RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

26 November 2024

22 Holmes Road
London
NW5 3AB

Regulated by RICS

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CONTENTS

APPENDICES

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Judith Leeb to undertake a daylight and sunlight assessment of the proposed development at 22 Holmes Road, London NW5 3AB.

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:

- 20 & 24 to 26 Holmes Road
- Unit B and Unit 2000 Regis Road

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

1.1.5 24 to 26 Holmes Road and Unit B and Unit 2000 Regis Road are non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements.

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:

Norton Mayfield Architects

1617-NMA-XX-00-DR-B-10100	Upper Ground Floor	Rev P2
1617-NMA-XX-01-DR-B-10100	First Floor	Rev P2
1617-NMA-XX-B1-DR-B-10100	Lower Ground Floor	Rev P2
1617-NMA-XX-XX-DR-B-10750	Existing Site Views	Rev P1
1617-NMA-XX-ZZ-DR-B-10300	Section	Rev P1

Terrain Geomatics Limited

TGL/0940/1	Measured Building Survey	Rev -
TGL/0940/2A	Ground Floor	Rev -
TGL/0940/2B	Measured Building Survey	Rev -
TGL/0940/3	Basement	Rev -
TGL/0940/4	First Floor and Ext Roof	Rev -

XXXX

	Proposed model	Rev -
	Existing model	Rev -

Bryant + Moore Architects

PL01	Proposed Site Plan	Rev -
PL02	Proposed Ground Floor Plan	Rev -
PL03	Proposed Basement Floor Plan	Rev -
PL04	Proposed First Floor Plan	Rev -
PL05	Proposed Second Floor Plan	Rev -
PL06	Proposed Roof Plan	Rev -
PL07	Proposed Elevations	Rev -
PL08	Proposed Elevations	Rev -
PL09	Proposed Elevations	Rev -
PL10	Proposed Elevations	Rev -
PL11	Proposed Elevations	Rev -
PL12	Proposed Elevations	Rev -
PL13	Proposed Elevations	Rev -
PL14	Proposed Elevations	Rev -
PL15	Proposed Elevations	Rev -
PL16	Proposed Development 3d View - Street	Rev -

	View - Holmes Road	
PL17	Proposed Development 3d View - Street View - Holmes Road	Rev -
PL18	Proposed Development 3d View - Aerial Front and Rear	Rev -
PL19	Proposed Development 3d View - Top and Street	Rev -
PL20	Proposed Development 3d View - Internal Courtyard 1	Rev -
PL21	Proposed Development 3d View - Roof Lights	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, 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:

- 20 & 24 to 26 Holmes Road
- Unit B and Unit 2000 Regis Road

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

4.1.1 24 to 26 Holmes Road and Unit B and Unit 2000 Regis Road are non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements.

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 As the room layouts of the neighbouring properties are unknown, the daylight distribution test has not been undertaken.

4.3 Sunlight to Windows

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

4.4 Overshadowing to Gardens and Open Spaces

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

4.5 Conclusion

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

5 CLARIFICATIONS

5.1 General

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

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

5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 14 February 2024. We have not had access to neighbouring properties.

5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.

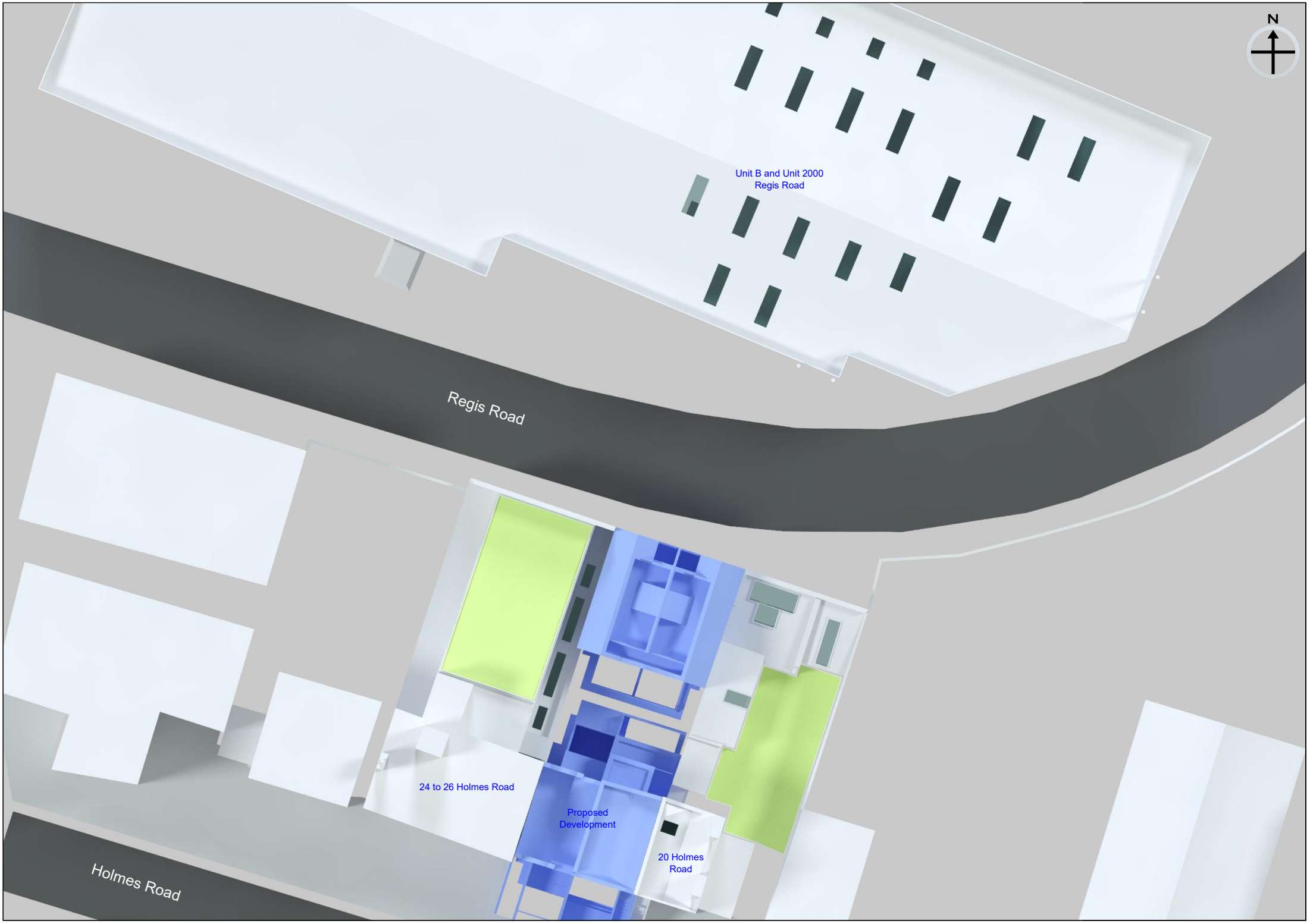
5.1.5 We have undertaken the assessment following the guidelines of the RICS publication “Surveying Safely”. Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations or take the prudent approach of assuming the room is of domestic purposes.

5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting’s quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY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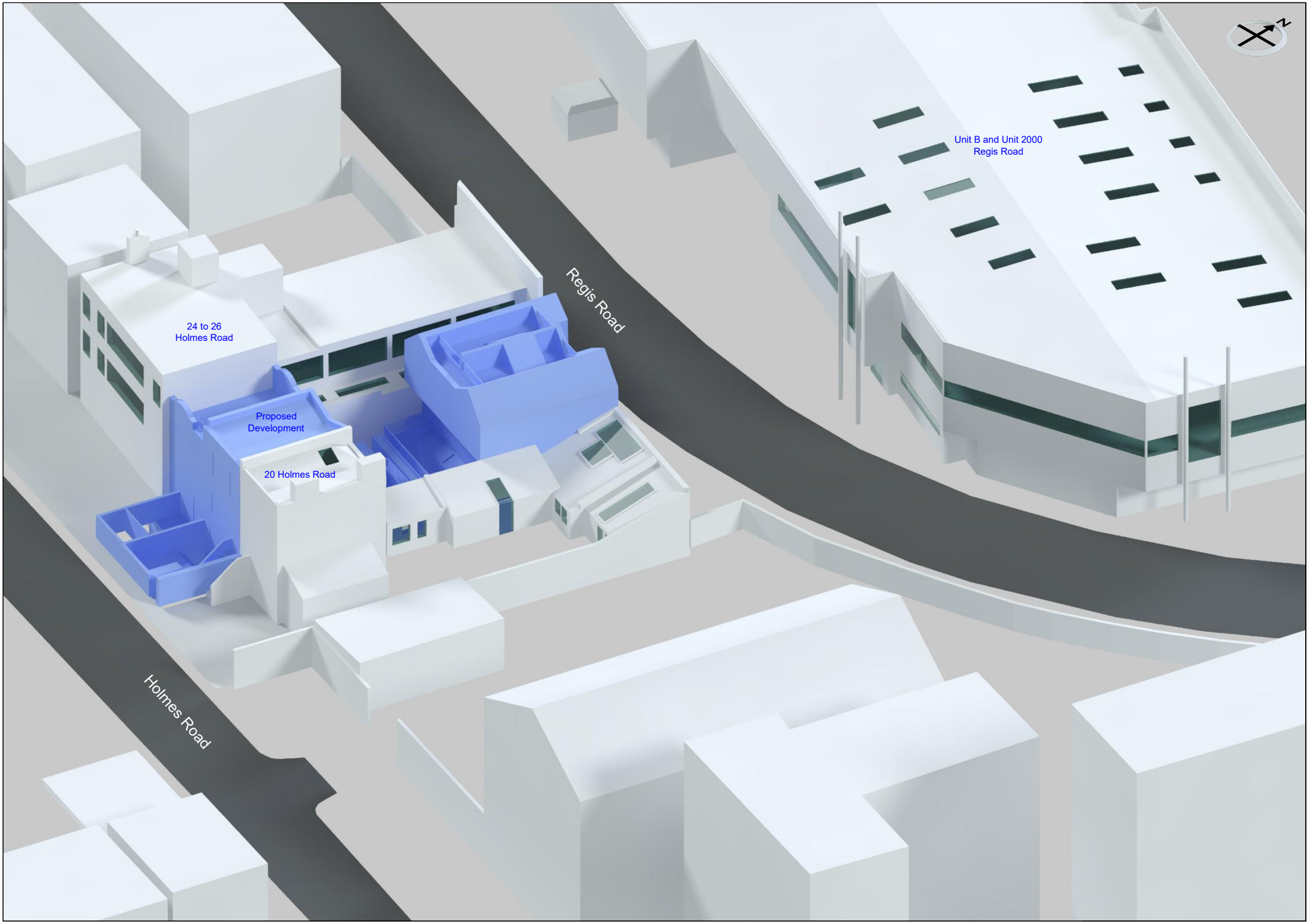
Unit B and Unit 2000
Regis Road
Regis Road
24 to 26 Holmes Road
Proposed
Development
20 Holmes
Road
Holmes Road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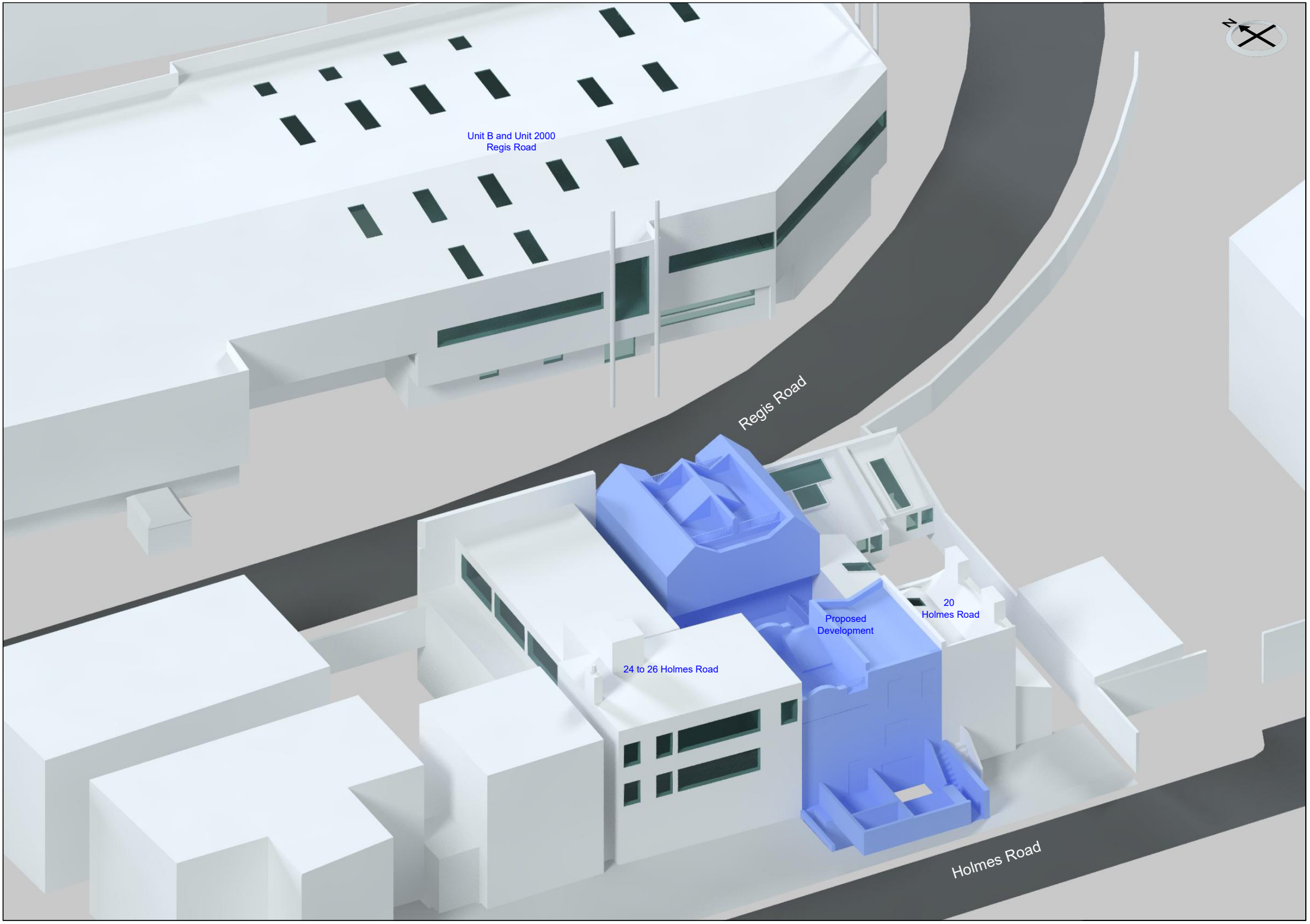
Holmes Road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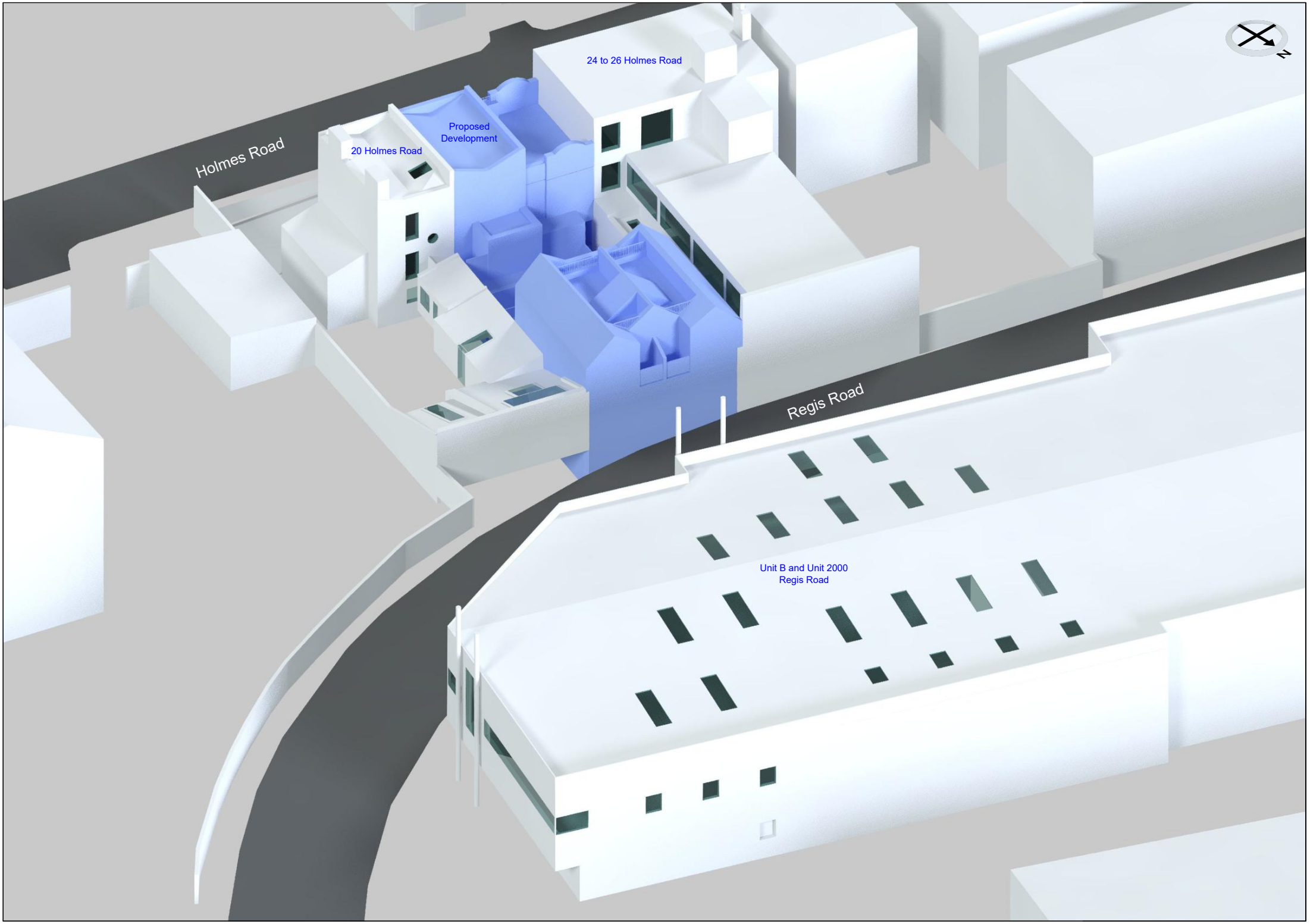
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Regis Road
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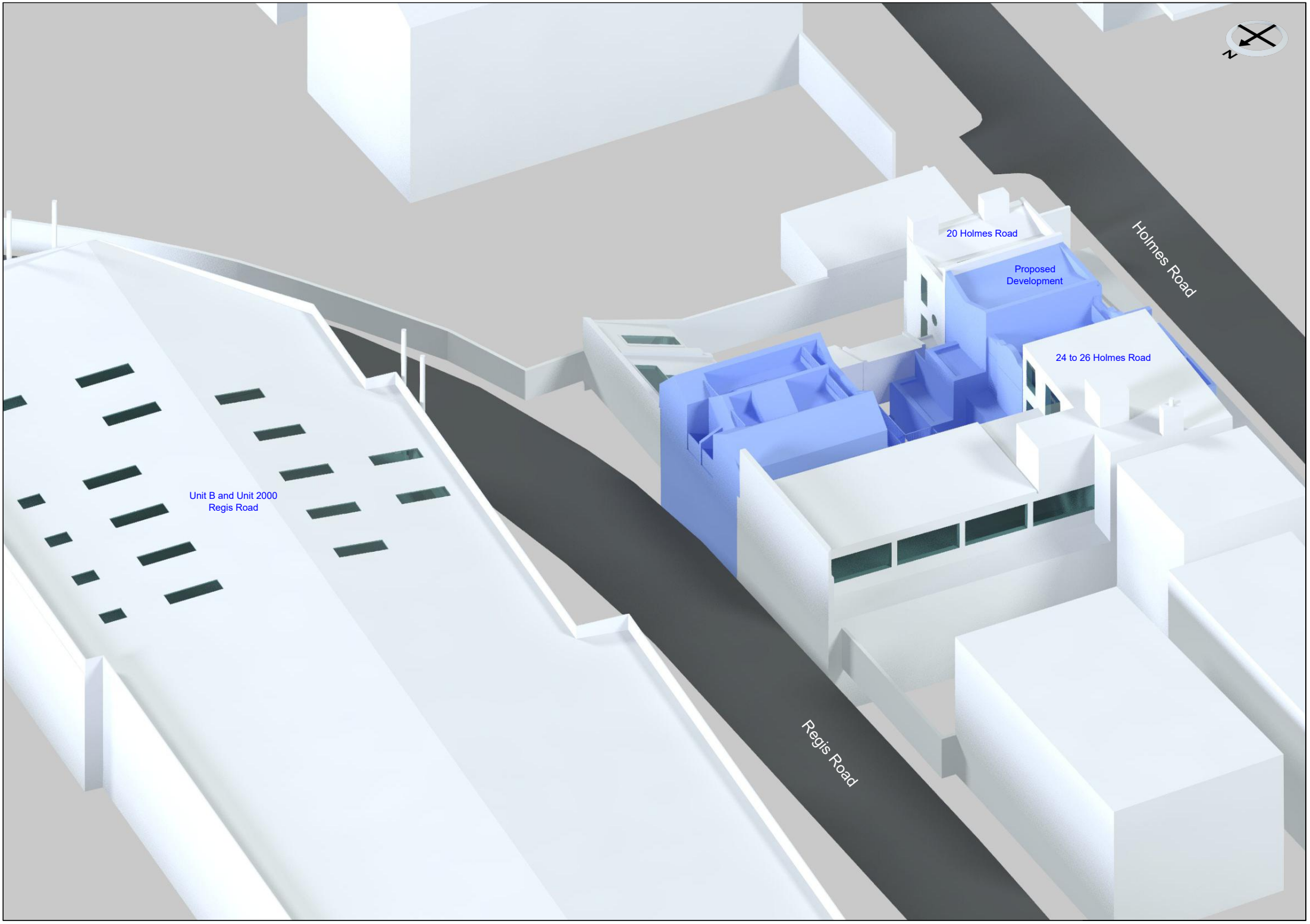
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Proposed
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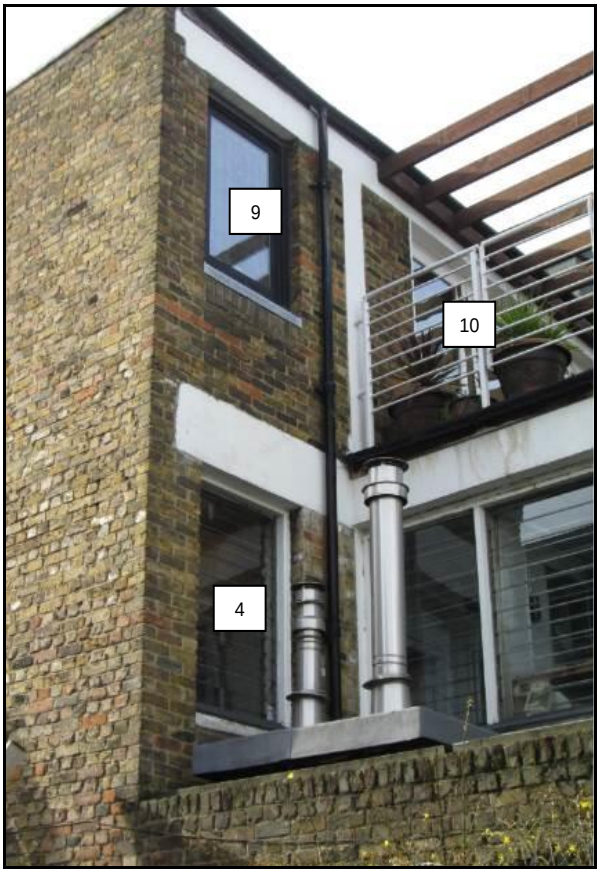
24 to 26 Holmes Road
Holmes Road
Unit B and Unit 2000
Regis Road
Regis Road

Neighbouring Windows

24 to 26 Holmes Road



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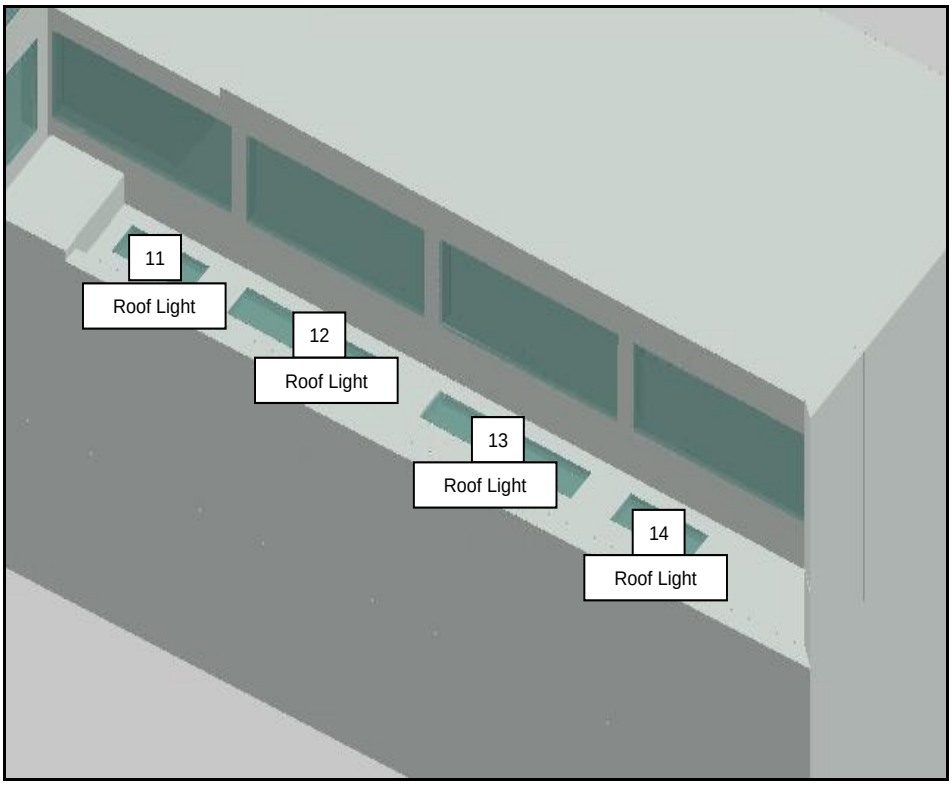
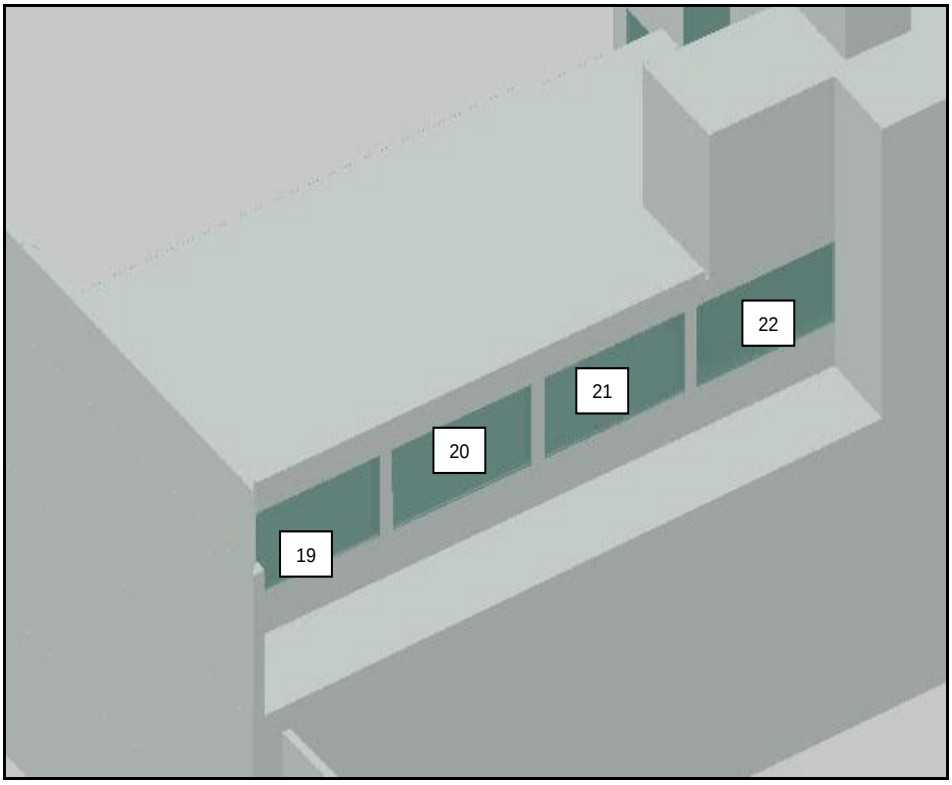


24 to 26 Holmes Road

24 to 26 Holmes Road

24 to 26 Holmes Road



24 to 26 Holmes Road

Unit B and Unit 2000 Regis Road

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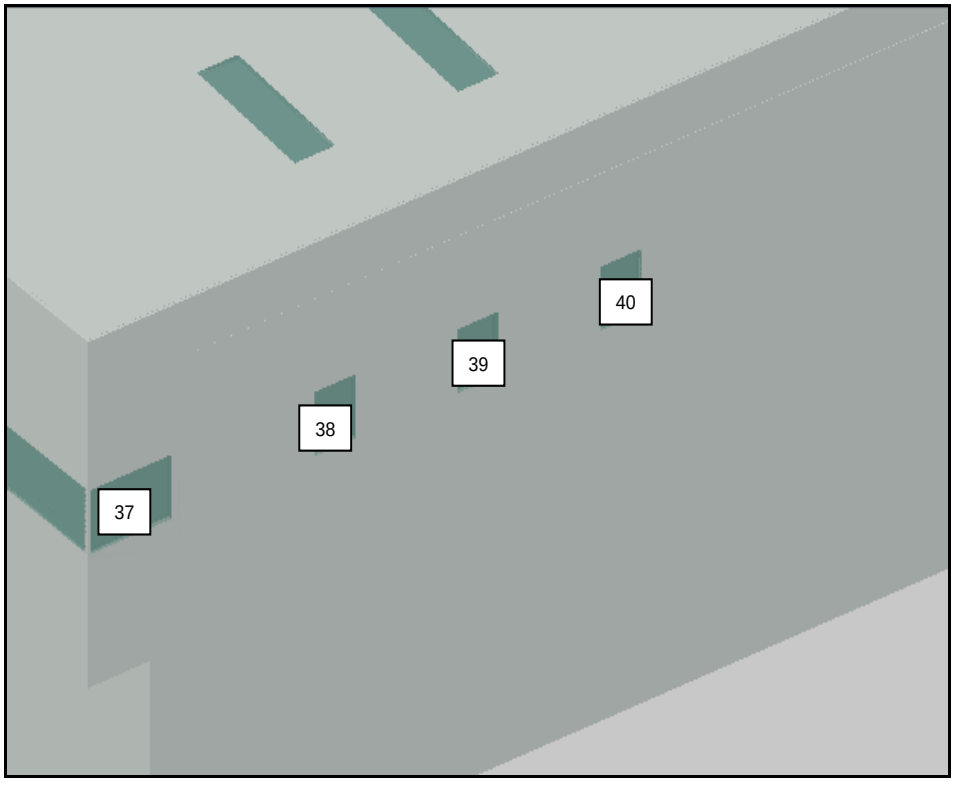
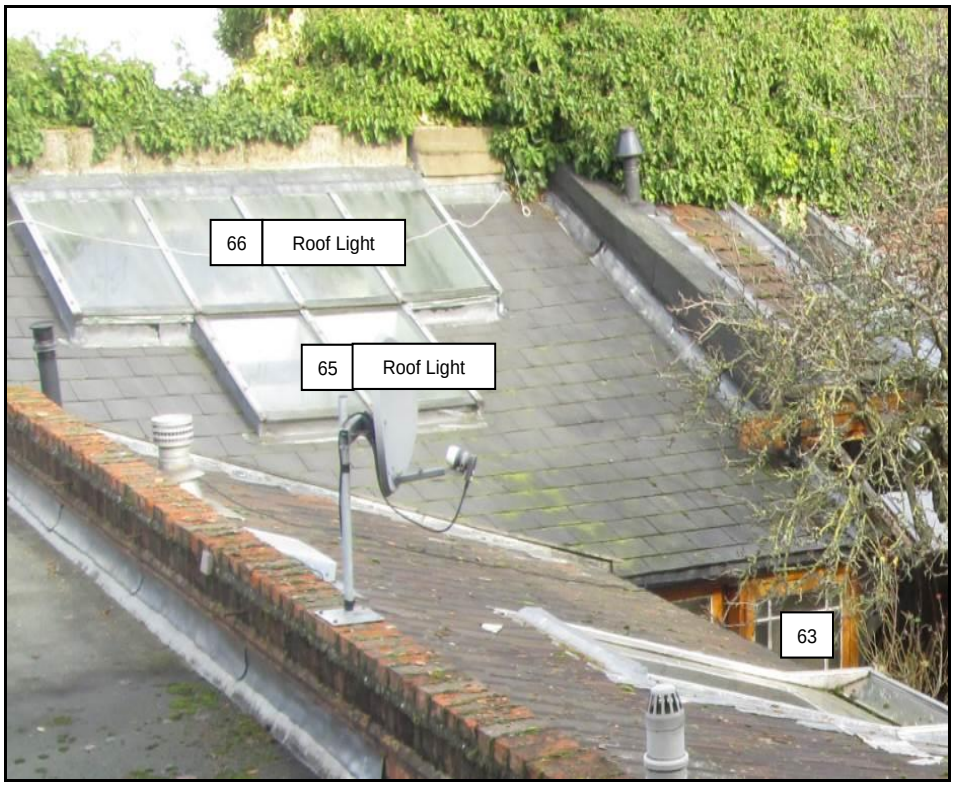


Unit B and Unit 2000 Regis Road

Unit B and Unit 2000 Regis Road

20 Holmes Road



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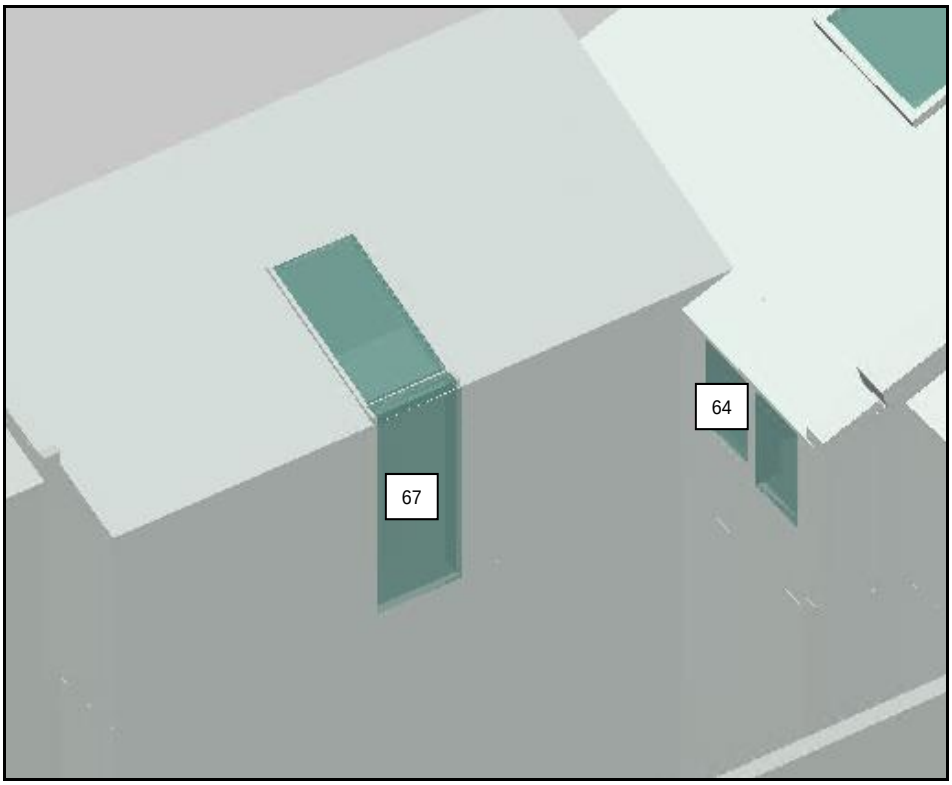

20 Holmes Road

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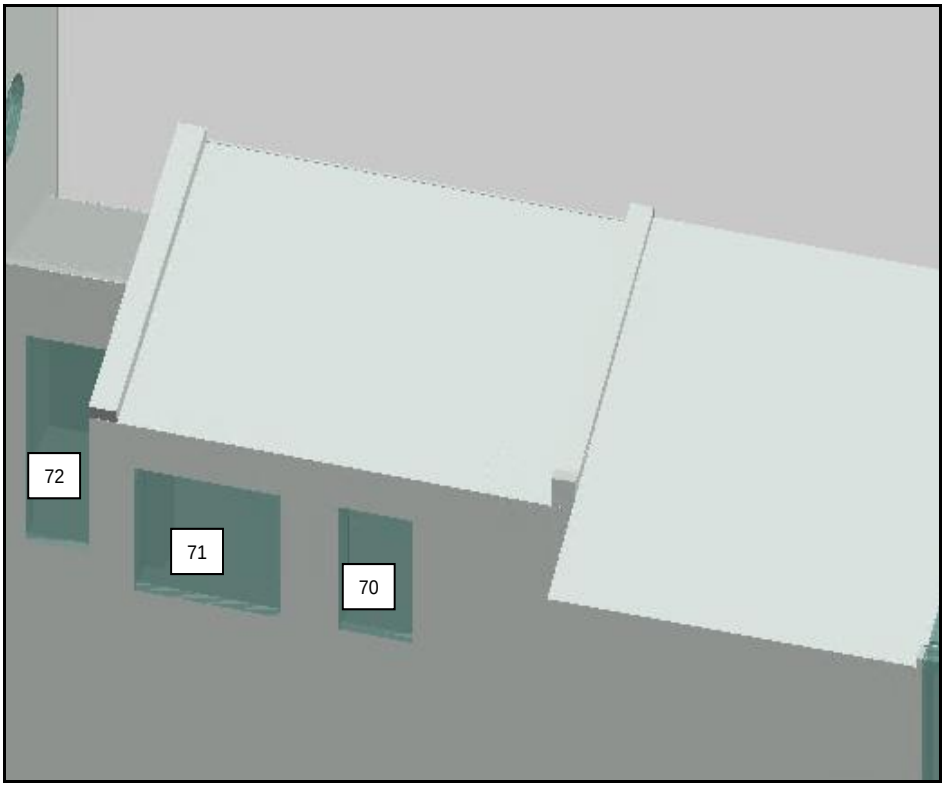

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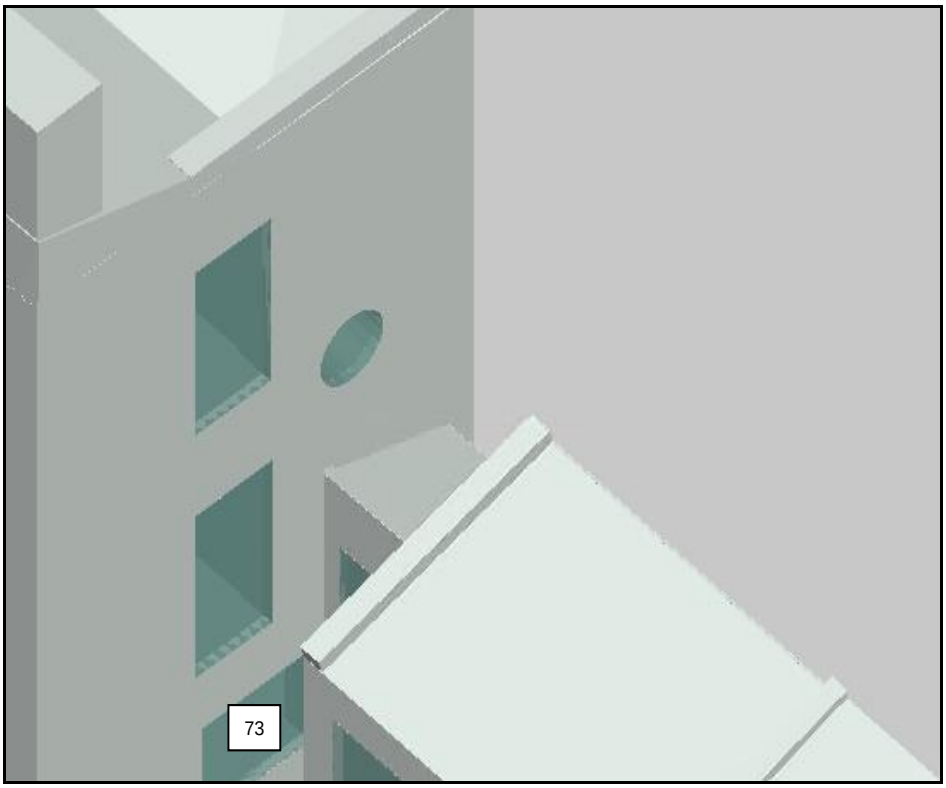

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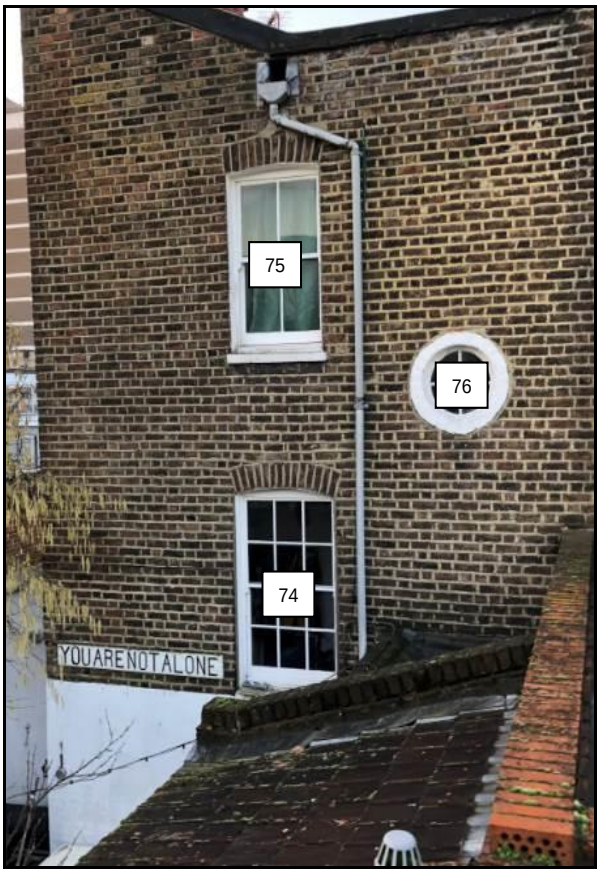


20 Holmes Road

20 Holmes Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

22 Holmes Road, London NW5 3AB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
24 to 26 Holmes Road					
Window 1	Non Domestic	36.9%	36.9%	0.0%	1.0
Window 2	Non Domestic	37.3%	37.3%	0.0%	1.0
Window 3	Non Domestic	37.6%	37.6%	0.0%	1.0
Window 4	Non Domestic	27.3%	25.8%	1.5%	0.95
Window 5	Non Domestic	38.4%	38.4%	0.0%	1.0
Window 6	Non Domestic	38.7%	38.7%	0.0%	1.0
Window 7	Non Domestic	38.8%	38.8%	0.0%	1.0
Window 8	Non Domestic	39.0%	39.0%	0.0%	1.0
Window 9	Non Domestic	36.7%	36.7%	0.0%	1.0
Window 10	Non Domestic	35.0%	35.0%	0.0%	1.0
Window 11	Non Domestic	49.1%	44.5%	4.6%	0.91
Window 12	Non Domestic	52.2%	47.4%	4.8%	0.91
Window 13	Non Domestic	43.3%	26.6%	16.7%	0.61
Window 14	Non Domestic	40.2%	22.5%	17.7%	0.56
Window 15	Non Domestic	26.5%	24.0%	2.5%	0.91
Window 16	Non Domestic	32.5%	27.7%	4.8%	0.85
Window 17	Non Domestic	33.9%	16.5%	17.4%	0.49
Window 18	Non Domestic	33.0%	14.3%	18.7%	0.43
Window 19	Non Domestic	30.8%	30.8%	0.0%	1.0
Window 20	Non Domestic	31.3%	31.3%	0.0%	1.0
Window 21	Non Domestic	29.5%	29.5%	0.0%	1.0
Window 22	Non Domestic	22.5%	22.5%	0.0%	1.0
Unit B and Unit 2000 Regis Road					
Window 23	Non Domestic	9.3%	9.1%	0.2%	0.98
Window 24	Non Domestic	7.7%	7.6%	0.1%	0.99
Window 25	Non Domestic	12.1%	11.2%	0.9%	0.93
Window 26	Non Domestic	12.3%	11.4%	0.9%	0.93
Window 27	Non Domestic	10.7%	10.0%	0.7%	0.93
Window 28	Non Domestic	30.6%	30.1%	0.5%	0.98
Window 29	Non Domestic	23.3%	22.9%	0.4%	0.98
Window 30	Non Domestic	38.0%	38.0%	0.0%	1.0
Window 31	Non Domestic	36.2%	36.1%	0.1%	1.0
Window 32	Non Domestic	36.6%	36.6%	0.0%	1.0
Window 33	Non Domestic	34.7%	34.7%	0.0%	1.0
Window 34	Non Domestic	32.8%	32.8%	0.0%	1.0
Window 35	Non Domestic	32.3%	32.3%	0.0%	1.0
Window 36	Non Domestic	35.0%	35.0%	0.0%	1.0
Window 37	Non Domestic	38.9%	38.9%	0.0%	1.0
Window 38	Non Domestic	38.8%	38.8%	0.0%	1.0
Window 39	Non Domestic	38.7%	38.7%	0.0%	1.0
Window 40	Non Domestic	38.7%	38.7%	0.0%	1.0
Window 41	Non Domestic	98.7%	98.7%	0.0%	1.0
Window 42	Non Domestic	98.4%	98.4%	0.0%	1.0
Window 43	Non Domestic	99.6%	99.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component

22 Holmes Road, London NW5 3AB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 44	Non Domestic	99.5%	99.5%	0.0%	1.0
Window 45	Non Domestic	99.5%	99.5%	0.0%	1.0
Window 46	Non Domestic	99.4%	99.4%	0.0%	1.0
Window 47	Non Domestic	99.4%	99.4%	0.0%	1.0
Window 48	Non Domestic	99.4%	99.4%	0.0%	1.0
Window 49	Non Domestic	99.0%	99.0%	0.0%	1.0
Window 50	Non Domestic	99.5%	99.5%	0.0%	1.0
Window 51	Non Domestic	99.1%	99.1%	0.0%	1.0
Window 52	Non Domestic	99.5%	99.5%	0.0%	1.0
Window 53	Non Domestic	98.7%	98.7%	0.0%	1.0
Window 54	Non Domestic	99.5%	99.5%	0.0%	1.0
Window 55	Non Domestic	98.7%	98.7%	0.0%	1.0
Window 56	Non Domestic	99.6%	99.6%	0.0%	1.0
Window 57	Non Domestic	98.7%	98.7%	0.0%	1.0
Window 58	Non Domestic	99.6%	99.6%	0.0%	1.0
Window 59	Non Domestic	98.7%	98.7%	0.0%	1.0
20 Holmes Road					
Window 60	Domestic	23.0%	22.7%	0.3%	0.99
Window 61	Domestic	29.1%	28.9%	0.2%	0.99
Window 62	Domestic	90.7%	89.4%	1.3%	0.99
Window 63	Domestic	29.5%	28.8%	0.7%	0.98
Window 64	Domestic	27.3%	27.2%	0.1%	1.0
Window 65	Domestic	92.3%	83.8%	8.5%	0.91
Window 66	Domestic	91.9%	86.3%	5.6%	0.94
Window 67	Domestic	31.1%	31.1%	0.0%	1.0
Window 68	Domestic	94.1%	89.1%	5.0%	0.95
Window 69	Domestic	91.4%	83.6%	7.8%	0.91
Window 70	Domestic	28.6%	28.6%	0.0%	1.0
Window 71	Domestic	26.6%	26.6%	0.0%	1.0
Window 72	Domestic	9.4%	9.4%	0.0%	1.0
Window 73	Domestic	11.3%	11.3%	0.0%	1.0
Window 74	Domestic	32.0%	30.8%	1.2%	0.96
Window 75	Domestic	35.9%	35.4%	0.5%	0.99
Window 76	Domestic	35.0%	33.4%	1.6%	0.95
Window 77	Domestic	81.4%	81.4%	0.0%	1.0

Appendix 2 - Sunlight to Windows

22 Holmes Road, London NW5 3AB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
24 to 26 Holmes Road									
Window 1	Non Domestic	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 2	Non Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 3	Non Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 5	Non Domestic	82%	82%	0%	1.0	29%	29%	0%	1.0
Window 6	Non Domestic	84%	84%	0%	1.0	30%	30%	0%	1.0
Window 7	Non Domestic	85%	85%	0%	1.0	30%	30%	0%	1.0
Window 8	Non Domestic	84%	84%	0%	1.0	29%	29%	0%	1.0
Window 11	Non Domestic	29%	22%	7%	0.76	2%	0%	2%	0.0
Window 12	Non Domestic	42%	40%	2%	0.95	6%	4%	2%	0.67
Window 13	Non Domestic	23%	13%	10%	0.57	5%	3%	2%	0.6
Window 14	Non Domestic	22%	13%	9%	0.59	5%	3%	2%	0.6
Window 15	Non Domestic	31%	27%	4%	0.87	2%	1%	1%	0.5
Window 16	Non Domestic	49%	45%	4%	0.92	11%	10%	1%	0.91
Window 17	Non Domestic	55%	27%	28%	0.49	16%	9%	7%	0.56
Window 18	Non Domestic	56%	25%	31%	0.45	17%	7%	10%	0.41
Unit B and Unit 2000 Regis Road									
Window 23	Non Domestic	16%	16%	0%	1.0	13%	13%	0%	1.0
Window 24	Non Domestic	13%	13%	0%	1.0	10%	10%	0%	1.0
Window 25	Non Domestic	20%	20%	0%	1.0	17%	17%	0%	1.0
Window 26	Non Domestic	21%	20%	1%	0.95	18%	17%	1%	0.94
Window 27	Non Domestic	19%	18%	1%	0.95	17%	16%	1%	0.94
Window 28	Non Domestic	65%	64%	1%	0.98	25%	24%	1%	0.96
Window 29	Non Domestic	44%	44%	0%	1.0	24%	24%	0%	1.0
Window 30	Non Domestic	80%	80%	0%	1.0	28%	28%	0%	1.0
Window 31	Non Domestic	69%	69%	0%	1.0	26%	26%	0%	1.0
Window 32	Non Domestic	73%	73%	0%	1.0	27%	27%	0%	1.0
Window 33	Non Domestic	82%	82%	0%	1.0	27%	27%	0%	1.0
Window 34	Non Domestic	56%	56%	0%	1.0	17%	17%	0%	1.0
Window 35	Non Domestic	46%	46%	0%	1.0	11%	11%	0%	1.0
Window 36	Non Domestic	57%	57%	0%	1.0	17%	17%	0%	1.0
Window 41	Non Domestic	96%	96%	0%	1.0	26%	26%	0%	1.0
Window 42	Non Domestic	93%	93%	0%	1.0	23%	23%	0%	1.0
Window 43	Non Domestic	98%	98%	0%	1.0	28%	28%	0%	1.0
Window 44	Non Domestic	97%	97%	0%	1.0	27%	27%	0%	1.0
Window 45	Non Domestic	98%	98%	0%	1.0	28%	28%	0%	1.0
Window 46	Non Domestic	97%	97%	0%	1.0	27%	27%	0%	1.0
Window 47	Non Domestic	98%	98%	0%	1.0	28%	28%	0%	1.0
20 Holmes Road									
Window 60	Domestic	46%	44%	2%	0.96	10%	10%	0%	1.0
Window 61	Domestic	63%	62%	1%	0.98	16%	16%	0%	1.0
Window 62	Domestic	86%	82%	4%	0.95	23%	23%	0%	1.0
Window 63	Domestic	70%	66%	4%	0.94	20%	20%	0%	1.0
Window 64	Domestic	62%	62%	0%	1.0	19%	19%	0%	1.0

Appendix 2 - Sunlight to Windows

22 Holmes Road, London NW5 3AB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 65	Domestic	86%	72%	14%	0.84	21%	19%	2%	0.9
Window 66	Domestic	90%	76%	14%	0.84	22%	20%	2%	0.91
Window 67	Domestic	49%	49%	0%	1.0	15%	15%	0%	1.0
Window 68	Domestic	75%	75%	0%	1.0	16%	16%	0%	1.0
Window 69	Domestic	75%	75%	0%	1.0	15%	14%	1%	0.93
Window 70	Domestic	36%	36%	0%	1.0	8%	8%	0%	1.0
Window 71	Domestic	28%	28%	0%	1.0	4%	4%	0%	1.0
Window 72	Domestic	11%	11%	0%	1.0	0%	0%	0%	1.0
Window 77	Domestic	67%	67%	0%	1.0	19%	19%	0%	1.0

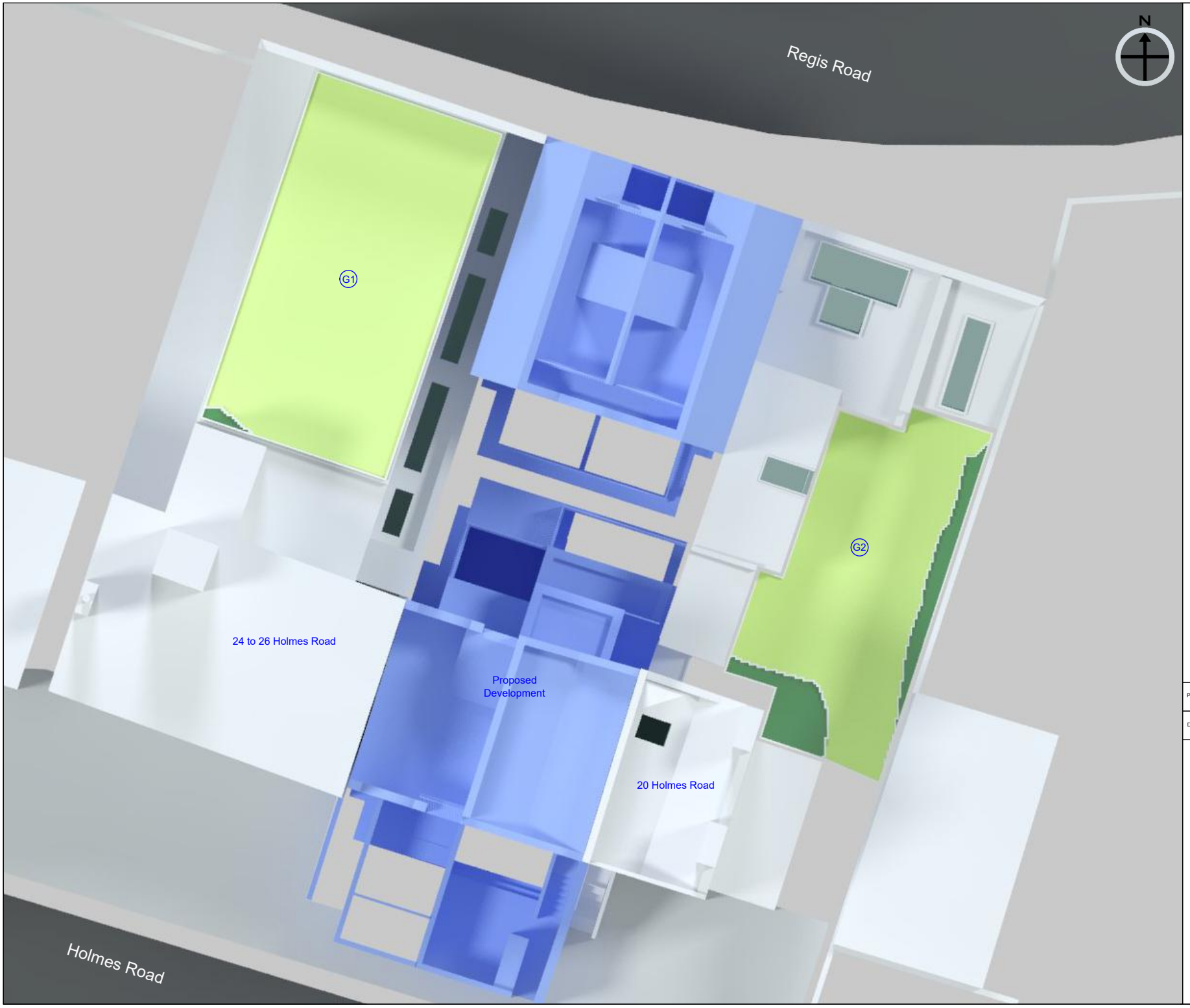
APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 2 - Overshadowing to Gardens and Open Spaces

22 Holmes Road, London NW5 3AB

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
24 to 26 Holmes Road												
Garden 1	96.84	m2	96.16	m2	99%	96.16	m2	99%	0.0	m2	0%	1.0
20 Holmes Road												
Garden 2	75.45	m2	63.24	m2	84%	63.24	m2	84%	0.0	m2	0%	1.0



Key

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