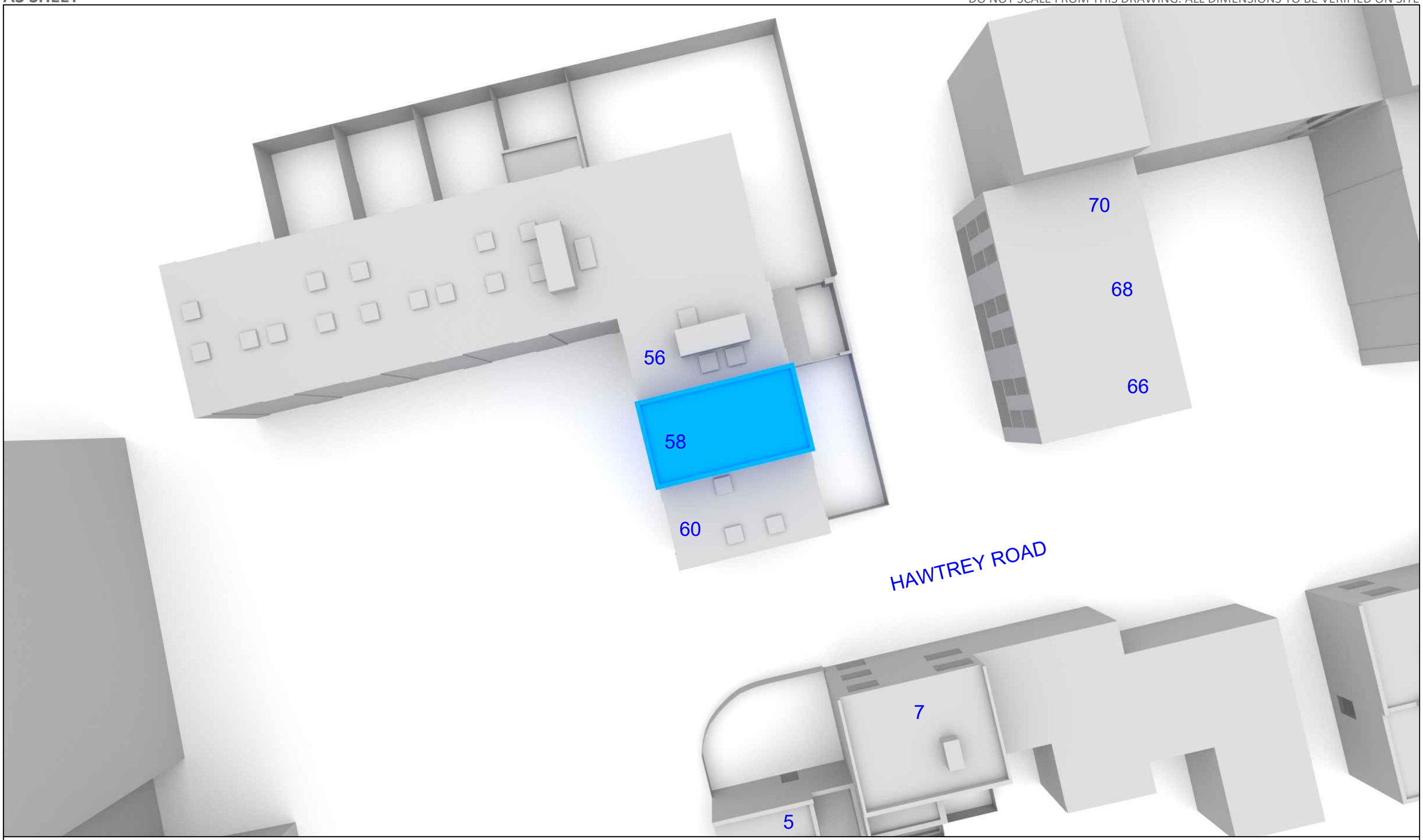

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Site Plan - Proposed Scheme

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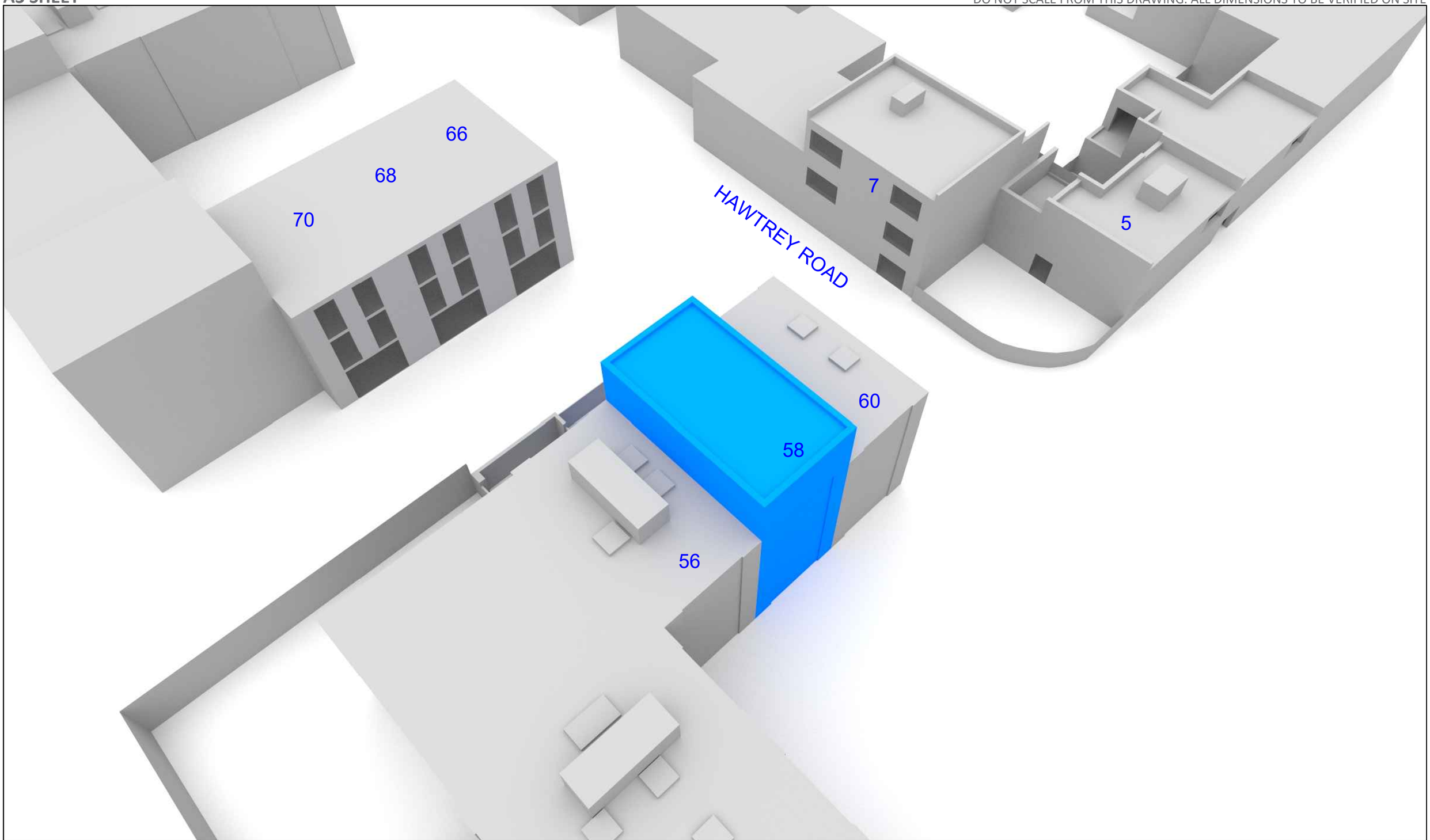

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Project

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3D View - Proposed Scheme

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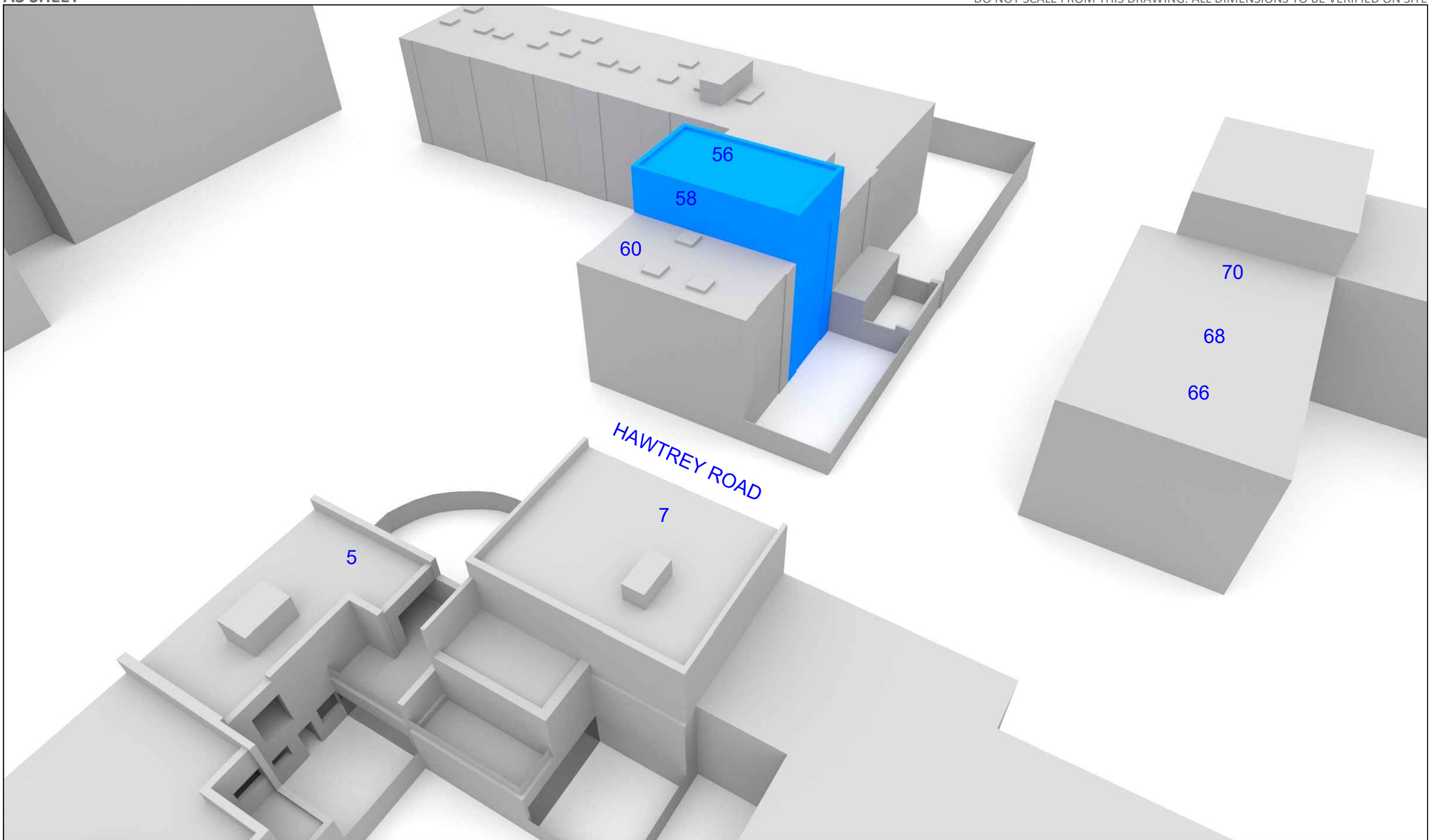

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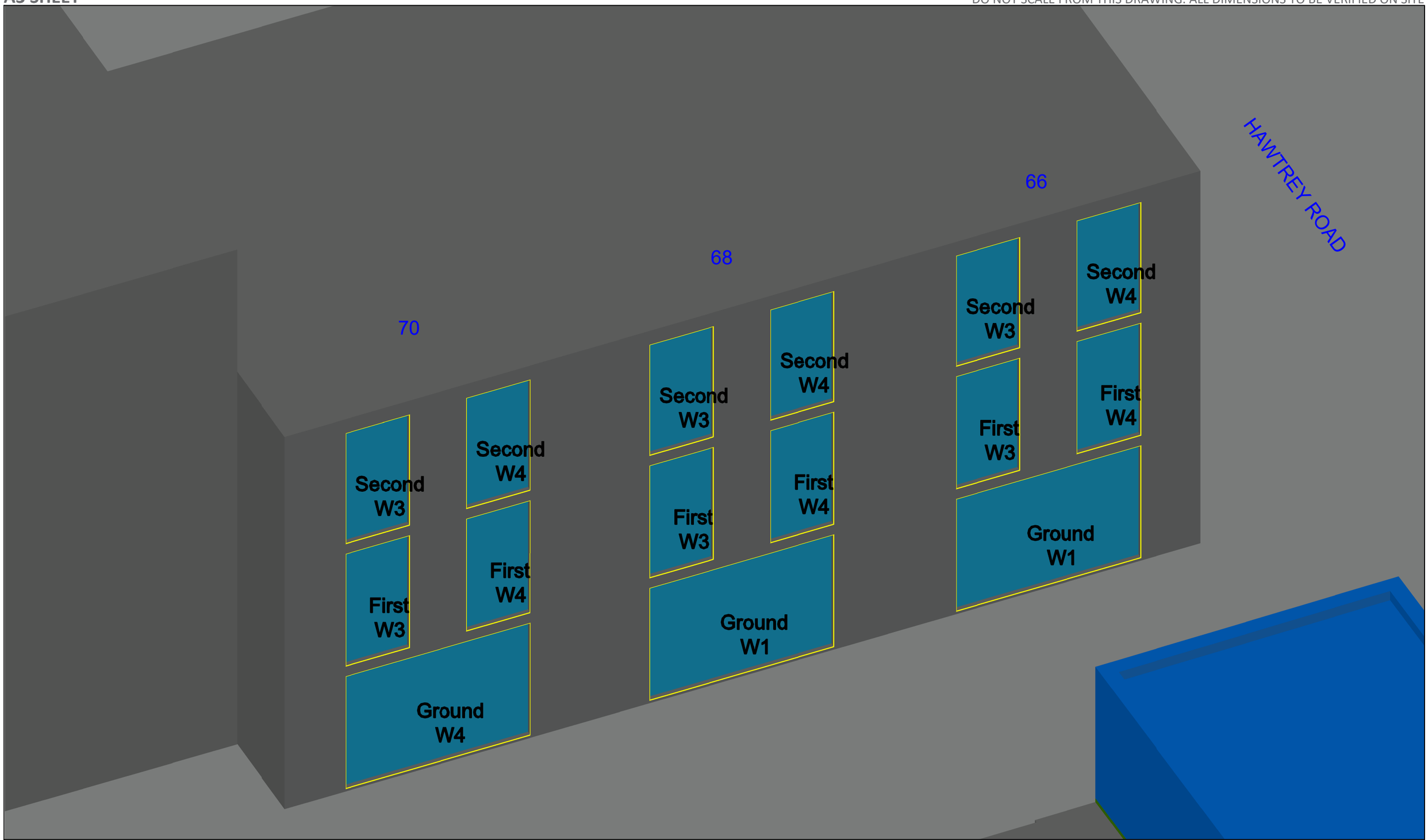

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Legend

Project

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Title

3D Window Map - 66 to 70 Hawtrey Road

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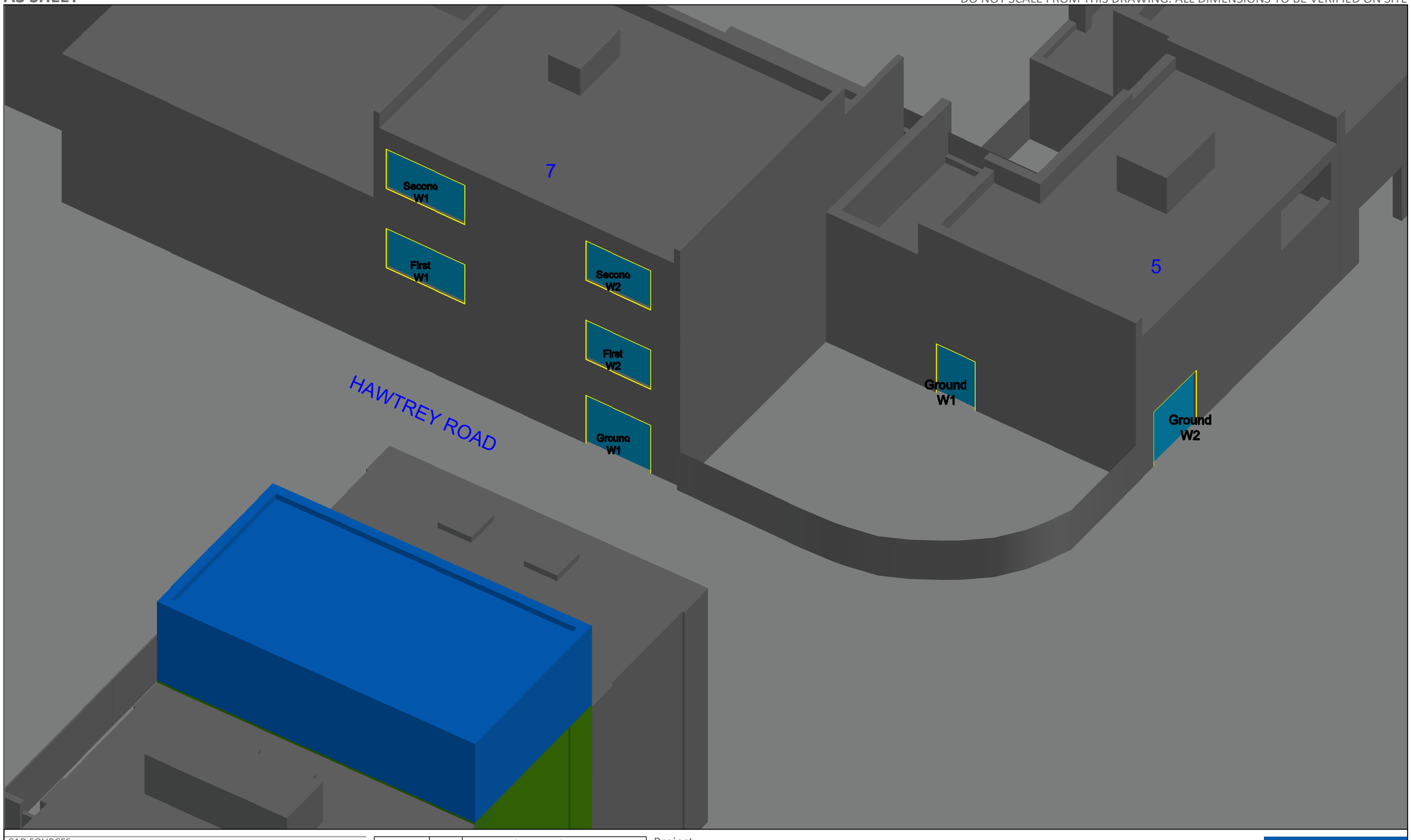

CAD SOURCES

Shah Design Ltd

Existing and proposed scheme drawings, dated 16th July 2024.

REV	DESCRIPTION	DATE	INIT	CHKD

Legend

Project

58 Hawtrey Road

Title

3D Window Map - 5 to 7 Hawtrey Road

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
NTS	Aug 2024	GF	JC	2882 -	08	Rev

2-6 Boundary Row London SE1 8HP

020 3714 4090 enquiries@chpsurveyors.com

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A3 SHEET

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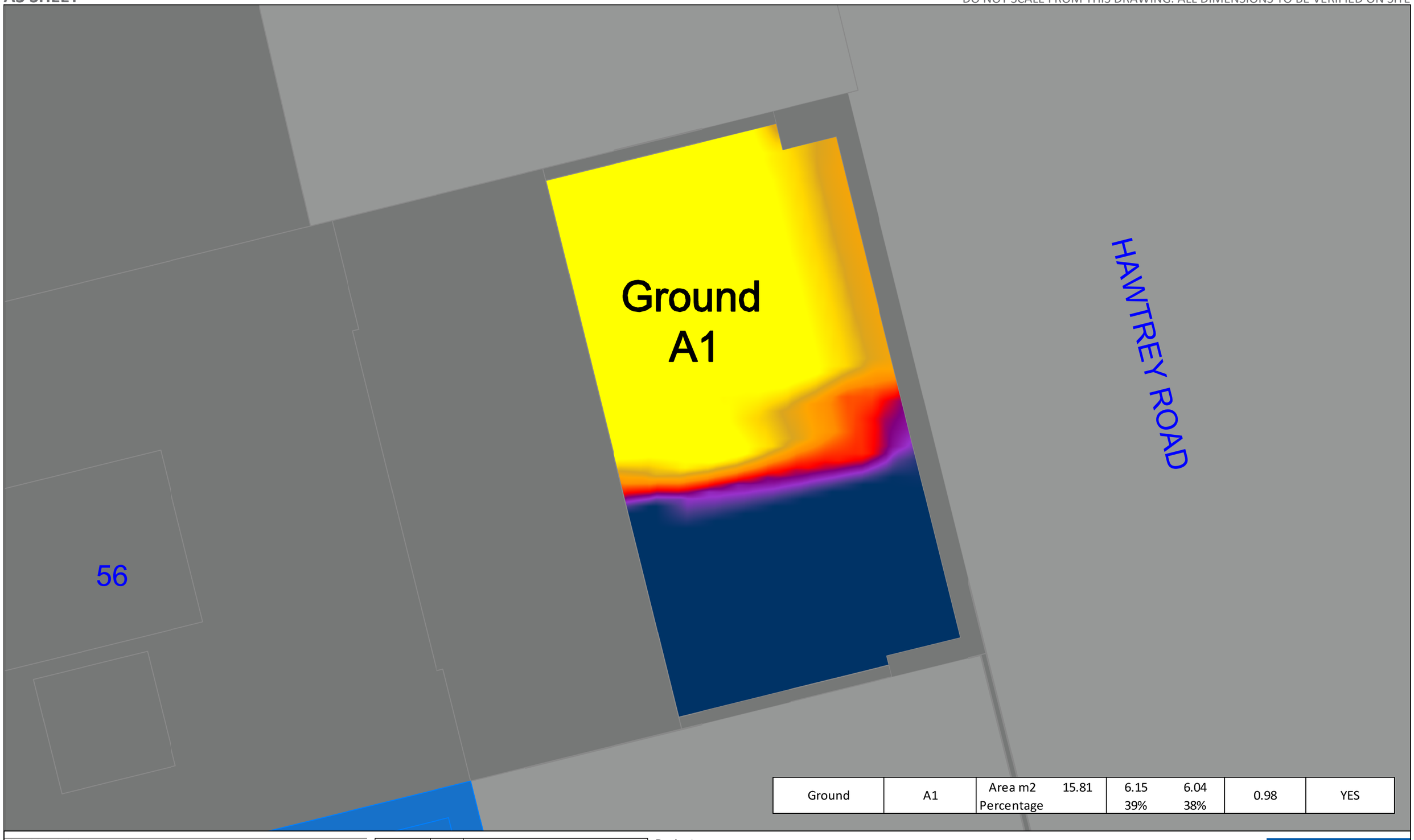

Ground	A1	Area m2	15.81	6.15	6.04	0.98	YES
		Percentage		39%	38%		

CAD SOURCES

Shah Design Ltd

Existing and proposed scheme drawings, dated 16th July 2024.

REV	DESCRIPTION	DATE	INIT	CHKD

Legend

Project

58 Hawtrey Road

Title

Sun on ground shadow analysis - 21st March

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
NTS	Aug 2024	GF	JC	2882 -	09	Rev

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Appendix C

58 Hawtrey Road, London, NW3 3SS August 2024

Daylight Results

LEVEL	WINDOW	ROOM	VSC		LOSS	% LOSS	NOSKY	
			EXISTING	PROPOSED			EXISTING	PROPOSED
5 Hawtrey Road								
Ground	W1	R1	23.4	23.2	0.1	0.6	>80%	>80%
	W2		25.5	25.5	0.0	0.0		
	W3		15.1	15.1	0.0	0.0		
7 Hawtrey Road								
Ground	W1	R1	27.2	27.2	0.0	0.0	>80%	>80%
	W2		21.3	21.3	0.0	0.0		
First	W1	R1	33.4	32.8	0.5	1.7	>80%	>80%
	W2	R2	32.0	31.7	0.3	0.8	>80%	>80%
Second	W1	R1	36.8	36.0	0.9	2.4	>80%	>80%
	W2	R2	36.2	35.2	1.1	3.0	>80%	>80%
66 Hawtrey Road								
Ground	W1	R1	27.7	26.6	1.0	3.7	>80%	>80%
First	W3	R2	31.7	30.7	1.0	3.3	>80%	>80%
	W4		31.4	30.4	1.0	3.3		
Second	W3	R2	34.4	33.9	0.5	1.5	>80%	>80%
	W4		34.3	33.6	0.7	2.1		
68 Hawtrey Road								
Ground	W1	R1	28.2	27.1	1.0	3.7	79%	79%
First	W3	R2	32.3	31.5	0.8	2.6	>80%	>80%
	W4		32.1	31.2	0.9	2.8		
Second	W3	R2	34.8	34.7	0.1	0.3	>80%	>80%
	W4		34.6	34.5	0.1	0.3		
70 Hawtrey Road								
Ground	W4	R4	28.7	27.9	0.8	3.0	79%	79%
First	W3	R2	33.0	32.3	0.6	1.9	>80%	>80%
	W4		32.7	32.0	0.7	2.2		
Second	W3	R2	35.3	35.1	0.1	0.4	>80%	>80%
	W4		35.1	35.0	0.1	0.3		

Appendix D

58 Hawtrey Road, London, NW3 3SS August 2024

Sunlight Results

LEVEL	ROOM	EXISTING			PROPOSED			% LOSS	
		SUMMER	WINTER	TOTAL	SUMMER	WINTER	TOTAL	WINTER	TOTAL
5 Hawtrey Road									
Ground	R1	52%	17%	69%	52%	17%	69%	0.00	0.00
66 Hawtrey Road									
Ground	R1	30%	13%	43%	27%	13%	40%	0.00	6.98
First	R2	34%	17%	51%	34%	17%	51%	0.00	0.00
Second	R2	37%	17%	54%	37%	17%	54%	0.00	0.00
68 Hawtrey Road									
Ground	R1	30%	14%	44%	28%	14%	42%	0.00	4.55
First	R2	34%	17%	51%	33%	17%	50%	0.00	1.96
Second	R2	37%	17%	54%	37%	17%	54%	0.00	0.00
70 Hawtrey Road									
Ground	R4	30%	14%	44%	29%	13%	42%	7.14	4.55
First	R2	34%	16%	50%	34%	15%	49%	6.25	2.00
Second	R2	37%	16%	53%	37%	16%	53%	0.00	0.00